

Tom Alf
Commission Member

Teri Horsley
Commission Member

Dale McAllister
Chairperson

David Belew
Commission Member

Patrick Moeller
Mayor

Michael Samoviski
Commission Member

Joshua Smith
City Manager

Roll Call:

4 Public Hearings

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Swearing in of Those Providing Testimony to the Commission:

Kathy Dudley, Assistant Law Director

Approval of Meeting Minutes- Written summary and audio recording for the following dates:

1. January 19, 2016

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

2. February 15, 2016

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

3. March 21, 2016

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Old Business: None

New Business:

Agenda Item #1- Public Hearing

1) Request to rezone City Lot No. 22049 located at 200 Brookwood Avenue and City Lot No. 22050 located at 218 Brookwood Avenue from R-1 Single Family Residential District to RPD Residential Planned Development District, (Colonial Senior Services, Applicant)



2) Request to approve the Preliminary Plan for a new Westover Retirement Community parking lot, (Colonial Senior Services, Applicant)

Staff: John Creech

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Agenda Item #2- Public Hearing

Request to Amend the Zoning Ordinance of the City of Hamilton, Ohio regarding Signage: Section 1138.00 Signs (City of Hamilton, Applicant)

Staff: John Creech

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Agenda Item #3- Public Hearing

Request to Amend the Zoning Ordinance of the City of Hamilton, Ohio regarding Architectural Design Review Board fees: Section 1126.00 Architectural Conservation/Historic Districts and Section 1190.00 Fee Schedule (City of Hamilton, Applicant)

Staff: John Creech

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Agenda Item #4- Public Hearing

Request to review the Assessment of Fair Housing (AFH)-Draft for Hamilton, Ohio (City of Hamilton, Applicant)

Staff: John Creech

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Reports:

1. Verbal Report on upcoming Architectural Design Review Board Meeting of June 7, 2016 – Staff: John Creech
2. Verbal Report on results of Board of Zoning Appeals Meeting of June 2, 2016 – Staff: John Creech
3. Verbal Report on previous Planning Commission cases in progress – Staff: John Creech

Adjournment:



**WRITTEN SUMMARY
PLANNING COMMISSION
CITY OF HAMILTON, OHIO
Council Chambers
First Floor, 345 High Street**

Tuesday, January 19, 2016
1:30 p.m.

The Planning Commission met as a Committee of the Whole.

BOARD MEMBERS PRESENT:

Mr. Belew, Ms. Horsley, Mayor Moeller, Mr. Samoviski, Mr. Werdmann (for Mr. Smith), and Ms. Dudley (Asst. Law Director).

BOARD MEMBERS ABSENT:

Mr. McAllister

Appointment of Acting Chairperson:

Motion by Mr. Werdmann to appoint Mayor Moeller as Acting Chairperson. With a 2nd by Mr. Samoviski and all "Ayes", the Motion passes.

Swearing in of Those Providing Testimony to the Commission:

Ms. Kathy Dudley, Assistant Law Director, swore in audience members wishing to speak.

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

Ms. Murphy went over general information with regard to the Annual Action Plan, and summarized the information that was included in the agenda (which was previously distributed to the Board members).

- Annual Action Plan Update is a requirement for the City to receive Federal Funds.
- Update Includes a Citizen Input Survey to rank/prioritize local needs
 - Random Mail Survey
 - Service Provider Survey
 - City Website Survey
 - Tabulation of Survey Responses
- Public Input Meetings (4)
- Inclusion of Public Input Meeting feedback into Draft Plan
- Analysis and inclusion of 2010 Census data, as available
- Draft to Planning Commission and City Council for review/approval
- Submit Accepted Final Plan Update to HUD in Spring 2016

Ms. Murphy then goes over the time and location of the four Public Hearings that were held:

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 4, 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 Chambers
345 High Street, Hamilton, OH 45011
4. Wednesday, August 5, 2014, 6:00 p.m. – 7:00 p.m.
City of Hamilton, City Council Chambers
345 High Street, Hamilton, OH 45011

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.

Ms. Murphy goes over three “National” Objectives of CDBG:

1. **Benefit low and moderate income persons**
 - a. Area Benefit
 - b. Limited Clientele Benefit
 - c. Housing activities
 - d. Job Creation and Retention activities
2. **Aid in the prevention or elimination of slums or blight**
 - a. Prevent/eliminate slum and blight on an area basis
 - b. Prevent/eliminate slum and blight on spot basis
 - c. Be in an urban renewal area
3. **Meet an urgent need**
 - a. Conditions that pose an immediate threat to the health and welfare of the community

Ms. Murphy then goes over the seven (7) Categories of Eligible Activities, of which CDBG funded programs have to meet one of the following:

1. Purchase property for development projects.
2. Public Facilities and Improvements
 - Construction, Reconstruction, and Rehabilitation of facilities open to the public
 - Park and Recreation facilities
 - Street Improvements
 - Water/Sewer Improvements
 - Sidewalks
3. Demolition and clearance of dilapidated/unsafe buildings.
4. Public Services (15% cap)

Examples include, but are not limited to:

 - Transportation
 - Employment/Job Training
 - Health Care
 - Child Care
 - Youth Programs
 - Crime Prevention Programs
 - Fair Housing Programs
 - Services for Senior Citizens (62 Years of Age +)
 - Services for Homeless Persons
 - Services for Battered and Abused Spouses/Children
 - Drug Abuse Counseling and Treatment
5. Emergency/Minor home repairs for income qualifying households
6. Economic Development/Job Creation or Retention
7. Planning, Design, and Program Administration Costs (20% cap)

She then shows a chart of funds that the City has received, this year's estimate of funds to be received, and a chart explaining how the funding works.

Ms. Murphy then gives the following information:

- There were approximately 1840 public input paper surveys mailed to randomly selected households in Hamilton. Of those, approximately 250 completed surveys (13.6% of Surveys Returned)
- A web Survey was done through e-mail and on the City website, and 124 completed surveys were received.

Ms. Murphy shows some of the results, including results for Census tract 13 (larger on Westside) and 150. She then shows a sample of the 2 sided survey which was sent out. Next, she shows the proposed budget with total amount at the top, a chart showing what each organization requested, what the proposed allocation to each was, and the HOME funds.

RECOMMENDATION

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 it to City Council for their consideration.

Mr. Belew asked about the proposed allocation for Serve City, and about the \$1,000.00 contingency.

Mr. Scharf responded that we get a 5% cut every year to the services, and last year Serve City requested \$25,000.00 and received approximately \$17,000.00 or \$18,000.00. He says they are very responsible with the money that they receive, but we just don't have the resources to give everyone exactly what they ask for. With regard to the contingency, it's just something that is put in just for emergency basis only. He told Mr. Belew that he can request that the contingency be budgeted back into one of the funds, but it's preferred to keep it out for an emergency.

Mayor Moeller asked Mr. Scharf if he wanted to put more into the contingency, would it have to come from one of the amounts already allotted to an organization, and he replied that it would. Mayor Moeller then asked Mr. Scharf how many agencies requested funds and didn't get them, and Mr. Scharf responded that there was one (Partnerships for Housing). He said that they requested money under the HOME, which was not granted. They, did, however receive money from CDBG for fire alarms for their current housing.

PUBLIC FORUM:

Mr. Jock Pitts from People Working Cooperatively spoke. He wanted to thank the City of Hamilton for the funds that they have received. He gave a brief speech about the services that PWC provides, and what they spend their funds on. He says that they spent about \$7,000 of Hamilton's funds last year. In addition to that, PWC brought another \$42,000.00 into the community. He gave findings of how a stable environment shows itself in the schools and kid's performances, and the approximate income of their average client.

He went on to say that their budget allotment of \$39,000.00 is very much appreciated, but they could definitely use more if there is any way it would become available. Mr. Belew asked him what PWC's annual budget is, and he responded that it's about \$12 million annually for 23 counties. He said that Butler County is their 2nd largest county.

Mayor Moeller asked Ms. Dudley if he should abstain from voting since he's on the SELF Board, and she responded that he should.

Mr. Belew asked if there were any carryover funds reflected in the budget. Mr. Scharf said that there are not; however, there are times that it becomes available throughout the year and the Community Development Department will notify any agency that may receive additional monies.

Ms. Horsley made a Motion to close the Public Hearing. With a 2nd by Mr. Werdmann and all "Ayes", the Motion passes and the Public Hearing is closed.

Mr. Werdmann made a Motion to accept the Annual Action Plan as proposed. With a 2nd by Mr. Belew and all "Ayes" (except Mayor Moeller, who abstained), the Motion passes.

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)

Staff: John Creech

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.

Mr. Creech then shows maps which were included with the original agendas, as well as the site plan. He goes over the Applicant's proposed project, including the landscaping plan, and proposed drive-thru convenience store. He shows the plans for a garbage dumpster pad, but there is no further information for it. He then shows additional photographs of a similar project being done in the Dayton area which would be used for a model for the current proposal.

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.

Mr. Creech then goes over the 9 conditional use criteria, and the applicant's responses to those criteria. He notes that on the site plan, there are two driveways on each street, and the applicant indicates that two of those driveways located nearest the intersection on both frontages will be removed, so that should improve safety. Mr. Werdmann asked for clarification on the map, and Mr. Creech showed him. Mr. Samoviski also asked Mr. Creech to point out the proposed landscaping, and Mr. Creech did so.

Mr. Creech then states that Public Hearing Notices were mailed to the owners of 93 properties within 500 feet of the property in question. There were no phone calls or objections expressed to the proposed conditional use for 1316-1320 Grand Boulevard.

He then gave the Recommendation of the Community Development Department, with the 12 conditions that it recommends be attached to the approval, should said approval be granted, with one additional request that all applicable conditions be added to the final development/construction plans.

He showed a copy of their application, written responses to criteria, and additional site plan.

Mayor Moeller asked for any comments from the audience. First to speak was Ms. Dorothy Kennedy, 1312 Grand Boulevard. She was concerned about whether or not there was going to be a privacy fence put up behind the subject property. Mr. Creech showed her the map and said that he believes that a 6' privacy fence will be erected (wood or vinyl that can't be seen through) if the request is approved.

Mayor Moeller asked Mr. Creech about lights, and Mr. Creech said that the general rule for zoning is that any lights have to be directed on to the property and can't extend past

the property lines. He said that he believes any drawings for lights would be on the construction drawings phase. He then asked Mr. Creech if he knew if there was a fence up now, and Mr. Creech said they only use the front porch of the property now, it's all overgrown in the rear.

Mr. Joshua Liles of Apex Engineering spoke next. He said that he's the one that drew the plan up. He said that they are fine with all of the additional conditions that were proposed. He said that as far as the design, he does believe there would be a 3' to 4' retaining wall in the rear, and then a privacy fence going on that wall. He said that he believes this new design will benefit the area, since it will do away with people setting up on the weekends to sell their wares. He reiterated that they would be moving two of the access points which will help with the safety of going in and out.

Mr. Werdmann asked what type of sign would be used (monument type?). Mr. Creech replied that it's addressed in #8 of the conditions that they are asking be added. He said that the maximum size for a monument sign is 8'.

Mr. Samoviski made a Motion to close the Public Hearing. With a 2nd by Ms. Horsley and all "Ayes", the Motion carries.

Mr. Samoviski made a Motion to approve the request, subject to the 13 criteria outlined in the report. With a 2nd by Mr. Belew and all "Ayes", the Motion passes and the request is approved with conditions as set forth.

Mr. Creech said that the next step is for this to go to City Council, and he gave the timeline for Caucus Report, First Reading (open for public comments), and 2nd and final reading on February 24, 2016.

Reports:

1. Mr. Wilson gave a report from the Architectural Design Review Board meeting from January 5, 2016 (220 High Street – signage for Artspace was approved). There is a meeting set for later that same day.
2. Verbal Report on Board of Zoning Appeals Meeting Results of January 7, 2016 by Mr. Creech regarding a variance request by Certified Gas Station on High Street. The request was approved with conditions.

MISCELLANEOUS

Mr. Creech asked that the Board receive a letter from the City of Hamilton School District appointing Mr. Tom Alf as their representative to the Planning Commission Board.

Mr. Samoviski made a Motion to accept the letter, with a 2nd by Mr. Belew. With all "Ayes", the Motion passes.

There was then a discussion regarding the appointment of a representative and an alternate to the Board of Zoning Appeals. Mr. Scharf made a suggestion of a temporary appointment to the next BZA meeting on February 4, 2016. Mr. Samoviski said that he will be out of town, Mayor Moeller will be in Hamilton County in Court, and Ms. Horsley said she is not available. Given that no one is available, they decided to discuss it at the next meeting.

With regard to the ADRB, they need an alternate to be appointed. Ms. Horsley resigned, and Mr. Belew is her alternate. He said that he needs an alternate also. Mayor Moeller said that they will discuss that at the next meeting also.

ADJOURNED:

With nothing further, Mr. Samoviski made a Motion to adjourn. With a 2nd by Ms. Horsley and all “Ayes”, the Motion carries and the meeting is adjourned.

Respectfully submitted,

Ms. Kim Kirsch
Administrative Assistant

Signed:

Director
Community Development/Designee

Chairperson

**WRITTEN SUMMARY
PLANNING COMMISSION
MEETING MINUTES
Monday, February 15, 2016
1:30 p.m.**

Roll Call:

Members Present: Mr. Alf, Mr. Belew, Ms. Horsley, Mr. McAllister, Mayor Moeller, Mr. Samoviski, and Mr. Smith

Members Absent: None

City Staff Present: Mr. Eugene (Bud) Scharf, Mr. John Creech, Ms. Meredith Murphy, Ms. Kim Kirsch, Mr. Ed Wilson, and Ms. Kathy Dudley (Assistant Law Director).

Swearing in of Those Providing Testimony to the Commission: Ms. Dudley swore in the audience members wishing to speak.

Approval of Meeting Minutes- Written summary and audio recording for the following dates:

April 20, 2015 – Motion by Mr. Belew, 2nd by Mr. Samoviski. With roll call responses of all “Ayes”, the Motion passes (7-0), and the minutes are approved.

November 2, 2015 – Motion by Mr. Samoviski, 2nd by Ms. Horsley. With roll call responses of all “Ayes”, the Motion passes (7-0), and the minutes are approved.

Old Business: None

New Business: Agenda Item #1 - Public Hearing

Request to Rezone the vacant property located at 2311 Lincoln Avenue from R-2 Single Family Residence to R-4 Multi-Family Residence, City Lot No. 23680, situated in the Fifth Ward, City of Hamilton, Butler County, Ohio (AHEPA Senior Living, Applicant).

Staff: John Creech

Introduction:

AHEPA (American Hellenic Educational Progressive Association) Senior Living has submitted an application for the rezoning of an 11.78 acre parcel located at 2311 Lincoln Avenue (public hearing map - Exhibit A). The property is currently zoned R-2 Single Family Residence. The applicant is proposing a zoning change from R-2 Single Family Residence to R-4 Multi Family Residence.

The reason for this rezoning is to allow for the future development of a senior living apartment community with 125 units of assisted living and 40 units of senior living cottages (conceptual site plan and building renderings provided to the Board as part of the agenda). The property was the former Van Buren School site, which operated on

the property from the mid 1950s to 2009. The City of Hamilton acquired the property as part of a land transfer with the Hamilton City School District in 2011. The property is currently a vacant lot.

Mr. Creech then shows a map showing the boundary lines for the City of Hamilton and Fairfield Township. He then states that on March 30, 2015 the City of Hamilton placed an ad in the Journal News seeking Development Proposals for the 2311 Lincoln Avenue property. The deadline to apply was June 2, 2015. The development proposal from AHEPA was the accepted bid and in December of 2015 City Council approved the sale of the property.

On February 8, 2016, AHEPA held a neighborhood meeting to provide information to abutting residents about the development proposal. AHEPA notified all property owners within 500 feet of the property with a letter of introduction and details of their project attached as Exhibit C. City of Hamilton staff was present at this meeting. There were a number of questions raised by abutting property owners at the meeting that were addressed by the architect and engineer of AHEPA. At the end of the meeting, AHEPA agreed to hold another meeting in 6-8 weeks to look further into specific concerns.

Notification:

Mr. Creech states that in anticipation of today's meeting, a total of two hundred and seventeen (217) public hearing notices were mailed to property owners within 500 feet of the subject property – this includes residents of the City of Hamilton and Fairfield Township. At the time of the meeting, a number of calls were received in objection, as well as an e-mail that was provided to Board members at the meeting for their review.

Mr. Creech shows a map with a “bird’s eye” view of the area in question, as well as a packet of information that was distributed from AHEPA to the adjacent property owners. He then shows a map showing the zoning of the property, as well as adjacent property. He says the part that is not zoned on the map is in Fairfield Township; however Staff researched it and it is zoned R-3 (1-2 family residences). He then went over the Zoning and uses of some of the properties on Tuley Road.

Mr. Creech then showed the conceptual layout of that 11 acre property. He goes over the buildings and cottages, the elevation drawing on the main 2 story building, the elevation drawing for the senior cottages (4 unit building).

Mr. Creech then goes of the Recommendation of Staff that the Planning Commission approves the rezoning of 2311 Lincoln Avenue from R-2 Single Family Residence to R-4 Multi-family Residence, the Department of Community Development recommends the following motion to rezone the subject property:

- 1) That City Council approve the rezoning of 2311 Lincoln Avenue from R-2 Single Family Residence to R-4 Multi Family Residence.

The Public Hearing was opened up and members of AHEPA were invited to speak.

First was Mr. Berardi, the Architect for the project. He said that AHEPA was also represented by Mr. Damascus. He gives AHEPA's background as far as location of other housing units, and the fact that it is non-profit.

He goes over the size of the property and the plans, and says that he has drawings if the Board wishes to see them. He says that the residents will be provided with 3 meals a day, and the cottagers could go into the large building. He said that the building is intended to be totally self supported. He said that there is a 30' buffer area for an easement. He said that they have met with employees of the Utility Department of the City.

He spoke about the public meeting that they had with the neighbors on 2/8/16, said that there seemed to be an overwhelming concern about the grading and drainage issues, and spoke about what they were doing about that. He said that it's their intention to proceed with a plan that will be very functional for the site. He's thinking that they might have another public meeting in 6-8 weeks, and is hoping to have a final plan to submit after another meeting with the Civil Engineer and working with regulations.

He said that the facility is referred to as a "resort style", and gave a bit more information about the site plan.

Mr. Smith said that he had looked at the website of other projects like the one being proposed, and asked Mr. Berardi if any of them are close to what is being proposed for Hamilton. Mr. Berardi said that he believed that the facility in San Bernardino, California would be the closest as far as size. He said that some of the facilities look different due to a different funding vehicle (grant program), and he went over some of the other buildings and locations.

Mr. Smith then asked him about the 30' easement for utilities, whether or not utilities had indicated how much of that would be needed, and Mr. Berardi answered him. Mr. Smith said that he was asking in relation to the natural vegetation on the south side of the building, which seems to be more cumbersome than it had been previously, and said that he would prefer that there be heavy landscaping installed on the north and east side.

Mr. Berardi talked about the intended usage for the 30' buffer (easement). Mr. Smith said that he would like to hear from the residents and said that he would like to support whatever the residents think is the appropriate buffer.

Mayor Moeller then asked him about what other issues there were besides drainage and Mr. Berardi gave him some of the resident's concerns. Mayor Moeller then asked him if the green space would be open to the entire community or if it would be a closed off fence area, and Mr. Berardi said that he would rather talk about landscaping the area vs. putting a fence up. He said that he feels that it's more appealing to the setting, and they are not intending on putting up solid barriers.

Mr. McAllister and Mr. Berardi then discussed the walking path, and who will have access to that.

Ms. Rosemary Carnival, 29 Van Buren spoke, and asked what kind of rehab center it is if there are no nurses or nursing aides. Mr. Berardi replied that it's rehab for someone that is coming out of the hospital. He said that there isn't "nursing" in the traditional sense, because it's assisted living, not a "nursing home". He said that there will be nurse's aides on hand to assist with getting dressed, helping with medicines, help with meals, and help with bathing if needed.

Mr. McAllister verified that there is not a medical staff on hand, just a nursing aide, and that rehabilitation would be contracted out if needed, and Mr. Berardi responded that is true for physical rehabilitation.

Mayor Moeller then asked him who would manage the common area, and Mr. Berardi responded that there is a full time management firm on site by the name of "Gaurdant". He said that they operate 60-70 facilities in the tri-state area, and they are staffed full time. Mr. Belew asked Mr. Berardi if that is "true security", and Mr. Berardi went over what they will have in place for security.

With nothing further from the Public, Mr. Samoviski made a Motion to close the Public Hearing. With a 2nd by Mr. Belew and all "ayes", the Public Hearing was closed.

Mr. Alf made a Motion to approve the request the rezoning as requested. With a 2nd by Ms. Horsley and a roll call vote of all "ayes", the Motion passed. Mr. Smith asked Mr. McAllister if the final site issues (location of storm water retention area, etc) are approved by City Council or by Staff. Mr. Scharf replied that it will go through inter-departmental review and then be approved by staff. Mr. Smith then asked if the same would hold true for the landscaping plan. Mr. Scharf replied that Staff would be present at the next community meeting, take input back, and put together an information report back to the Planning Commission. Mr. Smith asked if he could request that he receive that informational report before things are finalized back to the Planning Commission just in case there are questions.

Agenda Item #2

Request for Final Plat Approval for Gardner Ridge, Section 1, Block B (JA Development, Applicant)

Staff: John Creech

Introduction:

This is a request submitted by JA Development for review and approval of the Final Plat for Gardner Ridge subdivision, Section One, Block B. The subject property is located just east of Gardner Ridge Section One, Block A (see attached location map). The property is zoned R-1_Single Family Residential. The preliminary plat for Gardner Ridge (formerly known as Oak Tree Hill) was reviewed and approved by the Planning Commission on November 1, 2004 and included 88 single family residential building lots. The final plat for Section One, Block A, comprised of 17 single family residential

lots was approved on March 22, 2006. The original developer of Gardner Ridge was Dixon Builders.

Mr. Creech shows a photo of the preliminary plat that was approved in 2004 for 88 lots. He said that the streets are already installed and the area in question is highlighted in red. He shows that Plat documents that will be recorded with the Butler County Auditor's office if the request is approved. The proposed lots range in size from 10,000 square feet to 38,027 square feet. All minimum lot widths meet or exceed 80 feet in lot width at building setback line.

Final Plat

The project encompasses 10.1 acres and will create twenty-four (24) single-family residential building lots as shown on the attached record plat. All of the proposed lots meet the R-1 Zoning district standard that was in place when the Preliminary Plat was approved. The standards in place at that time called for a minimum lot width of 80 feet and a minimum lot size of 10,000 square feet. All public improvements have been installed as part of the project – items not currently installed include sidewalks which will be installed upon construction of the new homes.

The Planning Commission reviewed and approved the Preliminary Plat for this subdivision as on November 1, 2004.

Recommendation

The City Interdepartmental Review Committee has reviewed and approved the Final Plat for Gardner Ridge, Section One, Block B and City Staff has reviewed the Final Plat and found it is consistent with the approved Preliminary Plat and City Zoning Regulations.

If the Planning Commission approves the Final Plat for Gardner Ridge, Section One, Block B, the Department of Community Development requests that the Planning Commission recommends that City Council approve the request for Final Plat approval for Gardner Ridge, Section One, Block B subject to the following conditions of approval:

- 1) Separate performance and maintenance bonds to be submitted and approved by for outstanding public improvements and installed public improvements in accordance with Section 1191 of the City of Hamilton Subdivision Regulations prior to the record plan being recorded with the Butler County Recorder.

Mr. McAllister asked a question about Section 1 of the subdivision, and he and Mr. Engle had a discussion about a completion bond. Mr. Engle responded that the City was in litigation with the bonding company.

Mr. Smith said that he thought that building permits could not be issued until the final plat was approved. He questions why City is approving a final plat 12 years after the fact. Mr. Creech says that Mr. Smith's understanding of the process is correct, but this

is for Section 1-B. Section 1-A is already recorded, and there are no homes in this section. He clarified the part that they are talking about in red.

Mr. Smith and Mr. Engle then had a discussion about the status of the asphalt being poured. Mr. Engle said that he requested that it as a “sacrificial surface course”, and the builders are resistant and reluctant to do that. Mr. Smith asked what is the surety that it’s going to get done at some point, and Mr. Engle said that there is a Performance Bond. Mr. Smith said that there are a lot of Performance Bonds in Hamilton that no longer exists, and that is why there are subdivisions that don’t have final course of asphalt. He said that besides this community, he’s never heard of not doing the final course at the time of final platting. Mr. Smith added that he’s just trying to understand the process, and doesn’t want to add this subdivision to a list of some 23 already that haven’t been completed.

Mr. Adam Cristo, 7890 Breiel Road spoke, and said that generally, you don’t put the final course of asphalt down until the subdivision is about 80% complete because you don’t want it to be damaged. The insurance on getting the final asphalt down is via the Performance Bond. He said that bonding companies have changed the Performance Bonds over the past several years, and he went over some of those changes. Mr. Smith asked if Staff was comfortable with the current situation as far as bonds and completion of the project. Mr. Smith and Mr. Creech then had a conversation regarding the process of the plat being recorded and the lot being sold.

Mr. Smith made a Motion to close the Public Hearing. With a 2nd by Mayor Moeller and “ayes” by all, the public hearing was closed.

Mr. McAllister asked if the same layout that was used for the new section as was the older section from 14 years ago, and he and Mr. Joe Cristo (Cristo Homes) had a discussion about that, as well as about the plans for the homes that are going to be built.

Ms. Horsley made a Motion to approve the final plat with conditions as requested. With a 2nd by Mr. Belew and roll call with all “ayes”, the Motion passes (7-0).

Reports:

1. Verbal Report on Architectural Design Review Board (ADRB) Meeting Results of February 2, 2016

Staff: Ed Wilson

- 819 Dayton Street – for Replacement of Basement Windows – APPROVED
- 117 Village Street – for Vinyl Siding and Paint – DENIED

Next meeting is set for February 16, 2016.

2. Verbal Report on Board of Zoning Appeals (BZA) Meeting Results of February 4, 2016.

Staff: John Creech

- 3185 Dixie Highway – BZA denied a request to reduce the minimum lot area required for an Automobile Service and Minor Repair facility (i.e. new and used tire sales/repair) – the minimum lot area required is 20,000 square feet - the subject property is approximately 13,000 square feet.

Miscellaneous:

1. Appointment of Chairperson and Vice Chairperson for 2016. Mayor Moeller made a Motion that Dale McAllister be reappointed as Chair. With a 2nd by Mr. Smith and all “ayes”, the Motion passes. Mr. Smith made a Motion that Mr. Samoviski be appointed as Vice Chair. With a 2nd by Mayor Moeller and all “ayes”, the Motion passes.
2. Appointment of Representative to the Board of Zoning Appeals for 2016. This appointment is being made to replace Mr. Larry Bowling. After discussion between the Board, Mayor Moeller made a Motion to appoint Mr. Samoviski as primary representative, with Mr. Alf as 1st alternate (Staff to work with him) and Mr. Smith as 2nd alternate. With a 2nd by Ms. Horsley and all “ayes”, the Motion passes.
3. Appointment of Representative to the Architectural Design Review Board for 2016. Mr. Belew stated that due to a medical issue, he is unable to make the meetings at 4:30. Ms. Horsley stated that due to work commitments, she is also unable to make the meetings. Mr. Smith said that he is willing to serve as an alternate. Mr. Samoviski made a Motion to appoint Mr. Alf as primary, and Mr. Smith as an alternate. With a 2nd by Mayor Moeller and all “Ayes”, the Motion passes.
4. Mr. Creech went over the info graphic for Community Development prepared by Ms. Murphy for the year 2015, and gave specifics of what is on it.
5. Mr. McAllister thanked the Staff and Board for their concern over his recent health issues.

Adjournment:

Mayor Moeller made a Motion to adjourn, with a 2nd by Mr. Smith.

Respectfully submitted,

Ms. Kim Kirsch
Administrative Assistant

Mr. Eugene Scharf
Secretary

Mr. Dale McAllister
Chairman

**WRITTEN SUMMARY
PLANNING COMMISSION
MEETING MINUTES
Monday, March 21, 2016
1:35 p.m.**

Roll Call:

Members Present: Mr. Alf, Ms. Horsley, Mr. McAllister, Mayor Moeller, and Mr. Smith

Members Absent: Mr. Belew, Mr. Samoviski

City Staff Present: Mr. Eugene (Bud) Scharf, Mr. John Creech, Ms. Meredith Murphy, Ms. Kim Kirsch, Mr. Ed Wilson, and Ms. Kathy Dudley (Assistant Law Director).

Swearing in of Those Providing Testimony to the Commission: Ms. Dudley swore in the audience members wishing to speak.

Approval of Meeting Minutes- Written summary and audio recording for the following dates:

1. November 16, 2015 - Motion by Ms. Horsley, 2nd by Mr. Alf. With roll call responses of all "Ayes", the Motion passes (5-0), and the minutes are approved.
2. December 7, 2015 - Motion by Mr. Alf, 2nd by Mr. Smith. With roll call responses of all "Ayes", the Motion passes (7-0), and the minutes are approved.

Old Business: None

New Business:

Agenda Item #1

Public Hearing

Staff: Mr. Creech

Request to Rezone 200, 202, 204, 206 N. Dick Avenue and 770 Park Avenue (City Lot Nos. 6546, 6545, 6544, 16545, 27530 and 27531), located in the City of Hamilton, First Ward North Side, from R-1 Single Family Residential District to R-2A Two Family Residence District. (Pamela C. Lunsford, Donna M. Baden, Brenda S. Oliver, and Penny N. Jackson, Applicants).

Introduction:

BACKGROUND INFORMATION

Pamela C. Lunsford, Donna M. Baden, Brenda S. Oliver, and Penny N. Jackson have submitted an application for the rezoning of 200, 202, 204, 206 N. Dick Avenue and 770 Park Avenue. The properties are currently zoned R-1 Single Family Residence District.

The applicants are proposing a zoning change from R-1 Single Family Residence District to R-2A Two Family Residence District. The properties are currently being used as duplexes (two-family dwellings) According to property records the three homes on Dick Avenue, 206, 204, and 202; were built in 1951 as duplexes. The house located at 770 Park Avenue was built in 1920 and is also currently being used as a duplex. The reason for the rezoning request is to make the existing two-family dwellings permitted uses. Currently, the two-family dwellings are grandfathered land uses and allowed to continue as long as they remain and do not cease for more than six (6) months, per section 1109.33 of the Hamilton Zoning ordinance. Two-family dwellings are not permitted in the R-1 Single Family Residence District but are permitted uses in R-2A Two Family Residence District.

On November 16th, 2015 the Planning Commission heard and denied a request to rezone the subject properties from R-1 Single Family to R-3 One to four Family Residence District. At that meeting the Planning Commission directed Community Development to create and propose a new Zoning Designation that would allow to two-family dwellings, but not three to four family. Community Development Department Staff presented that proposed zoning code amendment on December 7, 2015 to the Planning Commission. City Council approved the zoning amendment on February 10, 2016 and the zoning amendment became effective on March 11, 2016.

The applicants are now requesting to rezone their properties from R-1 to R-2A in accordance with the recently adopted zoning amendment that created the R-2A Two-Family zoning district.

A total of one hundred and twenty two (122) public hearing notices were mailed to property owners within 500 feet of the subject properties. Staff received several phone calls and e-mails in opposition to the request, and those were provided to the Board prior to the meeting.

Mr. Creech shows a map and points out the highlighted properties, and the areas zoned as R-3 and R-1. He points out to the Board that the new R-2A zoning district requires a minimum lot size of 7,000 square feet /3,500 square feet of lot area per dwelling unit, with a limit of two dwelling units per lot.

RECOMMENDATION

The requested zoning change from R-1 to R-2A would not change the current uses on these properties. The requested zoning change would be a continuation of the abutting residential land uses, and zoning in the immediate area. This change would permit the continuation and replacement of the existing homes on these properties as they were built.

The Department of Community Development recommends the following motion to rezone the subject properties:

- 1) That City Council approves the rezoning of 200, 202, 204, 206 N. Dick Avenue and 770 Park Avenue from R-1 Single Family Residence District to R-2A Two Family Residence District.

Lastly, Mr. Creech states that this was advertised as a Public Hearing. Mr. McAllister asks for anyone in the audience wishing to speak about the issue.

Mr. Tom Lunsford (Pamela's husband), spoke first. He stated that the property at 206 N. Dick has been in his family since it was built as a two-family (its entire existence). Presently, there are people living upstairs and downstairs. He said that they are not asking that anything be changed with regard to the property, other than the zoning code (from R-1 to R-2A).

Mr. McAllister asked Mr. Creech if the properties can continue to be zoned as R-1 if they are sold, and Mr. Creech said that it's his understanding that the lender on this particular property has asked for it be confirmed or zoned two-family before they would make a loan for it. He said that some lenders don't ask for the zoning in particular, sometimes they do, and this time they did. He said the fact that it's grandfathered in as R-1 goes with the property, providing nothing else changes. Mr. Smith said that in the community that he lived in prior, the banks would not make a loan if the zoning wasn't done correctly and once it changed ownership, he believed that it would revert back to the underlying zoning and the grandfathering would not go with the property. He asked for clarification by Ms. Dudley, and she said that she believes that since they were built as duplexes and there was no modification, they would be grandfathered in by Ohio Law. If they had been modified, that could be different but since they weren't, they would be grandfathered.

Mr. Robert Hoffman, 4333 Princeton Road, spoke next. He said that he owns a property adjacent to subject property since 1980, and he is in support of the rezoning from the R-1 to the R-2A.

Ms. Teresa Truitt, spoke next. She is the property owner of 207 Eaton Avenue (behind the subject properties on the alley). She said that she is asking the property owners to please be conscientious of whom they rent to, because of the property damage, vagrancy, loitering, car theft, and damage to vehicles all up and down the alley.

Ms. Brenda Oliver, 920 Cardome Drive, (property owner of 202 N. Dick) spoke next. She thanked the Board for their time and said that obviously the zoning code of 2016 is slightly different than the zoning code of 1950, which is why they are there and to make sure that it's done correctly. She said that the properties are unique, specific to the location, and she believes they are all extremely well maintained. She said that she has spent 30 years protecting the property rights of home owners in Hamilton (as a Realtor). She asked the Board to do the same by protecting the current property owners and the future generations.

Mr. Smith and Ms. Oliver then had a brief discussion where he asked for clarification by Ms. Oliver on her statement “protecting the property rights of current property owners” vs. current home owners that live in the properties, and she answered his question.

Mr. Lunsford spoke again in answer to the concern voiced by Ms. Truitt. He said that he had 17 applicants for the last rental, and gave the background of his newest tenant and current tenant (which were high credit scores and good jobs). He said that if there are any parties that go on, each one of the people on either side of 206 N. Dick notifies him. He said that he received notice of one party last summer. He addressed it with the tenant, and had no further incidents. He believes that it is an area in transition where there are people on outlying streets that either live there or are renting. He agreed with some of the problems that Ms. Truitt mentioned, but he doesn't believe it's anyone that is renting at the subject properties that are causing the problems (his car was vandalized also and tenants of his properties were upset).

Mr. Dennis Wittman, 501 N. Dick Avenue, spoke next, in favor of the request. He said that he's always considered the subject properties as the “gateway o Highland Park” and it's his opinion that Highland Park is really one of the “crown jewels” as far as neighborhood because of how it's platted its architectural history, and its diverse population. He said that this item caught his attention because he thinks that it cleans up an issue and prevents possible problems down the line. He then gave some history of how Hamilton developed after WWII (near Fairgrove Avenue, Vista Homes, Lindenwald) with regard to transitional properties being multi-family to single family. As a lawyer, he thinks it's good from a legal standpoint and protects the property owners.

Robert Hammons, 104 The Alameda (Middletown, Ohio), spoke next. He said that he owns property adjacent to the ones being discussed, and he supports the rezoning. He said that he doesn't see that it's going to change anything in the future; it will just clean things up. He said that although people attribute vandalism to rental properties, it happens in the higher priced neighborhoods also and sometimes it's kids, and not just “renters”. He said that they screen their tenants and they own several properties in Butler County. “No matter how much you check, if the tenants want to bring somebody “bad” in, they can. There is a way around everything.” He said that it sounds like the properties in question have been very well maintained for a long time, and he supports the proposed change.

Mr. Smith asked where the second entrance to the properties was (in addition to single front door and single walkway going up). Mr. Lunsford said that they have side door entrances. The front door entrance (is to the side of the property) and the side of the property has a 2nd door (that is for the upstairs). There is also an alternative that each side has for a key for the door to the rear of the property. There are two exits for each tenant. Staff brought up Google Maps Street View and Mr. Lunsford showed Mr. Smith what he was referring to.

Ms. Oliver said that for her properties, when you go into the front door, immediately to the left is the entrance to the 1st floor apartment and you have to go up the steps

(separate entrance) for the 2nd floor apartment. There is a door around the side which goes to the basement (also can be accessed through another door to either door). There are two separate entrances and exits at the back of the property. She said that the buildings haven't been altered at all, that is how they were built (to be duplexes).

Mr. Smith then asked Mr. Creech if Staff has copies of records that indicate that the properties were constructed as duplexes in the 1950's, and Mr. Creech replied that there are no records, except for a housing survey from 1952 that was done by a consultant that identifies it as a "two-family".

Mayor Moeller asked Mr. Creech when the notices were sent to the adjacent properties, and Mr. Creech said that they are sent a minimum of 10 days before the hearing. Mayor Moeller then asked how many phone calls Mr. Creech had received regarding this matter, and Mr. Creech replied that he had received 2 phone calls on the morning of the hearing. Mayor Moeller then asked if the Rhea Avenue address (717 Rhea – resident sent e-mail which is being made part of the minutes) was within 500 feet, and Mr. Creech said that it was.

With no further discussion by the audience, Mr. Alf made a Motion to close the Public Hearing, with a 2nd by Mr. Smith.

Mayor Moeller then says there was a lengthy discussion about this issue in a previous meeting, and while the proposal makes sense in certain areas of the city, he's concerned when a resident (Mr. Peter Chadwick) says that he didn't get a letter notifying him of the Public Hearing. He says that it's possible that the letter was sent, and the resident didn't get it for some reason. He says that he's concerned that someone who wanted to be at the meeting can't be. Mr. Creech verifies with Mayor Moeller that he's speaking of Mr. Chadwick, and that he received an e-mail just before coming to the meeting (it was presented to the Board for review prior to the meeting).

Mayor Moeller verified with Ms. Dudley that if the Planning Commission passes the request, the next step is City Council and she said that was correct. He then asked if the Charter states that a certain number of votes from Council are needed to pass it (5 votes instead of 4). She said that may hold true for an "Emergency vote", but she would research it. Mr. Creech then read the rules "In case the proposed amendment, supplement, or change be disapproved by the Planning Commission, such amendment shall not take effect unless passed by not less than three-fourths (3/4) of the full membership of the Council". Ms. Dudley advised the Board that said language would not apply if the zoning has already been changed, and there was a bit more conversation between the Board and Ms. Dudley regarding the matter.

Mr. Alf made a Motion to approve the request, with a 2nd by Mayor Moeller. Mr. Smith said that he wanted to explain why he would be voting against the request prior to doing so: He said that he will respect the fact that the properties are grandfathered in with the current use, but he will not accept the fact that the City has a growing number of rental properties within the community. He said that he's hearing very clearly from the

Mr. Creech reiterated that the new R-2A zoning district requires a minimum lot size of 7,000 square feet /3,500 square feet of lot area per dwelling unit, with a maximum limit of two dwelling units per lot.

RECOMMENDATION

The requested zoning change from R-1 to R-2A would not change the current use on the property. The requested zoning change would be a continuation of the abutting residential land uses, and zoning in the immediate area. This zoning change would permit the continuation and replacement of the existing home on this property.

The Department of Community Development recommends the following motion to rezone the subject property:

1. That City Council approves the rezoning of 814-816 Park Avenue from R-1 Single Family Residence District to R-2A Two Family Residence District.

Mr. McAllister than asked if anyone in the audience wished to speak on the matter.

First was Mr. Robert Hoffman, who is the owner of the property at 814 & 816 Park. He said that was a side-by-side duplex that was built that way in 1920. It has a front entrance, porches on the front and back, and entrances on the back. It's across the street from the church, and Mr. Lunsford's property is to the rear. He said that they are not planning on selling it, but he doesn't want to have a problem if they do decide to sell it in the future. He said that they have had tenants in the property for the better part of 26 years, and most of them have been good. He said that he polices the property often, and has never really had any problems. He said that he's an active landlord (there at least weekly to check property) and if there were problems with his tenants, he feels that the neighbors would let him know. The appraised value is similar to what the duplexes are, and it meets the square footage that is required.

Ms. Teresa Truitt, 207 Eaton, spoke again. She said that there has been trouble there, but her husband is a police officer and he makes arrests and takes away problems. She told Mr. Hoffman that they have taken people out of his garage that are smoking pot.

Ms. Brenda Oliver spoke again. She said if that had happened, she would be aware of it. She spoke of one of her tenants (has been there 15 years). She said that she has received no information with regard to any issues. She said that she walks by frequently, her family cuts the grass and if anything had happened there, she would know.

Mr. Alf made a Motion to Close the Public Hearing. With a 2nd by Mayor Moeller and all "ayes", the Public Hearing was closed.

Mr. McAllister asked Mr. Creech where the duplexes start and where they end. Mr. Creech replied that there are approximately 998 two-family homes within the City of Hamilton (as far as Butler County Auditor is concerned), and the subject properties are part of those. They are scattered about the city, and can be a two-family surrounded by a single-family.

Mr. Scharf asked Mr. Creech if the properties on either side of the subject are zoned R-1 and Mr. Creech said that they were. Mr. McAllister asked if they were duplexes, and Mr. Creech replied that, to the best of the Staff's knowledge, they are single-family.

Mr. Alf made a Motion to approve the rezoning, with a 2nd by Ms. Horsley. With no further discussion by the Board, Mr. McAllister called for a roll call vote. The Motion carried with a vote of 3-2 (Moeller & Smith – no).

Agenda Item #3

Public Hearing

Staff: Mr. Creech

Request to Rezone 115 Dayton (City Lot No. 31128), located in the City of Hamilton, Second Ward, from B-3 Central Business District to DT-2 Downtown Support District. (City of Hamilton, Applicant)

BACKGROUND INFORMATION

The City of Hamilton is requesting to rezone 115 Dayton Street to encourage the future development of the site. The property is currently owned by the City of Hamilton and was acquired by the City of Hamilton as part of the Mercy Hospital closure and demolition. The property is currently zoned B-3 Central Business District and the proposed change is to DT-2 Downtown Support District, a form based zoning district similar to the surrounding zoning designation. The reason for the rezoning request is to allow for the possible future development of the site.

A total of twenty six (26) public hearing notices were mailed to property owners within 500 feet of the subject property. One telephone call was received in support of the proposed change.

Mr. Creech then shows a map with the subject property outlined in red (the old parking lot for Mercy Hospital). He points out that the change has always been in the Redevelopment plan by Towne Property (shows a plan that was prepared years ago envisioning RiversEdge, Amphitheater site, and this property as a mixed use/residential commercial area). He said that this rezoning will facilitate the City in achieving the type of development that they are looking at on that property.

RECOMMENDATION

The requested zone change from B-3 Central Business District to DT-2 Downtown Support District would be a continuation of the abutting DT-2 form based zoning district. The zoning change would allow future site development to match surrounding land uses

and be regulated by the City's form based zoning requirements. In addition, the rezoning request, if approved, will assist the City of Hamilton in marketing the property and achieving a development that implements the City's Strategic Plan.

The Department of Community Development recommends the following motion to rezone the subject property:

- 1) That City Council approves the rezoning of 115 Dayton Street Located in the 2nd Ward, City Lot No. 31128, from B-3 Central Business District to DT-2 Downtown Support District.

With no input from the audience, Ms. Horsley made a Motion to close the Public Hearing. With a 2nd by Mr. Smith and all "ayes", the Public Hearing was closed.

Mr. Smith made a Motion to accept the request as presented. With a 2nd by Ms. Horsley and a roll call vote of all "ayes", the Motion passes (5-0).

Agenda Item #4

Public Hearing

Staff: Mr. Creech

Request to Amend the Zoning Ordinance of the City of Hamilton, Ohio regarding Adult Businesses i.e. Sexual Encounter Establishments (City of Hamilton, Applicant)

BACKGROUND INFORMATION

The City of Hamilton Zoning Ordinance was adopted in 1971. From time to time, as newly defined land uses occur, the current zoning definitions, permitted and conditional land uses found within the City of Hamilton zoning ordinance may require amendment or revision to bring the zoning ordinance up to date. The City of Hamilton proposes to amend the current zoning definition of Adult Business.

Proposed Zoning Amendment:

The proposed zoning ordinance amendment will add a definition for "Sexual Encounter Establishment" and also amend the current definition of "Adult Business" to include "Sexual Encounter Establishment" found in Section `1108 of the City of Hamilton Zoning Ordinance. The current definition of an "Adult Business" in the Hamilton Zoning Ordinance reads as follows:

Adult Business: Any Adult Arcade, Adult Book/Video Store, Adult Cabaret, Adult Drive-in Theater, Adult Mini Motion Picture Theater, Adult Motel, Adult Motion Picture Theater, Massage Establishment, Nude Model Studio, or any other business providing Adult Material, Adult Entertainment, or Adult Services. (OR96-8- 85)

The definition to be added is for a "Sexual Encounter Establishment" which is defined in the Ohio Revised Code and reads in part as follows:

Sexual Encounter Establishment: A Sexual Encounter Establishment is a business or commercial establishment that, as one of its principal business purposes, offers for any form of consideration a place where two or more persons may congregate, associate, or consort for the purpose of engaging in specified sexual activities.

If approved, the new zoning definition for an “Adult Business” will read as follows with the addition of “Sexual Encounter Establishment”:

Adult Business: Any Adult Arcade, Adult Book/Video Store, Adult Cabaret, Adult Drive-in Theater, Adult Mini Motion Picture Theater, Adult Motel, Adult Motion Picture Theater, Massage Establishment, Nude Model Studio, *Sexual Encounter Establishment*, or any other business providing Adult Material, Adult Entertainment, or Adult Services. (OR 96-8- 85)

Adult Businesses will remain “Conditional Uses” within the City of Hamilton Zoning Ordinance to be reviewed by the Planning Commission and a recommendation to approve or deny would be forwarded to City Council for final consideration.

RECOMMENDATION

If approved by the Planning Commission, the Department of Community Development recommends the following motion:

- 1) The Planning Commission recommends that City Council approves the request to amend the Zoning Ordinance of the City of Hamilton, Ohio regarding Adult Businesses encompassing Section 1108.00.

Mr. Creech said that this item was advertised as a Public Hearing.

With no input from the audience, Ms. Horsley made a Motion to close the Public Hearing. With a 2nd by Mr. Smith and all “ayes”, the Public Hearing was closed.

Mr. McAllister and Ms. Dudley had a brief discussion regarding the intent of the change, and what would be covered by same. Mr. Creech then gave several specifics with regard to conditional use for B-2, I-1 and I-2.

Mayor Moeller and Ms. Dudley again had a conversation about the next steps, should the request be approved or not approved.

Mr. McAllister made a Motion to accept the request as presented. With a 2nd by Mayor Moeller and all “ayes” by roll call vote, the Motion passes 5-0, and it is approved to go to City Council.

At 2:32 pm, Mr. Smith advised that he had to leave for an important conference call, but he is available to come back done if needed. He did say that he approves of all Staff Recommendations for the remaining items. Mr. Scharf also made the Board aware that the Mayor had an appointment at 3:00 that he will have to attend.

Agenda Item #5

Public Hearing

Staff: Mr. Creech

Request to Amend the Zoning Ordinance of the City of Hamilton, Ohio regarding the Industrial Planned Development (IPD) Zoning District (City of Hamilton, Applicant)

BACKGROUND INFORMATION

There are a number of land uses within the Hamilton Enterprise Park (HEP) ranging from office, industrial, transportation, manufacturing and health care. Tri-Health and Duke Realty own and operate the Tri-Health Bethesda Butler County Hospital on approximately 22 acres. The healthcare campus encompasses a full scale hospital, surgery, inpatient & outpatient care, 24-hour emergency department, imaging/radiology, infusion therapy, cancer Institute, digestive institute, heart institute, cardiologists and cardiac testing, surgical institute, physical therapy, mammography, sleep disorder center, laboratory services, and individual health care provider offices.

As part of the growing services located on the campus, Tri-Health from time to time offers “Addiction Medicine” services to individuals both on an inpatient and outpatient basis. “Addiction Medicine” is defined in Section 1108.00 of the Hamilton Zoning Ordinance as “The field of healthcare which addresses the needs of individuals addicted to substances of abuse, including alcohol, legal and illicit drugs and others. Addiction medicine may include but is not limited to: counseling, psychology, social work, psychiatry, internal medicine, and the administering of medication for treatment purposes.” (OR 2014-8-71)

Further, the Hamilton Zoning Ordinance explicitly prohibits the following uses from the IPD zoning district:

Alcohol and Drug Addiction Treatment Clinics & Facilities, Inpatient: shall mean any business, building, structure, or land used for the inpatient treatment, counseling, and administering of addiction medicine for recovery purposes. (OR 2014-8-71)

Alcohol and Drug Addiction Treatment Clinics & Facilities, Outpatient: shall mean any business, building, structure, or land used for the outpatient treatment, counseling, and administering of addiction medicine for recovery purposes. (OR 2014-8-71)

Therefore, the practice of “Addiction Medicine” associated with Alcohol and Drug Addiction Treatment both inpatient and outpatient at Tri-Health Bethesda Butler County Hospital is technically a violation of the Hamilton Zoning Ordinance. The amendment of the Hamilton Zoning Ordinance as outlined below would address the issue.

In addition, the City of Hamilton owns approximately 163 acres of vacant land within HEP and the current zoning prohibition severely restricts other health care and medical uses that practice Addiction Medicine in whole or in part as part of their health care and medical offerings.

Proposed Amendment:

The proposed zoning ordinance amendment will remove Alcohol and Drug Addiction Treatment Clinics & Facilities (inpatient & outpatient) from the list of prohibited uses in the Industrial Planned Development (IPD) zoning district. In addition, the amendment will create the following minimum zoning standards for land uses within the IPD zoning district for Alcohol and Drug Addiction Treatment Clinics & Facilities (inpatient & outpatient). The use(s) would have to still meet the minimum Industrial Planned Development (IPD) zoning standards as follows:

Minimum lot size: Ten (10) Acres

Use Setbacks:

1. Setback five hundred (500) feet from the boundaries of a parcel of real estate having situated on it a school, public library, public park, church, or religious institution.
2. Setback five hundred (500) feet of any business that serves and/or sells alcoholic beverages.

Mr. Creech shows the subject property on the map, and says that if Tri-Health ever wanted to expand, or if another medical service provider ever wanted to go in the Hamilton Enterprise Park, there would be a restriction against that.

Mr. Creech then advised that this item was advertised as a Public Hearing.

Mr. McAllister had a few questions regarding this item, and Mr. Creech answered those.

RECOMMENDATION

If approved by the Planning Commission, the Department of Community Development recommends the following motion:

1. The Planning Commission recommends that City Council approve the request to amend the Zoning Ordinance of the City of Hamilton, Ohio regarding the Industrial Planned Development (IPD) Zoning District.

With no audience members wishing to speak on this issue, Ms. Horsley made a Motion to close the Public Hearing. With a 2nd by Mr. Alf and all “ayes”, the Public hearing was closed.

Mr. Alf made a Motion to accept the amendment as proposed. With a 2nd by Ms. Horsley and all “ayes” by roll call, the amendment is approved by a vote of 4-0.

Agenda Item #6

Staff: Mr. Creech

Request to approve proposed free standing signage on property zoned BPD Business Planned Development at 75 North Brookwood Avenue. (Randy Adams, Applicant).

BACKGROUND INFORMATION

Randy Adams has submitted a request, on behalf of Somerville National Bank, for a new free standing sign at 75 N. Brookwood Avenue. The proposed sign is for a Somerville National Bank office that is currently at the location. The proposed free standing sign is approximately 6 feet in width and 4 feet in height. The proposed sign will consist of a treated wood frame with stucco exterior finish, using PVC panels for text and logo. The sign will include blue lettering and trim and beige type exterior finish colors.

Since the property is located in the Hamilton West Shopping Center BPD zoning district it requires Planning Commission approval of the proposed free standing sign. The proposed free standing sign must also meet the adopted guidelines for the Hamilton West Shopping Center Signs, approved by the Planning Commission on September 6, 1966 which are as follows:

1. The signs should consist of only the name of the Store – no additional advertising messages should be conveyed
2. The horizontal Space occupied by the sign may not exceed 80% of the width of the parapet; the vertical distance occupied by the letters may not exceed 70% of the height of the parapet, unless it is a trademark.
3. Signs shall be placed not less than 12 inches above the pedestrian canopy
4. Store information signs are to be centered on the face of the parapet.

Since the proposed sign is “free-standing” and not a wall sign only item number #1 of the above guidelines applies to the proposed free standing sign. The Planning Commission must approve the proposed free-standing sign in order for it to be erected on the property.

Mr. Creech shows the proposed monument style free-standing sign, which will be placed 16.5 feet from the curb of North Brookwood Avenue (or 10.5 feet behind the sidewalk along the south side of North Brookwood Avenue). He also advises the Board that there are other businesses on North Brookwood that have free-standing signs, and he gives the specific of those.

RECOMMENDATION

If approved by the Planning Commission, the Department of Community Development recommends the following conditions of approval:

1. The Planning Commission approves the request to erect a free standing sign at 75 North Brookwood Avenue.

2. The base of the proposed free-standing sign to be brick/masonry material that matches as closely as possible the existing masonry finish of the building.
3. The ground area surrounding the base of the proposed sign to be landscaped. The landscape area to match the size of the proposed free standing sign.
4. The construction drawings for the proposed sign to be revised subject to any future requirements of the City's Interdepartmental Review (IDR) Committee upon review.
5. That the proposed sign and landscaping be maintained in good repair and repaired/replaced as necessary to remain in compliance with the Planning Commission approval.

Mr. Creech advised the Board that he forwarded the proposed conditions to the applicant. They are aware of the conditions of approval, but they are not present at the meeting.

Ms. Horsley made a Motion to approve the request as approved, with conditions as provided. With a 2nd by Mr. Alf and all "ayes" by roll call vote, the request is approved by a vote of 4-0.

Agenda Item #7

Staff: Mr. Creech

Request to approve Replat & Right-of-Way Dedication for Part of Lots 24202, 24203, and 25238 located at 1425 Millville Avenue. (General Scott LLC, Applicant).

BACKGROUND INFORMATION

CESO Inc., on behalf of General Scott LLC, has submitted a request, for Planning Commission review and approval of the Replat and Right-of-Way dedication for 1425 Millville Avenue. The plat is attached for reference as an exhibit item. The plat will dedicate approximately 22,158 Square Feet or 0.50 Acres of land as public right-of-way along the southwest corner of Wasserman Road and Millville Avenue. The property proposed for dedication includes the following: an additional 10 feet in width along the Millville Avenue frontage totaling 40 feet in width and 330 feet in length; and an additional 10 feet in width along the Wasserman Road frontage totaling approximately 40 feet in width and 264 feet in length.

Additionally, the plat will combine three separate lots: Lot 25238, Lot 24202, and Lot 24203, for a proposed new City Lot, Lot 32101 at a net combined acreage of 1.49 Acres.

The right-of-way proposed for dedication is the final portion of the recent improvements to the Millville Avenue, Wasserman Road intersection adjacent to Dollar General Retail establishment. All improvements have been completed, inspected and approved by the City of Hamilton.

This request for public right-of-way dedication and lot combination has been reviewed and approved by all City of Hamilton Departments through the Interdepartmental

Review. The right-of-way dedication along Millville and Wasserman and the combination of the three separate lots into a single parcel were a condition of approval of the development of the property at 1425 Millville Avenue on May 9, 2013.

RECOMMENDATION

If the Planning Commission approves the Replat and Right-of-Way Dedication for the Millville Avenue and Wasserman Road Right-of-Way the Department of Community Development requests that the Planning Commission recommends that City Council approve the request to approve the Replat and Right-of-Way Dedication for Part of Lots 24202-24203, and 25238 for the General Scott Subdivision located at 1425 Millville Avenue.

Mr. McAllister said that he has spoken to some of the land owners from that area, and they had been very skeptical of the use of the lot, but their drainage seems too improved and they like the changes to the street.

With no discussion by the Board, Mr. McAllister makes a Motion to approve the request as presented. With a 2nd by Mr. Alf and all “ayes” by roll call vote, the request is approved by a vote of 4-0.

Mr. Scharf made a suggestion to go ahead and adjourn the meeting so that Mayor Moeller can leave for his engagement at 3:00, and then go ahead with the reports. With agreement, Mayor Moeller made a Motion to Adjourn. With a 2nd by Mr. Alf and all “ayes”, the meeting was adjourned and Mayor Moeller exited.

Reports:

The following verbal report was given by Mr. Ed Wilson on the results of the Architectural Design Review Board (ADRB) meetings of February 16, March 1, and March 15, 2016.

1. 337 Ross Ave – Window Replacement – Tabled
2. 20 High St – Signage – Approved
3. 120 S Second St – Signage – Approved
4. 29 S D St – Railing, Gutters – Denied
5. 9-11 S C St – Demolition – Approved
6. 139 Main St – Paint – Approved
7. 310-312 Main St – Paint – Approved
8. 16 N D St – Paint – Approved
9. 244 Main St – Paint – Approved
10. 244 Main St – Mural – Denied
11. 15 S D St – Mural – Approved
12. 20 S High St – Mural – Approved
13. 309 N Second St – Garage – Approved
14. 425 S D St – Exterior Work - Approved

The next meeting is April 4, 2016.

The following verbal report was given by Ms. Meredith Murphy for the upcoming Board of Zoning Appeals (BZA) meeting which is set April 7, 2016.

1. A variance to reduce the minimum lot area required for an Automobile Service and Minor Repair facility at 735 S. Erie Boulevard – the minimum lot area required is 20,000 square feet - the subject property is approximately 10,860 square feet (Allen Loudly, Applicant/Owner).
2. A variance to the number of accessory structures permitted on a residential lot at 576 Sharron Lane (Stephen Brunner, Applicant/Owner).
3. A Change of a Non-Conforming Use at 1019 Dayton Street (Allied Property Management, Applicant/Owner).
4. An Appeal by William Wilks regarding the refusal of his request on February 2, 2016 by the Architectural Design Review Board (ADRB) to issue a Certificate of Appropriateness (COA) to install vinyl siding and paint color on at 117 Village Street. (Community Design Alliance/William Wilks, Applicant/Owner).

Respectfully submitted,

Ms. Kim Kirsch
Administrative Assistant

Mr. Eugene Scharf
Secretary

Mr. Dale McAllister
Chairman

For the Planning Commission Meeting of June 20, 2016

To: Planning Commission

From: John Creech

Subject: AGENDA ITEM #1

1) Request to rezone City Lot No. 22049 located at 200 Brookwood Avenue and City Lot No. 22050 located at 218 Brookwood Avenue from R-1 Single Family Residential District to RPD Residential Planned Development District

2) Request to approve the Preliminary Plan for a new Westover Retirement Community parking lot, (Colonial Senior Services, Applicant)

Date: June 14, 2016

BASIC INFORMATION		
Applicant/Property Owner	Colonial Senior Services	
Architect/Engineer/Consultant	VSWC Architects	
Size of Property	0.437 acres – 19,050 square feet	
Current Zoning	R-1 Single-Family Residence District	
Proposed Zoning	RPD Residential Planned Development District	
Comp. Plan Land Use Designation	Single Family Residential	
Special Purpose/CRA	N/A	
ADJACENT LAND USE/ZONING INFORMATION		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Residential/Office	RPD – Residential Planned Development District
South	Residential	R-1 Single Family Residence District
East	Residential	RPD – Residential Planned Development District
West	Office	R-1 Single Family Residence District
ZONING/DIMENSIONAL INFORMATION		
	<i>Minimum Required</i>	<i>Existing</i>
Minimum Lot Area	1 Acre	11.7 Acres
Minimum Lot Width	55 feet	150 feet
Minimum Front Yard Setback	N/A	N/A
Minimum Side Yard Setback	N/A	N/A
Minimum Rear Yard Setback	N/A	N/A
Maximum Bldg. Height	N/A	N/A
Other Requirements	N/A	N/A

Introduction:

This is a two-fold request submitted by the Colonial Senior Services for the rezoning of City Lot No. 22049 located at 200 Brookwood Avenue and City Lot No. 22050 located at

218 Brookwood Avenue from R-1 Single-Family Residential District to RPD Residential Planned Development District and to approve the Preliminary Development Plan for a new Westover Retirement Community parking lot.

The rezoning is being sought in order to allow for the construction of a permanent surface parking lot located on the two parcels that would serve the Westover Retirement Community. The subject properties are owned by Colonial Senior Services. The existing Westover Retirement Community site, located at 855 Stahlheber Avenue on approximately 11.7 acres, excluding the two lots in question, is currently zoned RPD Residential Planned Development.

A request to rezone property to RPD Residential Planned Development requires the submission of a Preliminary Development Plan to accompany the rezoning request, which if approved, serves as basis for Final Development Plan.

The Westover Retirement Community was rezoned to RPD Residential Planned Development from R-4 Multi-Family Residential in 1992. The site was rezoned to allow a mix of different residential, nursing, preschool, fitness, general office and supporting facility uses on the property. Currently the Westover Retirement Community contains 21 independent living units (built in the 1980s), and approximately 104 assisted living dwelling units and apartments including various on-site amenities i.e. nursing, medical rehab, dining, preschool/daycare, and wellness center. In addition, there are currently 164 on-site parking spaces.

Rezoning Analysis:

The existing land uses and zoning districts surrounding the two lots proposed for rezoning are as follows:

Direction	Land Use	Zoning
North	Residential	RPD Residential Planned Development
South	(Brookwood Ave) Residential	R-1 Single-Family Residential
East	(Parking lot & Residential	RPD Residential Planned Development
West	Residential	R-1 Single Family Residential

Public Hearing notices were mailed to all property owners within five-hundred (500') feet of the subject property. A number of inquiries were received requesting clarification and to express concerns about the project.

Preliminary Development Plan Discussion:

Parking Lot Expansion

As mentioned above, the zone change is requested in order to utilize the subject properties for additional surface parking purposes. Westover proposes to expand an

existing parking lot with approximately 53 parking spaces. The proposed parking lot will abut and be an extension of the existing 50 space parking lot that was approved in 2011. The proposed parking lot will be accessible by vehicles from Brookwood Avenue with new driveway near the west property line. As currently planned, the proposed parking lot will be used by both staff and visitors to the Westover Retirement Community.

Landscaping/Lighting

Proposed landscaping details are provided as part of the Preliminary Development Plan. Along the west property line where the proposed parking lot abuts an existing single family residence Westover proposes to install a six (6') foot vinyl privacy fence along the property line with landscaping. In addition, landscaping is proposed around the perimeter and the entrance to the parking lot facing Brookwood Avenue. All plantings will be required to meet the minimum planting requirements found in Section 1111.10 of the Hamilton Zoning ordinance:

- 1) Evergreens – Minimum 6 feet
- 2) Deciduous – Minimum 2.5" caliper
- 3) Shrubs/Hedges – Minimum 12"

For the Final Development Plan, it is recommended that final tree selections and plantings be reviewed and approved by the Municipal Arborist.

The parking lot will also include two lighting fixtures (shoebox-type) to direct light downward onto the parking lot surface and not on adjacent streets or properties. Lighting fixtures will be mounted approximately 22.5 feet above the parking lot surface and match those that illuminate the existing, abutting 50 space parking lot.

A concern was expressed by a neighbor at 234 Brookwood Avenue about the proposed parking lot expansion and the existing sidewalk that runs behind (north) of their residence. The resident asked that the proposed privacy fencing be extended along their rear property line to provide privacy between the single family use and the retirement community multi-unit use.

Recommendation:

If the Planning Commission approves the request to rezone the subject property and approve the Preliminary Development Plan submitted by Westover Retirement Community, the Community Development Department recommends that the Planning Commission consider the following motion and conditions of approval:

- 1) That the Planning Commission approves the requested zone change from R-1 Single-Family Residential District to RPD Residential Planned Development District and recommend to City Council that the zone change be approved.
- 2) That the Planning Commission approve the Preliminary Development Plan for the proposed parking lot subject to the following conditions:

- a. Preliminary Development Plan will serve as the basis for the preparation of the Final Development Plan.
- b. The construction drawings for the proposed work, including site/engineering plans, to be revised subject to any future requirements of the City Interdepartmental Review (IDR) Committee upon review.
- c. All proposed landscaping item sizes to conform to the minimum size requirements found in Section 1110.20 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).
- d. Landscaping, privacy fencing, fencing, parking lot surface, lighting, striping and other improvements be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved Development Plan.
- e. The six (6') foot vinyl privacy fence be extended along the south property line of 855 Stahlheber where it abuts 234 Brookwood Avenue.
- f. The two lots (22049 & 22050) to be consolidated into the larger parcel through Lot Combination procedure.

Attachments to this report include:

1. Public Hearing Notification Map
2. Proposed Site Development Plan

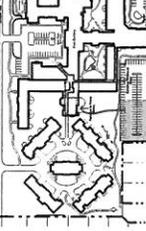
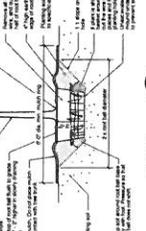
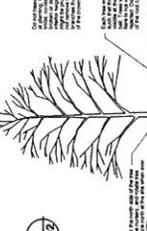
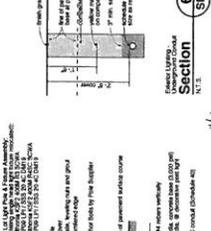
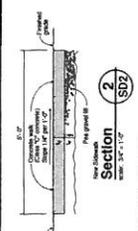
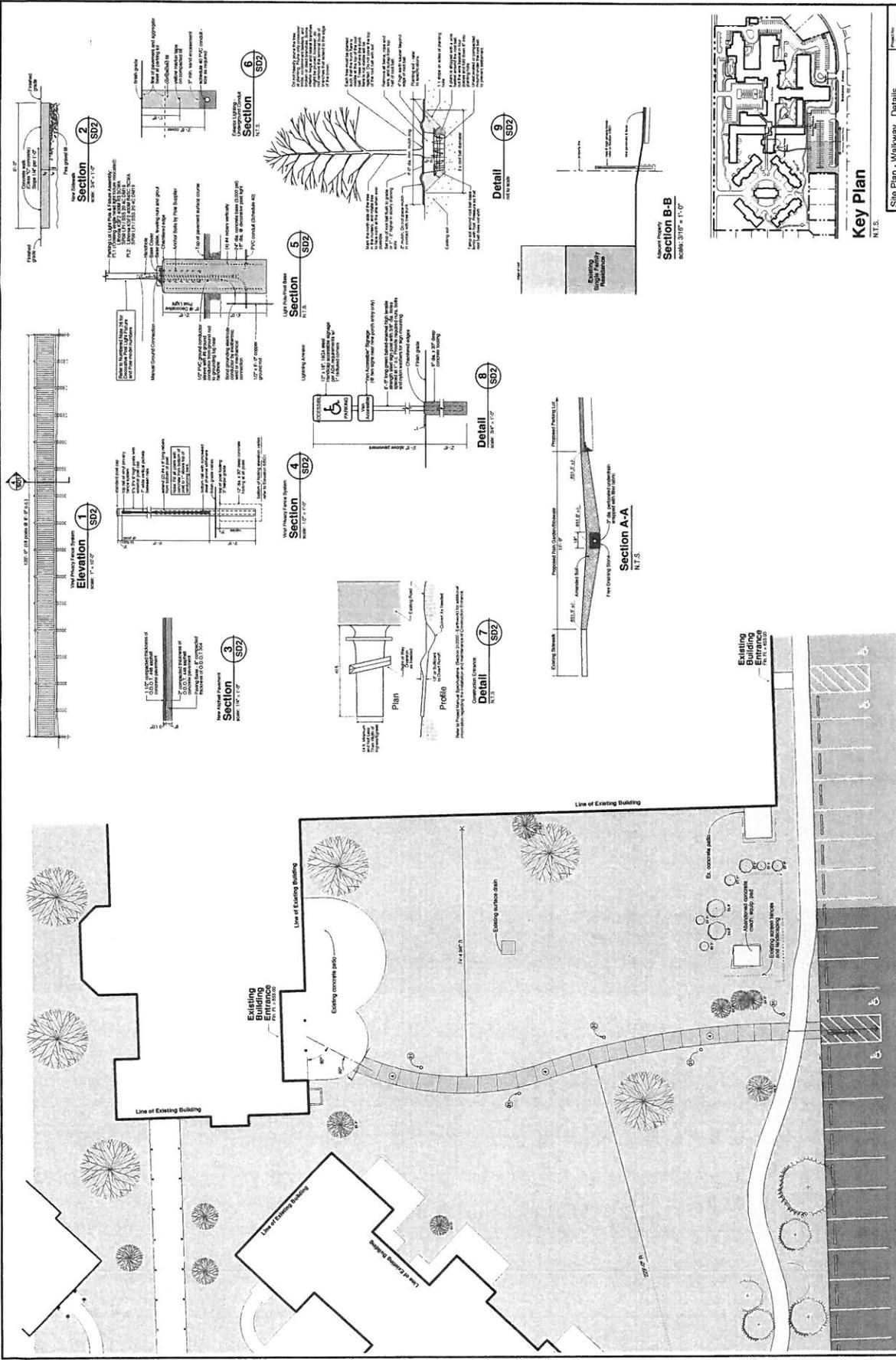
200 & 218 Brookwood Ave
PUBLIC HEARING MAP



 200 & 218 Brookwood Ave

0 70 140 280 Feet





Key Plan
 N.T.S.

Section B-B
 Scale: 3/8" = 1'-0"

Section A-A
 N.T.S.

Site Plan - Walkway Details
Rear Parking Expansion
Westover Retirement Community
 225 Westover Road
 Westover, CO 80133

NSAC Architects
 1111 14th Street, Suite 100
 Boulder, CO 80502

SD2
 of 2



For the Planning Commission Meeting of June 20, 2016

To: Planning Commission

From: John Creech

Subject: AGENDA ITEM #2

Request to Amend the Zoning Ordinance of the City of Hamilton,
Ohio: Section 1138.00 Signs (City of Hamilton, Applicant)

Date: June 14, 2016

BASIC INFORMATION		
Applicant/Property Owner	City of Hamilton	
Architect/Engineer/Consultant	N/A	
Size of Property	N/A	
Current Zoning	N/A	
Proposed Zoning	N/A	
Comp. Plan Land Use Designation	N/A	
Special Purpose/CRA	N/A	
ADJACENT LAND USE/ZONING INFORMATION		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	N/A	N/A
South	N/A	N/A
East	N/A	N/A
West	N/A	N/A
ZONING/DIMENSIONAL INFORMATION		
	<i>Minimum Required</i>	<i>Existing/Proposed</i>
Minimum Lot Area	N/A	N/A
Minimum Lot Width	N/A	N/A
Minimum Front Yard Setback	N/A	N/A
Minimum Side Yard Setback	N/A	N/A
Minimum Rear Yard Setback	N/A	N/A
Maximum Bldg. Height	N/A	N/A
Other Requirements	N/A	N/A

BACKGROUND INFORMATION

The City of Hamilton regularly receives complaints from the public about business signage, temporary signage and window signage, particularly in the main corridors and entryways into the City of Hamilton. Many of the complaints revolve around excessive and deteriorated signage – and these complaints are addressed by the Compliance Division of the City of Hamilton Health Department. There have been a growing number of complaints about signs attached to accessory structures on private property such as fences, light poles, benches, and other free-standing signs.



The expansion of this type of illegal signage creates visual clutter and can impact the economic vitality of struggling business areas and districts.

The City of Hamilton already allows a generous amount of signage for business identification and advertising purposes (wall signage and freestanding signage) which is based on building or lot size. For example, 1.5 square feet of wall signage is allowed for every one (1) lineal foot of building frontage. In addition, every business is allowed one (1) eight square foot exempt sign and may register a separate 32 square foot temporary sign for display up to 90 days per calendar year period.

The proposed amendment to the Hamilton Zoning Ordinance will clarify language on “exempt signs” and require that they be free-standing or attached to the principal (main) building on a property and may not be attached to any accessory structures such as fences, light poles, benches or other permitted signs. In addition the proposed amendment will clarify language on “prohibited signs” and call out specifically that bench signs may not be permitted on private property.

RECOMMENDATION

If approved by the Planning Commission, the Department of Community Development recommends the following motion:

- 1) The Planning Commission recommends that City Council approve the request to amend the Zoning Ordinance of the City of Hamilton, Ohio regarding Signs in Section 1138.00 Signs

Attachments to this report include:

1. Proposed Zoning Amendments to Section 1138



1138.30 Exempt Signs: The following signs are not a part of the total signage allotted for a particular use on any property in the City of Hamilton but must comply with other provisions in this section including those relating to construction, maintenance, illumination, safety, area, height, setbacks, number, and other noted requirements. Exempt signs may be free-standing or attached to the principal structure but shall not be attached to any accessory structures i.e. fences, light poles, benches or other permitted signs.

- A) Exempt Signs (OR2012-8-68; REVISED OR2014-11-102)
- A. Residential Districts – One (1) sign no larger than six (6) square feet in area, shall not exceed four (4) feet in height, shall not be illuminated and must be maintained in good repair, properly secured against wind loads, and outside the required five (5) foot setback to any property line.
 - B. Non Residential Uses in Residential Districts – One (1) sign no larger than 16 square feet in area. Such signs are limited to one (1) per street frontage or two (2) per 300 feet of each lot frontage or portion thereof, setback a minimum of 25 feet from any other exempt or temporary sign, shall not exceed four (4) feet in height, shall not be illuminated and must be maintained in good repair, properly secured against wind loads, and outside the required five (5) foot setback to any property line.
 - C. Non Residential Uses in Non-Residential Districts – One (1) sign no larger than eight (8) square feet in area. Such signs are limited to one (1) per street frontage or two (2) per 300 feet of each lot frontage or portion thereof, setback a minimum of 25 feet from any other exempt or temporary sign, shall not exceed four (4) feet in height, shall not be illuminated and must be maintained in good repair, properly secured against wind loads, and outside the required five (5) foot setback to any property line.

1138.40 Prohibited Signs And Sign Characteristics: All signs not specifically permitted by or exempted from these regulations are prohibited and must be removed. Such signs include but are not limited to:

- A) Animated signs or devices with parts that move or revolve including pennants, streamers, spinners, or which have flashing or intermittent lights, but not including signs with scrolling messages, changeable copy signs, or signs with video screens, except Iconic Signs within the Route 4 Iconic Signage District. (OR2012-8-68)
- B) Bench signs painted on or affixed to benches in the public right of way or on private property.



For the Planning Commission Meeting of June 20, 2016

To: Planning Commission

From: John Creech

Subject: AGENDA ITEM #3

Request to Amend the Zoning Ordinance of the City of Hamilton, Ohio: Section 1126.00 Architectural Conservation/Historic Districts and Section 1190.00 Fee Schedule (City of Hamilton, Applicant)

Date: June 14, 2016

BASIC INFORMATION		
Applicant/Property Owner	City of Hamilton	
Architect/Engineer/Consultant	N/A	
Size of Property	N/A	
Current Zoning	N/A	
Proposed Zoning	N/A	
Comp. Plan Land Use Designation	N/A	
Special Purpose/CRA	N/A	
ADJACENT LAND USE/ZONING INFORMATION		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	N/A	N/A
South	N/A	N/A
East	N/A	N/A
West	N/A	N/A
ZONING/DIMENSIONAL INFORMATION		
	<i>Minimum Required</i>	<i>Existing/Proposed</i>
Minimum Lot Area	N/A	N/A
Minimum Lot Width	N/A	N/A
Minimum Front Yard Setback	N/A	N/A
Minimum Side Yard Setback	N/A	N/A
Minimum Rear Yard Setback	N/A	N/A
Maximum Bldg. Height	N/A	N/A
Other Requirements	N/A	N/A

BACKGROUND INFORMATION

The City of Hamilton Department of Community Development currently requires an application for a Certificate of Appropriateness (COA) for any change to the exterior of an historic building located in an Architectural Conservation/Historic District or listed on the State of Ohio Historic Inventory. There is a charge of Fifty Dollars (\$50.00) on a commercial property and Twenty Five Dollars (\$25.00) on a residential property for the application. Currently this application fee is collected even if the



applicant it using the same color or materials that are currently applied or part of the house or structure.

In order to promote maintenance and conserve the character of historic structures in the City of Hamilton, the Community Development Department is proposing an amendment to the Hamilton Zoning Ordinance to waive the application fee on COA applications in two types of instances; 1) COA applications that are considered “Like for Like” (the repair or improvement being done utilizes the existing materials/colors and replaces them with matching materials) and; 2) COA applications where the applicant proposed to return or restore to previous or original historic materials that can be referenced in past Architectural Design Review Board or other official City of Hamilton/ State of Ohio Historic Inventory records.

The proposed amendment to the Hamilton Zoning Ordinance will clarify language on what constitutes a “Like for Like” COA application and waive the COA application fee for applicants that are maintaining or returning to the original or historic materials of structures located in the City of Hamilton.

As of June 14, 2016, the City of Hamilton has collected \$1,725 in COA application fees for the current year - \$375 of which were for “Like for Like” improvements.

RECOMMENDATION

If approved by the Planning Commission, the Department of Community Development recommends the following motion:

- 1) The Planning Commission recommends that City Council approve the request to amend the Zoning Ordinance of the City of Hamilton, Ohio regarding Architectural Design Review Board Fees in Section 1126.00 Architectural Conservation/Historic Districts and Section 1190.00 Fee Schedule

Attachments to this report include:

1. Proposed Zoning Amendments to Section 1126.00 Architectural Conservation/Historic Districts and Section 1190.00 Fee Schedule



Attachment 1 Proposed Zoning Amendments to Section 1126.00 Architectural Conservation/Historic Districts and Section 1190.00 Fee Schedule

Current Code References (with **proposed** and **removed**)

1126.00 ARCHITECTURAL CONSERVATION /HISTORIC DISTRICTS

1126.20 Definitions:

11. **Like for Like** - A repair or improvement in relation to a property in an Architectural Conservation/Historic District or a property listed on the State of Ohio Historic Inventory in which the repair or improvement is being done that utilizes the existing materials/colors and replaces them with matching materials.
12. ~~11.~~ **Owner** - the owner or owners of record
13. ~~12.~~ **Preservation** - The act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic property
14. ~~13.~~ **Reconstruction** - The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location
15. ~~14.~~ **Rehabilitation** - The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values
16. ~~15.~~ **Restoration** - The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project
17. ~~16.~~ **Review Board or Landmarks Commission** - the board or commission established under the provisions of the enabling legislation (OR2011-12-122)
18. ~~17.~~ **Sign** - As Defined by Section 1108.00 Definitions of the Hamilton Zoning Ordinance (OR2015-2-13)
 - a. New permanent signage or any change of signage, is considered an Alteration to the historic property as defined in the aforementioned Section 1126.20 of the Hamilton Ordinance. Such proposal shall submit a Certificate of Appropriateness Application for review and approval by the Architectural Design Review Board per Section 1126.00 of the Hamilton Zoning Ordinance.
 - b. Proposed freestanding permanent signage must comply with Section 1138.71.D of the Hamilton Zoning Ordinance.

- c. All proposed permanent signage must comply with the regulations of Section 1138.00 of the Hamilton Zoning Ordinance.

1126.50 Certificate Of Appropriateness: No alteration, painting, design change, color change, construction, reconstruction, erection, removal or exterior work on a structure, and no construction, erection, mounting, painting, design change, color change, moving, removal, or revision of permanent signage to any property in an Architectural Conservation/Historic District where such action or work will affect the exterior architectural and/or historic features or appearance of a structure, site, monument, streetscape, or neighborhood shall be permitted unless and until a Certificate of Appropriateness for such action or work has been applied for and issued by the Architectural Design Review Board, its Secretary, or Chairperson, as authorized by said Architectural Design Review Board. An application for any building permit for use in an Architectural Conservation/Historic District shall also be considered an application for Certificate of Appropriateness. In addition to the requirements for a building permit, an application shall include such other information as may be required by the Architectural Design Review Board for a Certificate of Appropriateness.

A fee will be charged for any Certificate of Appropriateness application that is required to be heard before the Architectural Design Review Board, unless the proposed change is returning to or restoring to previous or original historic materials that can be referenced in past Architectural Design Review Board or other official City of Hamilton/ State of Ohio Historic Inventory records. Fee information is listed in section 1190.12 Certificate of Appropriateness.

1190.00 FEE SCHEDULE

1190.12 Certificate of Appropriateness. A nonrefundable fee of Fifty Dollars (\$50.00) on a commercial property, Twenty Five Dollars (\$25.00) on a residential property for a Certificate of Appropriateness will be required for any work on a property in an Architectural Conservation/Historic District or a property listed on the State of Ohio Historic Inventory that is not considered like-for-like (Section 1126.20 #11) or is a return to original historic materials (Section 1126.50).



For the Planning Commission Meeting of June 20, 2016

To: Planning Commission

From: John Creech

Subject: AGENDA ITEM #4

**Request to review the Assessment of Fair Housing (AFH)-Draft
(City of Hamilton, Applicant)**

Date: June 14, 2016

BACKGROUND INFORMATION

The Department of Community Development has completed an Assessment of Fair Housing (AFH) as required by the US Department of Housing and Urban Development (HUD). The Assessment of Fair Housing is a requirement of CDBG fund recipients and has been in the Fair Housing Act since 1968. The Planning Commission must hold a public hearing to consider the City of Hamilton's Assessment of Fair Housing (AFH)-Draft, which includes the City's assessment and plans to address fair housing issues and concerns in the community.

The objectives of the AFH are to reduce segregation, enhance the nation's increasing racial, geographic and economic diversity, eliminate racially and ethnically concentrated areas of poverty, reduce disparities in access to important community assets such as quality schools, job centers, and transit, and also to narrow gaps that leave families with children, people with disabilities, and people of different races, colors, and national origins with more severe housing problems.

The Planning Commission will consider recommending or modifying the draft recommendation and submit the AFH to City Council. City Council will consider the Planning Commission's recommendation or modification before approving and directing the submission of the Assessment of Fair Housing (AFH) to the U.S. Department of Housing and Urban Development.

RECOMMENDATION

A draft of the Assessment of Fair Housing (AFH) 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 Assessment of Fair Housing (AFH) and forwards to City Council for their consideration.

Attachments to this report include:

1. Draft Assessment of Fair Housing (AFH)



Review Submission

Review the content of your AFH before completing the certification and submission to HUD.

Assessment Validation

Assessment is valid.

Cover

Assessment Id 1
Assessment Title City of Hamilton AFH 2016

Sole or Lead Submitter
Contact Information

Name Tomika Hedrington
Title Neighborhood Development Specialist
Department Community Development
Street Address 315 High Street 3rd Floor
Street Address 2
City Hamilton
State Ohio
Zip Code 45011

Program Participants

DRAFT

Participant Id	Name	Lead?	Due Date	Start Date
316000142	Hamilton City, Ohio	Yes	05/01/2017	10/04/2016

Executive Summary

Summarize the fair housing issues, significant contributing factors, and goals. Also include an overview of the process and analysis used to reach the goals.

The jurisdiction determined the following fair housing issues, significant contributing factors, and goals by attaining feedback from public participation meetings and close assessment and analysis of relevant data. The jurisdiction attained relevant data from local housing and service providers, partnered with Housing Opportunities Made Equal to schedule and conduct public participation meetings, and gathered data regarding key topics (e.g. transportation, education, disabilities, etc.) to determine the below fair housing goals.

1. Location and type of affordable housing - Public Housing, Project-Based Section 8, Other Multifamily, and LIHTC based upon the provided data and local knowledge are segregated to the 2nd and 3rd wards of the jurisdiction. Potentially developing the above housing options in other areas of the jurisdiction will allow for an increase in fair housing choices and access to opportunities. As a means of addressing this issue the jurisdiction will in partnership with the local housing authority (Butler Metropolitan Housing Authority-BMHA) will review the current placement strategies of Housing Choice Vouchers, Public Housing Section 8, and future public housing developments.
2. Private discrimination - promotes the segregation and decreases persons access to opportunity and housing choices. By decreasing private discrimination a positive impact may be seen in fair housing and civil rights compliance. The jurisdiction, in cooperation with BMHA and local housing providers, will facilitate discussions to explore alternate marketing strategies to improve the public's perception of public housing.
3. Source of income discrimination - also contributes to segregation, private discrimination, and may be considered an impediment to mobility. Decreasing source of income discrimination may improve fair housing and civil rights compliance, decrease private discrimination, and expand the location and type of affordable housing. The jurisdiction in partnership with the local housing authority (Butler Metropolitan Housing Authority-BMHA) will review the current placement strategies of Housing Choice Vouchers, Public Housing Section 8, and future public housing developments.

4. Impediments to mobility - promotes segregation and private discrimination. Decreasing impediments to mobility potentially decreases segregation, promotes the development of multiple housing options, and increases fair housing choice and access to opportunity. In instances where policies differ between Butler Metropolitan Housing Authority, Butler County, the jurisdiction, and housing providers will review current policies and determine whether changes are possible.

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5. Lack of assistance for transitioning from institutional settings to integrated housing - prevents person with disabilities from accessing appropriate and reliable housing options. Increasing assistance has the potential to secure appropriate and permanent housing options for persons transitioning from an institutional setting. The jurisdiction will facilitate discussions between local housing providers (i.e. Neighborhood Housing Services, Habitat for Humanity, BMHA, etc.) and local service providers (Butler Behavioral Health, Partners in Prime, Sojourner House, etc.) to bridge the potential gap in communication between the parties.
6. The availability of affordable units in a range of sizes - this issue is not as high of a priority as the above. Yet, the jurisdiction would benefit from an increase in the number of Public Housing and Project-Based Section 8 units in the jurisdiction. The jurisdiction will facilitate discussions with the City of Hamilton's Planning Commission to determine whether changes may be made to zoning and code requirements for housing units for families with five or more members.
7. The availability, type, frequency, and reliability of public transportation - prevents the ability of persons in the jurisdiction from accessing potential employment, health resources, and alternative housing options. The jurisdiction will continue to facilitate discussions and provide support to Butler County Regional Transit Authority (BCRTA) to determine the necessity for additional, alternative, and more frequent transportation methods in the community.

Community Participation Process

1. Describe outreach activities undertaken to encourage and broaden meaningful community participation in the AFH process, including the types of outreach activities and dates of public hearings or meetings. Identify media outlets used and include a description of efforts made to reach the public, including those representing populations that are typically underrepresented in the planning process such as persons who reside in areas identified as R/ECAPs, persons who are limited English proficient (LEP), and persons with disabilities. Briefly explain how these communications were designed to reach the broadest audience possible. For PHAs, identify your meetings with the Resident Advisory Board.

The jurisdiction partnered with Housing Opportunities Made Equal (H.O.M.E.) to complete a qualitative report for 2016 Assessment of Fair Housing (AFH) for the City of Hamilton, OH. The analysis included interviewing residents and stakeholders through five focus groups and an electronic survey. The focus groups included landlords, property managers, residents and social service providers. A web-based survey was implemented to gain the perspectives of the public and also individuals working in and/or for the City of Hamilton or Butler County government. Resident focus groups specifically targeted Hispanic and African American residents. Pastors, service providers and other community members that could not attend a focus group were afforded the opportunity to participate in the online survey. The survey

methodology was incorporated to allow individuals additional opportunities to participate. The participants were individuals that were knowledgeable about various aspects of the housing industry in Hamilton.

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Recruiting for participants for the meetings "was achieved through snowball referrals, cold calling, mailing flyers, a presentation at a Hispanic church service and contacting participants from the 2012" Analysis of Impediments. H.O.M.E. "placed an average of three phone calls and three email messages per prospective respondent" in their efforts to fill the groups. H.O.M.E. "created flyers and distributed them in key gathering places or in email messages, whenever possible." "This was reasonably productive for obtaining the professional respondents but not very effective for recruiting willing residents." There seemed to be a strong sense of apprehension for individuals to come out to discuss their experiences with fair and affordable housing in the City of Hamilton." "Even after providing full disclosure statements in Spanish and English", H.O.M.E. "recruited fewer resident participants than in the 2012" Analysis of Impediments.

"The web-based survey was fielded from April 7 - April 30, 2016 using Survey Monkey software. The sample consisted of an email list of 38 city and county employees, supplied by a community development staff person." H.O.M.E. "also made the survey available to 18 professionals who were unable to attend any of the scheduled groups if they provided their email address." "During the initial During the period of April 18 - 30, 2016, H.O.M.E. placed a link to the survey on the City of Hamilton's website to allow access to a broader group of individuals to participate in the assessment.

2. Provide a list of organizations consulted during the community participation process.

During the community participation process the jurisdiction and H.O.M.E. consulted with the following organizations and community members:

Butler County Board of DD

Butler County Childrens Services

Butler County Educational Services Center (BCESC)

Butler Metropolitan Housing Authority (BMHA)

Investment Property Owners Association - Butler County, OH (IPOA)

Living Water Ministry

Mercy Health - St. Raphael

Neighborhood Housing Services (NHS)

Neilan Park Apartments

Realty First

Supports to Encourage Low-Income Families (S.E.L.F.)

St. Julia Billiard Parrish

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T C Rogers Homes

Wallick Oroperties

3. How successful were the efforts at eliciting meaningful community participation? If there was low participation, provide the reasons.

Recruiting individuals in the Hispanic community was very difficult. "There is significant distrust in the Hispanic community re: talking to strangers' about housing conditions. The Spanish speaking pastors and social service advocates were also hard to engage and reluctant to participate in the assessment. It seems that most people would prefer to remain inconspicuous and avoid possible maltreatment and negative consequences for sharing their experiences." Recruiting for participants for the meetings "was achieved through snowball referrals, cold calling, mailing flyers, a presentation at a Hispanic church service and contacting participants from the 2012" Analysis of Impediments. H.O.M.E. "placed an average of three phone calls and three email messages per prospective respondent" in their efforts to fill the groups. H.O.M.E. "created flyers and distributed them in key gathering places or in email messages, whenever possible." "This was reasonably productive for obtaining the professional respondents but not very effective for recruiting willing residents." There seemed to be a strong sense of apprehension for individuals to come out to discuss their experiences with fair and affordable housing in the City of Hamilton." "Even after providing full disclosure statements in Spanish and English", H.O.M.E. "recruited fewer resident participants than in the 2012" Analysis of Impediments.

4. Summarize all comments obtained in the community participation process. Include a summary of any comments or views not accepted and the reasons why.

H.O.M.E. provided a summary of the 2016 City of Hamilton Assessment of Fair Housing Group Interviews and Electronic Survey. The summary is attached.

Hispanic Resident Group 4/3/2016 - Many Hispanics want to be legal so they can stay (in the City of Hamilton) and work. An example was provided of 16-year-old requirements to remain (in the United States) are extensive and costly especially if legal support is needed. Participants also had concerns regarding safety; both female participants shared examples of being assaulted and not receiving appropriated protection or legal support through courts. There is a sense of fear that if illegal they will be deported rather than protected. There was also fear of safety for their children. Police do not respond to calls; or there is racism and intimidation when there is a response. Police are also raiding and doing home invasions. Woman A provided another example of how police shined flashlights in children's

bedrooms at night and demanded an explanation of who is in the room. Participants want information on home buying especially related to inspections, contracts, etc. Are the homes they consider buying even worth it? They said banks take homes away from participants and felt like the U.S. isn't much different from Mexico in how they rob people (of their homes). We need more quality housing. What are the laws to protect homebuyers and owners?

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Participants felt there were many others with stories to tell but were afraid to participate.

There were several other people who were standing around after church and talking to Family A and Father Pucke (Pastor of Hispanic Outreach and our host) but did not want to come to the interview group. Recruiting this group was very difficult. There is significant distrust in the Hispanic community re: talking to 'strangers' about housing conditions. The Spanish speaking pastors and social service advocates were also hard to engage and reluctant to participate in the assessment. It seems that most people would prefer to remain inconspicuous and avoid possible maltreatment and negative consequences for sharing their experiences. Woman B is seeking legal assistance to avoid the loss of her and her husband's investment of time and money during the 16 years that they tried to buy their home. The sense of intimidation in the Hispanic community is strong and widespread.

Property Owners/Landlords/Property Managers Group 4/6/2016 - "We need to provide more educational services; St. Raphael was a good resource but now it's gone. They used to provide rental assistance, Rx services, addictions treatment, transportation, etc." "We need coordination of services so people don't fall through the cracks. Make the housing workers go to the 2nd Ward to provide services." "We need City Council representation for each ward." "Fair housing isn't fair! The essence of it has been lost. If they aren't willing to hire a full time employee for their fair housing monitoring, they can't be serious about it." "We need a store-front fair housing office; we used to have Devon Lewis but we need a whole department." "They [City administrators] are in denial. They want YUPPIES (Young Urban Professionals) but actually, the whole City of Hamilton qualifies as a distressed area. Community Development Block Grants (CDBG) and BMHA money is dependent on the results of this Assessment of Fair Housing (FHA) report. They [City of Hamilton] must make an annual action plan." "We need to provide continued education to the authorities and the general population." "The low water dams on the river are not safe and the scrap yard is unsightly."

We need a store-front, separate fair housing department right in the community where the people live." "They [City administrators] are in denial. They want YUPPIES but actually, the whole City of Hamilton qualifies as a distressed area. CDBG and Butler Metropolitan Block Grant (BMHA) money is dependent on the results of this AFH report. They should plan for the people they got, not the people they want!" "We need to provide continued education to the authorities and the general population about fair housing rules." "The low water dams on the river need to be fixed if the river front is ever going to be developed like other cities."

This group of property managers and landlords were very outspoken about the impact of local politics on housing development, management, and residents' lives. There was general agreement on the need for a public transportation system and more community development for the current, low-income residents.

Realtor Focus Group Summary 4/7/2016 - The group expressed a strong desire and placed emphasis on finding ways to recover housing at affordable rates rather than tearing them down. "Finding creative ways to do fixer-uppers." "We need to find creative development and financing to increase values." "Buyers need skin in the game so they are not inclined to walk away if something goes wrong." "Partner with new companies or individuals to create owner occupied units to help decrease 40% rental property shortage and enhance the tax base."

“Update guidelines for inspectors and create more consistency with rest of Butler County in the City of Hamilton.” “Be more welcoming as a community.” “Ordinance inconsistencies targeted toward absentee landlords should be removed. Currently those that are trying to do the right thing are targeted with more rigorous compliance monitoring while those that are not [in compliance with housing codes] do not get same level of enforcement.” “Need stronger strategy to accommodate employees of newly recruited employers

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to take advantage of potential new residents moving to the area.” “Allow organizations like Neighborhood Housing Services to take over services that are not part of the City’s core competencies.” “Conduct a market study to determine the appropriate housing strategy based on needs of the community and assets available i.e. lot size, location, need for accessibility accommodation, etc.”

Social Service Providers Group Summary 4/11/2016 -“Review application process and simplify it.” “Encourage the tenants to take the lead in problem solving.” “Provide specialized housing for veterans.” “Create some transitional housing for heroin treatment and help people see the possibility of self-sufficiency if trying give option for house show that it is possible; use holistic approach” Get some community workers to coordinate benefits and services for the hard to serve clients.” “Police need to show up so that landlord can file necessary report to begin eviction process so that they can remove problem tenants. Hard to get police report filed and eviction proceeding cannot begin without a report.” “Random drug testing for cause to help with evictions for repeat nuisance offenders.” “Service providers would like to know where vacancies are; create a process to inform so that clients and landlords can be helped” “Get One Stop, wrap-a-round services; United Way 211 information lists need to be updated.” “A ‘Healthier Buckeye’ program to help coordinate homeless and addicted people with services.” “Can you create a problem landlord list?” “Make a ‘Transitions to Success’ program like Dr. Marcel Wilson did – treats poverty like an environmental issue. Create ‘Bridges Out of Poverty’” “Criminal offenses guidelines need to be revisited- the list is excessive for people needing public housing.”

“We need a pocket of housing to get people out of addiction-infested areas; need more options.” “Education to help people become home owners; NHS has a good model and perhaps could create some Rent to Own education.” “Provide free mailboxes for people to receive government services—individuals who are homeless or couch surfing can still receive status updates on their applications for services.” “Provide subsidies for suburban locations (10%) that can help with market rate rents; will not accept voucher if paying less than what landlords can get on the open market.” “Gentrification and loss of units has reduced the number of affordable units.” “Spread good environments to the areas that are now depressed and un-tended. Develop the traditionally ‘bad areas’.”

There were two landlords / property managers in the group and their opinions were noticeably divergent from the rest of the group. They tended to be a bit defensive and less tolerant of considering barriers and impediments that tenants might experience. The Service Providers seemed to have a genuine understanding of their diverse clients’ needs and are advocating to have these needs met.

2nd Ward Residents Group Summary 4/13/2016 - “They need to provide more activities for our teens, more for people to do.” “They were going to put in an aquatic center but they changed their mind. We don’t have any swimming pools in the neighborhood last year, a child drowned in the river because he didn’t have a chance to learn to swim!” “We need more playgrounds. Make us a park.” “There is a community garden but it just doesn’t feel like it’s for us.” “Give us a pool, a splash park, a basketball court or maybe a park with picnic tables and barbeque grills.” “They should tear the projects down and build new buildings.” “Let us rehab some of these old buildings [like with Habitat for Humanity] or something like BBB Rents [‘What’s that?’] It’s for teaching us how to rehab a building so that we can then buy a home. We can’t afford to buy a regular house because they won’t even have appliances in them.” “They should really review their policies about fair housing. My economic situation which includes my husband being an ex-convict keeps me paying market rent with low

income.” “I am an ex-convict and I want to be able to learn a skill like rehabbing houses and make them accessible for poor people to buy. Hamilton should start using contractors from the community instead of hiring outsiders.” “City should start making city workers do their jobs [police, health department, etc.]” “You should make living conditions livable for everybody. We don’t have any stores, no storage space (for bikes or grills – if you leave a grill outside, they’ll throw it away). It’s not safe for us since the apartments only have one door (Isn’t that a fire

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hazard?) and there's no security – even on the one main door to the buildings.” “Screen the staff better – the maintenance crew are druggies, it's dangerous for them to have access to our apartments because they are sketchy.” “Start applying the rental rules consistently – sometimes they'll hold an apartment until certain felons get out of jail!” “Check out how residents are being overcharged for services like \$30 for a replacement battery for a smoke detector, \$42 for mini-blinds that cost only \$7 at the Dollar store, they charge us for unplugging the toilet when it's really just bad plumbing, they call themselves cleaning our carpets but only use plain water (no soap) and that just adds to the known mold problems under the carpet. They charge \$28 to spray for bed bugs whether you have them or not.” “They tried to evict me just for calling the health department about mold.” “They should make some low income housing outside of Ward 2.” “Do something about people being on the waiting list for an apartment for so long – it seems like they don't even go by the waiting list; it's not fair.”

“Make fair housing available to single men. More affordable housing outside 2nd Ward” “Don't treat 2nd Ward residents less than anyone else. Youth programs, block parties” “I'm paying \$800.00/month for a Front Street apartment and that's ridiculous. I'm paying West side rent on the East side and it's supposed to be subsidized housing!” “Review old felony guidelines; we can rebuild houses and computers if given a chance.” “Give us more information to help ourselves like how to buy a house, how to get access to things, how to get problems solved with the landlord.”

Respondents reported feeling disrespected and mistreated by the law and by the housing authority. They want to have their community developed to have entertainment, commerce, public safety, public transportation and resources that will help become more productive and self-sufficient.

Assessment of Past Goals, Actions and Strategies

1. Indicate what fair housing goals were selected by program participant(s) in recent Analyses of Impediments, Assessments of Fair Housing, or other relevant planning documents:

a. Discuss what progress has been made toward their achievement.

April 2012, the City of Hamilton had an Analysis of Impediments (AI) prepared in support of the City's efforts to affirmatively further fair

housing. Based upon the recommendations of the AI, the following impediments were established and appropriate action has been taken to overcome the issues:

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1. Impediment - The zoning overlay district may be considered a barrier to investment and improvement of the housing stock in the African American community. Action - The city has reviewed current market conditions and determined that, at this time, there will be no change to the zoning overlay district. The city will continue to review market conditions to determine whether future changes will be necessary.
2. Impediment - A lack of a public transportation system limits the ability of low-income minority and disabled residents to exercise full housing choice. Action - The city has verified through discussions with Butler County Regional Transit Authority (BCRTA) that new routes have been established to extend services within the city limits. Additionally, the city has provided funding to BCRTA in an effort to extend their services. The city will continue discussions with BCRTA to determine the city's future transportation needs.
3. Impediment - Hispanic residents experience difficulty obtaining City-owned utilities due to language barriers and excessive documentation requirements. Action - The city has and will continue to offer Spanish translation to the City's Utility Department's Spanish-speaking customers. The presence of a Spanish translator has resolved the issue surrounding excessive documentation requirements.
4. Impediment - Families with vouchers to move to higher rent suburban areas is limited due to Butler Metropolitan Housing Authority's (BMHA) lack of established exception rent areas. Action - Through discussions with BMHA, it has been determined that it is not necessary to conduct a rent analysis because all areas of the county currently qualify as rent reasonable and exception rent areas are not seen as necessary at this time. At the present, BMHA utilizes 100% of FMR published by HUD as well as higher for accommodations.
5. Impediment - Requiring in-person applications when the waiting list for Housing Choice Vouchers is opened results in long lines and is an impediment for families with small children and people with disabilities. Action - After close analysis of previous years application procedures, BMHA extended the period for the acceptance of Public Housing applications to twenty-three days. Ultimately, providing applicants with an extended period of time to complete and submit applications. As a result, the necessity for applicants to wait in long lines has diminished
6. Impediment - The City's encouragement of displacement of public housing residents and lack of support for redevelopment of BMHA projects are impediments to fair housing choice. Action - The city has and will continue to encourage and support BMHA in redevelopment (e.g. Beacon Pointe), ongoing maintenance, and continual upgrades to their assets in the city.
7. Impediment - Landlords lack knowledge that tenants are allowed to make reasonable modifications to rental property. Action - The city has hosted training sessions to local residents, property owners, and social services providers.
8. Impediment - Tenants with disabilities often cannot afford the cost of accessibility modifications to rental housing in Hamilton. Action - The city has and will continue to assist local residents with accessibility modifications to their homes. The city has and will also continue to work with local nonprofits, Supports to Encourage Low-Income Families (SELF), and People Working Cooperatively (PWC) to provide assistance to local residents in making accessibility modifications to their housing.
9. Impediment - The lack of visitable housing in Hamilton is an impediment to the integration of people with disabilities into the community.

Action - The city will continue to support its current requirements for visitability of multi-family units through collaboration with local housing providers (i.e. Neighborhood Housing Services).

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10. Impediment - An increase in the number of foreclosures exists due to a lack of awareness by homeowners of their rights in foreclosure and how to obtain qualified and trustworthy assistance. Action - The city will continue to support the Legal Aid Society of Southwest Ohio, LLC, Neighborhood Housing Services, and Lifespan which all provide services and programs that raise foreclosure awareness among local homeowners.

11. Impediment - Women lack the knowledge that sexual harassment is considered against the law and enforceable under the fair housing laws. Action - The city has and will continue to offer Fair Housing information sessions to local residents (i.e. Butler County YWCA). The sessions have included but were not limited to include information regarding sexual harassment, Fair Housing, and Ohio's Tenant-Landlord laws.

12. Impediment -The general public lacks understanding of fair housing rights, particularly the protections for families with children and people with disabilities. Action - The city will continue to offer Fair Housing information sessions to the general public. The session's have included information regarding Fair Housing and Ohio's Tenant-Landlord laws. Additionally, has sponsored annual Fair Housing information sessions for city council members and the city's Planning Commission.

b. Discuss how you have been successful in achieving past goals, and/or how you have fallen short of achieving those goals (including potentially harmful unintended consequences); and

The jurisdiction has committed to developing solutions for each impediment determined in the most recent Analysis of Impediments. As such, the jurisdiction has been able to successfully correct and/or assess each impediment. Staff within the jurisdiction's Neighborhood Development Division, local housing providers, the local transportation provider, the Building & Zoning Committee, City Council, amongst others have all engaged in discussions applicable to the Fair Housing impediments previously determined. Through the discussions impediments were able to be corrected, assessed, and/or plans are in place for future discussion.

Additionally, H.O.M.E and employees in the NDD Division have conducted fair housing training and information sessions to members of the jurisdictions City Council, Building and Zoning Committee, local landlords and residents. Add information about the concrete repair, Testing done by HOME, and trainings to City Council and Planning Commission by HOME. As applicable the overlay district has been reassessed and when conditions are suitable allow for re-zoning and future development in the 2nd ward of the jurisdiction at zero cost to the developer. After reviewing the Neighborhood Initiative, there have been three applications submitted for redevelopment and each were successfully approved.

c. Discuss any additional policies, actions, or steps that you could take to achieve past goals, or mitigate the problems you have experienced.

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The City of Hamilton maintains an annual contract with Housing Opportunities Made Equal (H.O.M.E.). H.O.M.E. is a private fair housing agency serving the Cincinnati metropolitan area which includes the City of Hamilton and Butler County. The annual H.O.M.E. contract with the City calls for:

- Complaint Investigation – HOME will receive and investigate complaints of illegal housing discrimination and counsel clients on enforcement options. Guidance through the administrative process will be provided at no cost to the complainant and will continue to
 - do so.
- Community Outreach – HOME will disseminate fair housing and landlord-tenant brochures to social services organizations and
 - conduct 3 community meetings for residents, one of which will reach the Latino community and will continue to do so.
- Random Testing – HOME will conduct 30 random rental tests and 2 random real estate tests, and will continue to do so.
- Education of Housing Providers – HOME will conduct one 3-hour CEU fair housing class for real estate agents and one training class for rental property owners, and will continue to do so.

In addition to the city's contract with H.O.M.E. the city employs a Neighborhood Development specialist that provides direct support and outreach to City of Hamilton residents, agencies, and property owners.

d. Discuss how the experience of program participant(s) with past goals has influenced the selection of current goals.

In the past (i.e. the 2012 Analysis of Impediments", goals were chosen based upon current economic and public conditions. Additionally, goals were chosen that were reasonably attainable but clearly impactful to the community. For example, one recommendation in the 2012 Analysis of Impediments was "The City should aggressively pursue funding options for public transportation". After carefully reviewing this recommendation, the jurisdiction actively pursued a partnership with the Butler County Regional Transit Alliance (including financial resources) to extend and develop new transportation routes within and surrounding the jurisdiction. Additionally, the jurisdiction actively connected BCRTA and local businesses to expand the projects offered by BCRTA.

Another recommendation was to "Raise awareness among low-income renters of their right to be free of sexual harassment in their housing." Due to this recommendation, in 2012 the jurisdiction hired a Neighborhood Development Division specialist to perform Fair Housing outreach duties, provide support and direction to local residents and landlords concerning fair housing rights, connect with local organizations to conduct fair housing trainings and provide information, as well as additional duties as they relate to successfully educating community members in the jurisdiction about fair housing rights and laws.

Due to the above recommendations and the remaining recommendations listed in the AI, the jurisdiction has chosen to utilize a similar manner to determine future goals. As a result, the jurisdiction will utilize information obtained through the completion of the AFH, results

and feedback from the public meetings, and general knowledge to select current goals.

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Fair Housing Analysis

Fair Housing Analysis > Demographic Summary

1. Describe demographic patterns in the jurisdiction and region, and describe trends over time (since 1990).

As of 2010, the City of Hamilton is 82.22% White, Non-Hispanic, 8.35% Black, Non-Hispanic, 6.20% Hispanic, 0.66% Asian or Pacific Islander, Non-Hispanic, and 0.18% Native American, Non-Hispanic. Between 1990 and 2010, the jurisdiction experienced a 9.44% decrease in its White, Non-Hispanic population and a 5.71% increase in its Hispanic population. The increase in the Hispanic population is significantly higher than the increase in any of the other listed racial/ethnic populations in the jurisdiction (i.e. Black, Asian or Pacific Islander, or Native American). In addition to an increase in the Hispanic population, the jurisdiction has experienced a 1.67% increase in the number of citizens experiencing Limited English Proficiency (LEP). Between 1990 and 2000, the jurisdiction has experienced a 3.11% decrease in the number of Families with children.

The jurisdiction's residents are of the following National Origin groups; Mexico, India Germany, Dominican Republic, Thailand, Philippines, Canada, China (excluding Hong Kong and Taiwan), Romania, and Guatemala. Mexico possesses the highest number at 1220, 1.97%. Spanish-speaking individuals possess the highest rate of LEP in the jurisdiction at 2.19%, Gujarati is at the lowest LEP rate at 0.01%.

Individuals with the following disability types including Hearing Difficulty, Vision Difficulty, Cognitive Difficulty, Ambulatory Difficulty, and Self-Care Difficulty reside in the jurisdiction. The highest ranking disability, Ambulatory Difficulty exists at 9.07%, while Vision Difficulty is lowest at 2.77%. The remaining difficulties (i.e. hearing, cognitive, self-care, and independent living) have a range of 3.05%-6.73%.

2. Describe the location of homeowners and renters in the jurisdiction and region, and describe trends over time.

According to the attached maps "Owner and Renter Occupied by Census Tract 2009 and 2010" residents residing in owner-occupied housing are primarily found in the 1st and 6th (south) wards of the jurisdiction. Areas of higher integration (i.e. wards 2, 3, 4, 5, and 6 (south)) have more renter-occupied housing than owner-occupied housing units. There appears to not be a significant difference percent of renter-occupied and owner-occupied units throughout the jurisdiction between 2009 and 2010.

In general, the 2009 and 2010 maps suggest that areas of segregation and a higher number of White-Non-Hispanics have a higher percent of owner-occupied housing units. While areas of increased integration and a higher presence of minorities have a higher percent of renter-occupied units.

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Fair Housing Analysis > General Issues

Fair Housing Analysis > General Issues > Segregation/Integration

Fair Housing Analysis > General Issues > Segregation/Integration > Analysis

1. Analysis

- a. Describe and compare segregation levels in the jurisdiction and region. Identify the racial/ethnic groups that experience the highest levels of segregation.

Within the jurisdiction, the non-White/White dissimilarity index is moderate and experienced a decrease between 1990 and 2010. The surrounding region, on the otherhand, has continuously experienced a high dissimilarity index between 1990-2010. The Black/White dissimilarity index is the highest in both the jurisdiction and region (i.e. 55.49 in the jurisdiction and 71.02 in the region). The jurisdiction's Hispanic/White dissimilarity index is moderate and has more than doubled between 1990 and 2010 (increasing from 23.72 to 52.48). Similarly, in the region, the Hispanic/White dissimilarity index experienced a significant increase in numbers between 1990 and 2010 (increasing from 26.02 to 40.30). The jurisdiction's Asian or Pacific Islander/White dissimilarity index has remained low, but has increased slightly between 1990 and 2010 (i.e. 29.03 to 38.75). The Asian or Pacific Islander/White dissimilarity index in the region has remained consistently moderate, decreasing between 1990 and 2000 then increasing by 6.05 in 2010. In general segregation slightly decreased within the jurisdiction, but has remained high in the region (experiencing minimal decrease).

- b. Explain how these segregation levels have changed over time (since 1990).

Between 1990 and 2000, the jurisdiction's non-White/White dissimilarity index decreased by 11.26. Yet increased by 9.99 between 2000 and 2010. Nonetheless, the increase in 2010 kept the non-White/White dissimilarity index in the moderate range and lower than the index in 1990. Although there

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was a decrease the jurisdiction's Black/White dissimilarity index remains in the high range and only slightly decreased by 11.73 between 1990 and 2010. The jurisdiction's Hispanic/White dissimilarity index more than doubled between 1990 and 2010. The dissimilarity index increased from 23.72 in 1990 to 52.48 in 2010. Contrary, to the Hispanic/White dissimilarity index the jurisdiction's Asian or Pacific Islander/White index experienced only a slight increase and remains in the low range. Overall, segregation in the jurisdiction slightly decreased. In spite of increasing slightly between 2000 (47.61) and 2010 (51.01), the rate remains lower than the rate in 1990 (58.87).

c. Identify areas with relatively high segregation and integration by race/ethnicity, national origin, or LEP group, and indicate the predominant groups living in each area.

Historically, the jurisdiction is split into six (6) wards (1 North, 1 South, 2, 3, 4, 5, 6 North, and 6 South). Please see attached map titled "Map of City of Hamilton Wards". Map 1, Race/Ethnicity, reveals that wards 2, 4, 5, and 6 (North) are the most integrated areas of the jurisdiction. The four (4) wards have populations of Black, Non-Hispanic, Hispanics, and White, Non-Hispanics. The highest population of Black, Non- Hispanics reside within the 2nd ward. The 4th, 5th, and 6th (north) wards appear to have a mixed population of Black, Non-Hispanics, Hispanics, White, Non-Hispanics and small population of Asian/Pacific Islander, Non-Hispanics.

Map 2, Race/Ethnicity Trends, 1990, reveals a high degree of segregation within the jurisdiction. The Black, Non-Hispanic, appear centralized to the 2nd ward, which is also the area of R/ECAP in the jurisdiction. The Native American, Non-Hispanic, Hispanic, and Asian/Pacific Islander, Non-Hispanic populations appear non-existent.

Map 2, Race/Ethnicity, 2000, displays the jurisdiction as remaining segregated. But there is a visible increase in the Hispanic population and an expansion of the Black, Non-Hispanic population into the 4th and 5th wards of the jurisdiction. Nonetheless, the Black, Non-Hispanic and Hispanic populations are segregated and primarily found in the 2nd ward.

Map 3, National Origin, reveals Mexico as the primary country of national origin. India, Germany, Dominican Republic, and Thailand are not present in the jurisdiction.

d. Consider and describe the location of owner and renter occupied housing in determining whether such housing is located in segregated or integrated areas.

According to the Owner and Renter Occupied by Census Tract map, the jurisdiction's owner-occupied housing is primarily found in the 1st

(north and south), and 4th (south); both areas exhibit minimal segregation and a high population of White, Non-Hispanic individuals. The 2nd, 3rd, 4th, 5th, and 6th (north) wards have more renter-occupied than owner-occupied housing units. The 2nd and 3rd wards,

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according to the 1990 and 2000 Race/Ethnicity Trends maps, appear to be the most segregated areas of the jurisdiction. The 4th, 5th, and 6th wards are minimally segregated but have a higher rate of renter-occupied than owner-occupied housing. Based upon this data, it may be reasonable assumed higher segregated areas of the jurisdiction possess a higher number of renter-occupied housing units.

e. Discuss how patterns of segregation have changed over time (since 1990).

According to Table 2, the jurisdiction has a population that is 82.22% White, Non-Hispanic, 8.35% Black, Non-Hispanic, 6.20% Hispanic, .66% Asian or Pacific Islander, Non-Hispanic, 0.18% Native American, Non-Hispanic, and 0.14% Other, Non-Hispanic. From 1990 to 2010, the White, Non-Hispanic population decreased 6.44%; while the Black, Non-Hispanic population increased 1.09%. The Hispanic population increased significantly by 5.71% between 1990 and 2010. There was a minimal increase in the Asian or Pacific Islander, Non-Hispanic population by 0.33%, and a 0.04% increase in the Native American, Non-Hispanic population. 3.63% of the jurisdiction's population is "Foreign-born", while 2.30% are Limited English Proficient. At 61.81%, individuals between the age of 18-64 are the largest population in the jurisdiction. 25.50% are under 18 and 12.69% are over the age of 65.

Map 2 Race/Ethnicity Trends 1990 and 2000, reveal that the 2nd ward is the most integrated of the six wards. The 2nd ward is also considered the area of R/ECAP for the jurisdiction. By 2000, there appears to be a small increase in integration in the 1st and 6th (north) wards. Both maps reveal that segregation remains throughout the jurisdiction. Specifically, in the 3rd, 4th, and 6th (south) wards.

Map 3 National Origin, reveals that Mexico is the primary country of origin in the jurisdiction. Individuals from India, Germany, the Dominican Republic, and Thailand do not show a visible presence in the jurisdiction. Individuals of Mexican descent appear to be integrated into the population in wards 2, 5, and 6 (north & south). The 1st ward appears highly segregated and does not reveal a presence of individuals of Mexican descent.

f. Discuss whether there are any demographic trends, policies, or practices that could lead to higher segregation in the jurisdiction in the future.

The jurisdiction does not foresee any demographic trends, policies, or practices that may lead to higher segregation. On the contrary, it may be presumed that the increase over the past fifteen years in the Black, Non-Hispanic and Hispanic populations will continue to lead to increased integration.

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Fair Housing Analysis > General Issues > Segregation/Integration > Additional Information

2. Additional Information

- a. Beyond the HUD-provided data, provide additional relevant information, if any, about segregation in the jurisdiction and region affecting groups with other protected characteristics.

Based on Map 16 Disability Type, the jurisdiction appears to have an even distribution of individuals with Ambulatory, Self-Care, Independent Living, Hearing, Visual, and Cognitive disabilities. It appears that no one disability is segregated to specific wards within the jurisdiction.

- b. The program participant may also describe other information relevant to its assessment of segregation, including activities such as place-based investments and mobility options for protected class groups.

The jurisdiction has and will continue to work to increase integration and access to affordable and fair housing.

Fair Housing Analysis > General Issues > Segregation/Integration > Contributing Factors of Segregation

3. Contributing Factors of Segregation

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of segregation.

Location and type of affordable housing

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Other

The Jurisdiction does not foresee or is able to identify any additional factors that contribute to factors of segregation other than the one (1) identified above (Location and type of affordable housing).

Fair Housing Analysis > General Issues > R/ECAPs

Fair Housing Analysis > General Issues > R/ECAPs > Analysis

1. Analysis

a. Identify any R/ECAPs or groupings of R/ECAP tracts within the jurisdiction.

Map 1 - Race/Ethnicity, does not appear to reveal any R/ECAP areas of Race/Ethnicity specific to the Jurisdiction. It is noticeable on the map that wards 2, 4, 5, and 6 (North) are the most integrated and have populations of Black, Non-Hispanic, Hispanic, and a small population of Asian/Pacific Islander, Non-Hispanic (specifically in ward 6 (North)). Wards 1 and 6 (South), both have exceptionally small populations of Black, Non-Hispanics, Native Americans, Non-Hispanics, and Asian/Pacific Islander, Non-Hispanics.

Map 3 - National Origin, reveals the primary National Origin being Mexico and a very small presence if individuals of Dominican descent in the 1st wad. An area of R/ECAP is not present on the map.

Map 4 - LEP, reveals that Spanish is the only LEP in the jurisdiction and that are no areas of R/ECAP.

b. Which protected classes disproportionately reside in R/ECAPs compared to the jurisdiction and region?

Table 1 reveals that 82.22% of the jurisdiction's population is White, Non-Hispanic, 8.35% Black, Non-Hispanic, 6.20% Hispanic, 0.66% Asian or Pacific Islander, Non-Hispanic, 0.18%, and 0.14% Other, Non-Hispanic. Ultimately revealing that the primary race/ethnicity of the jurisdiction's residents is White, Non-Hispanic.

Table 4 reveals that the jurisdiction does not have a percentage of R/ECAP group, families with children, or national origin groups. This is dissimilar than the jurisdiction's surrounding region (Cincinnati), which has a Race/Ethnicity R/ECAP of 61,223, Family Type R/ECAP of 13,150, and National Origin R/ECAP of 61,223.

Map 1, does not reveal an area of R/ECAP. Yet, it does reveal that the Black, Non-Hispanic and Hispanic populations are primarily segregated in the 2nd, 4th, 5th, and 6th (North) wards of the jurisdiction. It is clear that the 1st and 6th (South) wards are primarily inhabited by White, Non-Hispanics.

Maps 3 and 4, do not reveal areas of R/ECAP for Limited English Proficient persons or National origin.

c. Describe how R/ECAPs have changed over time (since 1990).

Map 1 - Race/Ethnicity, does not reveal an area of R/ECAP for Race/Ethnicity within the jurisdiction. The jurisdiction's surrounding region, on the other hand, has multiple areas of R/ECAP for Race/Ethnicity with the primary race/ethnicity in these areas being of Black, Non-Hispanic descent.

Map 2 - Race/Ethnicity Trends, 1990, reveals an area of R/ECAP in the 2nd ward of the jurisdiction. The primary race/ethnicity in this area are Black, Non-Hispanics. The jurisdiction's surrounding region, Cincinnati, reveals areas of R/ECAP also with the primary Race/Ethnicity being Black, Non-Hispanics.

Map 2 - Race/Ethnicity Trends, 2000, also reveals an area of R/ECAP in the 2nd ward of the jurisdiction with the primary Race/Ethnicity in the area being Black, Non-Hispanic. The surrounding region has areas of R/ECAP with the primary Race/Ethnicity in the said areas being of Black, Non-Hispanic descent.

Map 3 - National Origin, does not reveal any areas of R/ECAP within the jurisdiction. The jurisdiction's surrounding region, on the other hand, has multiple areas of R/ECAP. Yet within the areas of R/ECAP no specific National Origin is present in the areas.

Map 4 - LEP, does not reveal any areas of R/ECAP for Limited English Proficiency Persons within the jurisdiction. The surrounding region appears to have areas of R/ECAP with the LEP being Chinese, Spanish, or Hmong in these areas.

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2. Additional Information

- a. Beyond the HUD-provided data, provide additional relevant information, if any, about R/ECAPs in the jurisdiction and region affecting groups with other protected characteristics.

The jurisdiction has and will continue to support local organizations that assist local residents in moving from poverty stricken areas to low-poverty neighborhoods.

- b. The program participant may also describe other information relevant to its assessment of R/ECAPs, including activities such as place-based investments and mobility options for protected class groups.

The 2nd ward of the jurisdiction is the only area of R/ECAP. As a means of addressing the segregation in the 2nd ward the jurisdiction and local housing providers have and will continue to work to develop and advertise housing opportunities outside of the 2nd ward to individuals of Black, No-Hispanic, Hispanic, and race/ethnic groups other than White, Non-Hispanics. Examples of

3. Contributing Factors of R/ECAPs

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Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of R/ECAPs.

Location and type of affordable housing

Private discrimination

Other

Based upon the assessment thus far the jurisdiction does not foresee any other additional factors contributing to areas of R/ECAP other the two (2) identified above (Location and type of affordable housing and Private Discrimination).

Fair Housing Analysis > General Issues > Disparities in Access to Opportunity

Fair Housing Analysis > General Issues > Disparities in Access to Opportunity > Analysis

Fair Housing Analysis > General Issues > Disparities in Access to Opportunity > Analysis > Educational Opportunities

1. Analysis

a. Educational Opportunities

i. Describe any disparities in access to proficient schools based on race/ethnicity, national origin, and family status.

Table 12 - Opportunity Indicators, by Race/Ethnicity, reveals that the Jurisdiction has a low value in the School Proficiency Index, indicating less access to proficient schools. The Total Population indices for White, Non-Hispanic (44.94), Black, Non-Hispanic (41.10), Hispanic (38.52), Asian or Pacific Islander, Non-Hispanic (46.99), and Native American, Non-Hispanic (43.38) are all very close in number

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and does not reveal a large discrepancy among the racial groups. Nonetheless, it is revealed that the Hispanic population has the lowest School Proficiency Index of 38.52. The Jurisdiction's population below federal poverty line also reveals indices indicating less access to proficient schools for White, Non-Hispanic, Black, Non-Hispanic, Hispanic, Asian or Pacific Islander, Non-Hispanic, and Native American, Non-Hispanic populations. *Based upon the index numbers poverty does not appear to effect the School Proficiency Index and unfortunately, all races within the Jurisdiction have less access to proficient schools.* The Jurisdiction's surrounding region, on the other hand, has indices for School Proficiency that suggest a large discrepancy between White, Non-Hispanic and Black, Non-Hispanic. The regions index of 67.60 for Asian or Pacific Islander, Non-Hispanics and 62.70 for White, Non-Hispanics are significantly higher than the 28.41 index for Black, Non-Hispanics. Within the region Blacks, Non-Hispanics have the lowest index. Hispanics index of 53.12, and Native American, Non-Hispanics index of 53.84 are also significantly higher. Yet, when assessing the region's population below the federal poverty line, the index numbers decrease for Hispanics (38.98), Asian or Pacific Islander, Non-Hispanic (38.77), and Native American, Non-Hispanics (45.85). Black, Non-Hispanics continue to have the lowest index (21.86) and White, Non-Hispanics index remains higher (51.88). Compared to the region the Jurisdiction does not have a significant discrepancy in the School Proficiency Index among the race populations in the Total Population or Population below federal poverty line.

Map 9 - Demographics and School Proficiency (School Proficiency and Race/Ethnicity), appears to reveal that areas of integration (i.e. wards 2,4,and 5) have less access to proficient schools. The more segregated 1st ward has a higher school proficiency rate. Ward 6 (North) appears integrated and also to possess the highest school proficiency index. The map of the Jurisdiction does not reveal an area of R/ECAP. The map of the region appears to reveal that areas of R/ECAP and that have a higher population of Blacks, Non-Hispanics possess the lowest school proficiency rates. Areas northwest of the region appear to have higher school proficiency rates and are more highly populated with White, Non-Hispanics and Asian/Pacific Islander, Non-Hispanics.

Map 9 - Demographics and School Proficiency (School Proficiency and National Origin), appears to reveals the the only National Origin in the Jurisdiction, Mexico, is found in an area of the Jurisdiction that has the lowest school proficiency rate. India, Germany, Dominican Republic, and Thailand so not show present populations on the map. The map of the Jurisdiction does not reveal an area of R/ECAP. The map of the region appears to reveal multiple areas of R/ECAP with no specific national origin residing in those areas. The northwest quadrant of the region appears to be highly integrated and also has a high school proficiency rate (i.e. varying shades of dark gray).

Map 9 - Demographics and School Proficiency (School Proficiency and Family Status), appears to reveal that wards 2, 4, and 5 have a high population of families with children and also has a low school proficiency rate. Ward 1, appears to have a high number of families with children, but has a slightly higher school proficiency rate, as made apparent by the darker shades of gray. Ward 6 (North) has the highest school proficiency rate in the jurisdiction, but does not have as many families with children. This map of the Jurisdiction does not reveal an area of R/ECAP. The map of the region reveals the presence of families with children blanketing the area, residing in areas of R/ECAP and non-R/ECAP, and areas of varying school proficiency rates.

ii. Describe the relationship between the residency patterns of racial/ethnic, national origin, and family status groups and their proximity to proficient schools.

Map 9 - Demographics and School Proficiency (School Proficiency and Race/Ethnicity), appears to reveal that wards 2, 4, and 5 of the jurisdiction have the lowest school proficiency rates (i.e. light shades of gray). Ward 6 (North) appears to have the highest school proficiency rate and appears to have a balanced mix of White, Non-Hispanics, Black, Non-Hispanics, and Hispanics. Ward 1 of the jurisdiction is highly segregated, possesses a large population of White, Non-Hispanics and has a higher school proficiency rate than the 2nd, 4th, and 5th wards. In general, the map appears to reveal that areas with higher populations of White, Non-Hispanics or with an equal balance of White, Non-Hispanics and other race groups have a higher school proficiency rate. The map of the region appears to reveal a similar result. Revealing that areas of higher integration, particularly with high numbers of Black, Non-Hispanics, possess lower school proficiency rates. While areas of segregation or possessing what appears as an equal balance of White, Non-Hispanics and other race/ethnic groups (i.e. Asian/Pacific Islander, Non-Hispanics, Hispanics, and Black, Non-Hispanics) have higher rates of school proficiency. In general both maps reveal that there are higher school proficiency rates in the areas surrounding the jurisdiction.

Map 9 - Demographics and School Proficiency (School Proficiency and National Origin), appears to reveal that the area of the jurisdiction (i.e. wards 2, 4, and 5) with a noticeable population of individuals of Mexican descent has a lower school proficiency rate than the surrounding areas (i.e. wards 1, 3 and 6) that do not reveal the presence of any national origin. The map does not reveal any areas of R/ECAP in the jurisdiction. The map of the region appears to reveal that individuals of Mexican Indian, German, Dominican, and Thai descent have varying access to school proficiency. Areas of R/ECAP appear to have the lowest school proficiency rates.

Map 9 - Demographics and School Proficiency (School Proficiency and Family Status), appears to have multiple areas possessing families with children. 60.1%-80% appears to be the most prevalent percentile across the jurisdiction and is found in areas with the lowest school proficiency rate and also areas with slightly higher school proficiency rates in the jurisdiction. Areas of R/ECAP do not appear present on the map. The map of the region reveals large clusters of families with children in the center and northern regions of the map. Areas of R/ECAP reveal a higher prevalence of possessing households that are 80.1%-100% families with children.

iii. Describe how school-related policies, such as school enrollment policies, affect a student's ability to attend a proficient school. Which protected class groups are least successful in accessing proficient schools?

The City of Hamilton's School District has an open enrollment policy pursuant to legislative requirements in section 3313.98 of the Ohio Revised Code. The open enrollment policy makes it possible for all citizens in the jurisdiction possessing appropriate and acceptable

documentation to have the access to attend school. Hispanics in the jurisdiction are least likely to have access to proficient schools due to, at times, questionable citizenship status and fear of deportation (the county sheriff for the jurisdiction has publicly made it known that illegal immigrants are not welcome to the area and will face deportation if discovered).

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b. Employment Opportunities

i. Describe any disparities in access to jobs and labor markets by protected class groups.

Table 12 - Opportunity Indicators, by Race/Ethnicity appears to reveal that Hispanics have the least access to the Labor Market, possessing an index of 15.32. Asian or Pacific Islander, Non-Hispanics have the greatest access to the Labor Market with an index of 33.93. The jurisdiction's indices for the Labor Market reveal that White, Non-Hispanics (32.52), Black, Non-Hispanics (19.57), Hispanics (15.32), Asian or Pacific Islander, Non-Hispanics (33.93), and Native, American, Non-Hispanics (27.45) all have limited access to the Labor Market. This is made apparent by their index numbers all being below 50. Nonetheless Black, Non-Hispanics and Hispanics have the least access to the Labor Market. This is true for both the jurisdiction and the region. Ultimately suggesting that there may be a disparity in access to the Labor Market for Black, Non-Hispanics and Hispanics in the jurisdiction and the region when compared to White, Non-Hispanics and Asian or Pacific Islander, Non-Hispanics. The index numbers for the Labor Market remain low when assessing all Race/Ethnicities below the federal poverty line also. White, Non-Hispanics (22.86) below the federal poverty line have the greatest access to the Labor Market. Contrary to the total population indices, Native American, Non-Hispanics (8.66) in the jurisdiction have the least access to the Labor Market when measuring individuals below the federal poverty line.

The Jobs Proximity Index for the jurisdiction reveals that Black, Non-Hispanics have the greatest access to Jobs Proximity, while White, Non-Hispanics have the least access to Jobs Proximity for both the jurisdiction and the region. In general, the Jobs Proximity Index reveals higher numbers for the jurisdiction than revealed for the Labor Market Index. Based on the data provided it may be assumed that race/ethnicity does not play a role in access to Jobs Proximity for both the jurisdiction and region.

Map 10 - Demographics and Job Proximity (Job Proximity and Race/Ethnicity), appears to reveal that access to Jobs Proximity varies throughout the jurisdiction. Access does not appear to be greater in any particular ward in the jurisdiction regardless of areas of segregation. This also remains true for the region. The map of the jurisdiction reveals that there is greater Jobs Proximity access in the 2nd and 6th (North) wards of the jurisdiction. These two wards also prove to be the most integrated areas of the jurisdiction and have greater Jobs Proximity Indices for Black, Non-Hispanics, Hispanics, Asian or Pacific Islander, Non-Hispanics, and Native American, Non-Hispanics. The outer areas of the jurisdiction appear to have the least access to Job Proximity, yet this makes sense given that these areas are rural.

Map 10 - Demographics and Jobs Proximity (Job Proximity and National Origin), appears to reveal greater Jobs Proximity in the 2nd and 6th (North) wards of the jurisdiction. Both wards appear to have a population of individuals of Mexican descent, while a small population of individuals originating from the Dominican Republic appear present in an area of the 1st ward that has a greater area to Jobs Proximity (as made apparent by the darker shade of gray). There is no area of R/ECAP present on the map of the jurisdiction. On the other hand the map of the region reveals multiple areas of R/ECAP with varying degrees of access to Job Proximity and individuals of Mexican descent residing in one specific area of R/ECAP.

Map 10 - Demographics and Job Proximity (Job Proximity and Family Status), reveals that within the 2nd and 6th (North) wards where Job Proximity is the greatest, there also appears to be a number of families with children. Ultimately suggesting that Job Proximity varies throughout the jurisdiction, but is not specific to families with no children or families with children. This remains true for the region as well.

Map 11 - Demographics and Labor Market (Labor Market and Race/Ethnicity), appears to reveal that areas of greater integration have less Labor Market access in both the jurisdiction and region. This is also true for areas of R/ECAP in the region.

Map 11 - Demographics and Labor Market (Labor Market and National Origin), appears to reveal that areas with a presence of individuals of Mexican or Dominican descent have decreased Labor Market access (e.g. are present in areas of light gray) as compared to areas with zero presence (e.g. areas of darker gray) of individuals of descent from Mexico, the Dominican Republic, India, Germany, or Thailand. Unfortunately this appears true for the region as well. Ultimately suggesting that individuals of Mexican, Dominican, Indian, German, and Thai descent have less access to the Labor Market.

Map 11 - Demographics and Labor Market (Family Status), appears to reveal that families with children blanket both the jurisdiction and region. A varying range of families with children appear present in areas of increased and decreased access to the Labor Market. Both maps do not reveal noticeable disparity in Labor Market access for families with children and families without children.

ii. How does a person's place of residence affect their ability to obtain a job?

Table 12 - Opportunity Indicators, by Race /Ethnicity, reveals that Black, Non-Hispanics (19.57) and Hispanics (15.32) in the jurisdiction have decreased labor market access when compared to White, Non-Hispanics, Asian or Pacific Islander, Non-Hispanics, and Native

American, Non-Hispanics in the jurisdiction.

Map 10 - Demographics and Job Proximity (Job Proximity and Race/Ethnicity), appears to reveal that areas of increased integration (i.e. wards 2, 3, 4, 5, and 6 (North)) also have increased access to jobs proximity. Suggesting that race/ethnicity does not effect job proximity in the jurisdiction. The jurisdiction's surrounding region does not appear to show a negative effect of race/ethnicity on job

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proximity. Both areas of R/ECAP and increased integration appear to lie in areas with varying degrees of job proximity.

Map 10- Demographics and Job Proximity (Job Proximity and National Origin), appears to reveal that areas with a presence of individuals of Mexican descent have an increased in job proximity as compared to other areas of the jurisdiction that have lower job proximity. Individuals of National Origin other than Mexican are not present on the jurisdiction map. The map of the region appears to reveal that national origin does not effect job proximity. This is made apparent by the location of individuals of varying national origin being present in areas of varying degrees of job proximity.

Map 10 - Demographics and Job Proximity (Job Proximity and Family Status), appears to reveal that areas with higher job proximity (i.e. areas of darker gray shade) have a higher percent of families with children. Suggesting that there is not a negative effect on job proximity to families with children. This appears true for the surrounding region as well.

Map 11 - Demographics and Labor Market Engagement (Labor Market and Race/Ethnicity), seems to reveal that areas in the jurisdiction with higher integration have less labor market engagement, while areas of segregation (i.e. primary population is White, Non- Hispanic) have better labor market engagement. Areas of R/ECAP (and have an increased number of Black, Non-Hispanics) in the region appear to yield a similar result. Possibly suggesting that race/ethnicity may have an effect on labor market engagement in the jurisdiction and region.

Map 11 - Demographics and Labor Market Engagement (Labor Market and National Origin), appears to reveal that areas (i.e. wards 2, 4, and) with a presence of individuals of Mexican descent have lower labor market engagement. This suggests that areas of segregation and lacking a presence of individuals of Mexican, Dominican, Indian, German, or Thai descent are more likely to live in areas with better labor market engagement. The map of the region appears to reveal that areas of R/ECAP have the least labor market engagement, while areas northeast of the region that are highly segregated appear to have greater labor market engagement.

Map 11 - Demographics and Labor Market Engagement (Labor Market and Family Status), appears to reveal that for the jurisdiction and region families with children are scattered over the areas with varying degrees of labor market engagement. It does not appear that families with children are found only or primarily in areas with lower labor market engagement.

iii. Which racial/ethnic, national origin, or family status groups are least successful in accessing employment?

Table 12 - Opportunity Indicators, by Race /Ethnicity, reveals that Hispanics and Black, Non-Hispanics are least successful in attaining employment as made apparent by their low labor market index scores.

Map 10 - Demographics and Job Proximity (Job Proximity and Race/Ethnicity), appears to reveal that areas of the jurisdiction with a

population primarily White, Non-Hispanic have the least access to job proximity. The map of the region does not reveal a race/ethnicity that has the least access to job proximity. The map appears to reveal that race/ethnic groups have a varying access to job proximity in the region.

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Map 10- Demographics and Job Proximity (Job Proximity and National Origin), does not reveal a race/ethnic group with minimal access to job proximity. Areas northeast on the regional map appears to reveal that individuals of Indian and German descent have lower job proximity than other ethnic/race groups assessed.

Map 10 - Demographics and Job Proximity (Job Proximity and Family Status), does not appear to reveal that families with children experience limited job proximity in the region. The map, reveals that the degree of families with children varies in the jurisdiction and is not specific to a specific area(s). The map of the region appears to reveal similar data.

Map 11 - Demographics and Labor Market Engagement (Labor Market and Race/Ethnicity), reveals that Black, Non-Hispanics and Hispanics have the least success in accessing the labor market. The map of the region reveals that areas of R/ECAP and an increased population of Black, Non-Hispanics and Hispanics have the least access to the labor market. Both maps reveal that Black, Non-Hispanics and Hispanics have the least access to the labor market as made apparent by their low labor market indices.

Map 11 - Demographics and Labor Market Engagement (Labor Market and National Origin), reveals that individuals of Mexican descent have the least access to the labor market, suggesting that they are the least successful in accessing the job market in the region. The map of the region reveals that individuals residing in areas of R/ECAP have the least access to the labor market.

Map 11 - Demographics and Labor Market Engagement (Labor Market and Family Status), reveals that families with children reside in areas of low labor market engagement. Yet families with children are also present in areas of increased labor engagement, suggesting that labor engagement varies throughout the region and is not restricted to families with children or families without. The region on the other hand appears to reveal an increase and large cluster of families with children in the center of the region. Within the center, there are varying degrees of labor engagement and does not reveal that families with children only or primarily reside in areas of low labor engagement.

i. Describe any disparities in access to transportation based on place of residence, cost, or other transportation related factors.

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Table 12 - Opportunity Indicators, by Race/Ethnicity, indicates that Hispanics have the greatest access to transportation in the jurisdiction among the total population. When assessing the population below the federal poverty line it is revealed to Hispanics have the greatest low transportation cost index, while Asian or Pacific Islander, Non-Hispanics have the greatest transit index in the jurisdiction. Dissimilar from the jurisdiction, Black, Non-Hispanics have the greatest access to transportation in the region among the total population and also individuals below the federal poverty line. Both maps indicate a slight disparity in access to transportation for the White, Non-Hispanic population. This is made apparent by the index numbers for White, Non-Hispanics being the lowest or close to the lowest index numbers for the transit index and low transportation cost index for the jurisdiction and region.

Map 12 - Demographics and Transit Trips (Transit Trips and Race/Ethnicity), appears to reveal that the entire jurisdiction has transit trip indices above 30.1. Areas of higher integration have a higher transit trip index than surrounding more segregated areas of the jurisdiction.

Map 12 - Demographics and Transit Trips (Transit Trips and National Origin), reveals that areas of the jurisdiction (i.e. wards 2 and 1 (South)) with a population of individuals of Mexican or Dominican descent have a higher transit trip index. Ultimately revealing their increased use of public transportation as compared to areas of the jurisdiction that do not have a noticeable population of individuals of Mexican, Indian, German, Dominican, or Thai descent. The same analysis seems to be true for the surrounding region. As it appears that areas of R/ECAP and areas with a population of individuals of Mexican, Indian, German, Dominican, or Thai descent have higher transit trip indices.

Map 12 - Demographics and Transit Trips (Transit Trips and Family Status), appears to reveal that areas of the jurisdiction with an increased population of families with children in the 40.1-60% range have a higher transit trip index than areas with a smaller percent or zero visible population of families with children. The map suggests that families with children in the 40.1-60% are more reliant on public transportation. The jurisdictions surrounding region has a large cluster of families with children in the center of the region. The percent of families with children varies with varying transit trip indexes. A noticeable discrepancy on the map of the region is that areas of R/ECAP have a presence of families with children in the 80.1-100% range and a transit trip index of 40.1% or higher.

Map 12 - Demographics and Low Transportation Cost (Low Transportation Cost and Race/Ethnicity), appears to reveal that wards 2, 4, 5, and 6 (North) have higher integration and also higher low transportation cost (i.e. 50.1% or higher). A clear disparity on the map of the region reveals that areas with a population majority of Black, Non-Hispanics has the highest Transportation Cost index. This suggests that public transportation for the region transit assets are located in high minority populated areas ultimately limiting those individuals to resources and assets within the confines of the public transportation system.

Map 12 - Demographics and Low Transportation Cost (Low Transportation Cost and National Origin), reveals a noticeable discrepancy on the map of the jurisdiction that individuals of Mexican and Dominican descent who are present in the 1st (North), 2nd and 5th wards reside in areas with a low transportation index above 50.1%. Surrounding areas in the jurisdiction revealing no presence of individuals of Mexican,

Indian, German, Dominican, or Thai descent have a noticeably lower low cost transportation index. A similar result is noticeable on the map of the region which appears to reveal that areas of increased integration have higher low transportation cost indices (i.e. indices greater than 30.1%).

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Map 12 - Demographics and Low Transportation Cost (Low Transportation and Family Status), appears to reveal that areas within the 1st (North and South) ward have the highest low transportation cost index (i.e. greater than 50.1%). This area has a varying range of families with children with a percent of 20.1% or more. The 2nd, 3rd, 4th, 5th, and 6th wards appear to have higher percents of families with children (average 40.1% or greater), but a lower low cost transportation index (i.e. 20.1% or lower). The jurisdictions surrounding region has a large cluster of families with children in the center of the region. The percent of families with children varies with varying transit trip indexes. A noticeable disparity on the map of the region is that areas of R/ECAP have a lower low transportation cost index (an average of 30.1% or lower).

NOTE - The jurisdiction's primary means of public transit is offered by Butler County Regional Transit Authority (BCRTA). BCRTA provides bus transportation throughout the city via route and also individual transportation (i.e. Dial-a-Ride). Fares are kept at a low cost to accommodate the jurisdiction's residents.

ii. Which racial/ethnic, national origin or family status groups are most affected by the lack of a reliable, affordable transportation connection between their place of residence and opportunities?

Table 12 - Opportunity Indicators, by Race/Ethnicity, reveals that Hispanics in the jurisdiction have the greatest transit index and low transportation cost index when assessing the total population. Indicating that they have greater access to transportation, are possibly more reliant, and reside in close proximity to the public transit system. Yet, when assessing the population below the federal poverty line and when income is taken into account Asian or Pacific Islander, Non-Hispanics have the greatest transit index and low transportation index.

The regional map reveals that Black, Non-Hispanics have the greatest transit index and low transportation index when assessing the total population and also population below the federal poverty line. Slightly similar to the jurisdiction, Asian or Pacific Islander, Non-Hispanics have a greater transit (56.75) and low transportation cost index (65.48) (2nd to Black, Non-Hispanics) when adding income to the equation.

Results for both the jurisdiction and region reveal the Hispanics, Black, Non-Hispanics, and Asian or Pacific Islander, Non-Hispanics have the greatest transit and low transportation cost indices. Possibly suggesting that, in spite of having access to transportation, they are limited to the restrictions of the public transportation system and opportunities that exist outside public transportation routes are not as easily accessible.

Map 12 - Demographics and Transit Trips (Transit Trips and Race/Ethnicity) & Low Transportation Cost and Race/Ethnicity (Low

Transportation and Race/Ethnicity), appears to reveal that White, Non-Hispanics have a lower transit trip and low transportation cost indices than Black, Non-Hispanics and Hispanics that reside in the integrated areas of the jurisdiction (i.e. wards 2,4,5, and 6 (North)). The same analysis may be said for the jurisdiction as well.

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Map 12 - Demographics and Transit Trips (Transit Trips and National Origin) & Low Transportation Cost and National Origin (Low Transportation Cost and National Origin), reveals that areas within the jurisdiction that do not have a presence of individuals of Mexican, Indian, German, Dominican, or Thai descent have lower transit trip and low transportation cost indices. Revealing that in these areas fewer individuals utilize public transportation and have less access to low cost transportation methods. The same analysis is observed for the jurisdiction as well.

Map 12 - Demographics and Transit Trips (Transit Trips and Family Status), does not appear to reveal that families with children in any particular percentile range have greater or less access to transit trips of low transportation cost. It appears that families of varying sizes and also varying access (i.e. transit trip index numbers) reside throughout the jurisdiction. The map of the region appear to reveal a similar analysis. Families of varying sizes are scattered over the region with varying transit trip indices.

Map 12 - Demographics and Low Transportation Cost (Low Transportation Cost and Family Status), reveals that family status 40.1% or greater reside in areas of the jurisdiction with lower low cost transportation indices. The map of the region reveals varying percentiles for families with children within varying areas of low cost transportation indices. Yet it is noticeable on the regional map that areas of R/ECAP have lower low cost transportation indices.

iii. Describe how the jurisdiction's and region's policies, such as public transportation routes or transportation systems designed for use personal vehicles, affect the ability of protected class groups to access transportation.

The jurisdiction's primary means of public transit is offered by Butler County Regional Transit Authority (BCRTA). BCRTA provides bus transportation throughout the city via route and also individual transportation (i.e. Dial-a-Ride). Fares are kept at a low cost to accommodate the jurisdiction's residents. The Dial-a-Ride option of transportation allows for residents to contact BCRTA and request transportation to and from specific locations within and outside the jurisdiction. This allows for residents to access opportunities within and outside the jurisdiction at a low cost.

Fair Housing Analysis > General Issues > Disparities in Access to Opportunity > Analysis > Low Poverty Exposure Opportunities

d. Low Poverty Exposure Opportunities

i. Describe any disparities in exposure to poverty by protected class groups.

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Table 12 - Opportunity Indicators, by Race/Ethnicity, reveals that Hispanics (14.76) have the lowest poverty index for the total population of the jurisdiction. Ultimately suggesting that Hispanics have greater exposure to poverty than the comparing race/ethnicities. When assessing the jurisdiction's population below the federal poverty line Native American, Non-Hispanics have the lowest poverty index (14.92). White, Non-Hispanics possess the highest low poverty index in the jurisdiction's total population and population below the federal poverty line, suggesting a disparity among White, Non-Hispanics and the other comparing race/ethnic groups (i.e. Hispanics, Black, Non-Hispanics, Asian or Pacific Islander, Non-Hispanics, and Native American, Non-Hispanics).

Black, Non-Hispanics have the lowest poverty index (30.80, 19.22) in the region when assessing the total population and population below the federal poverty line. When assessing the jurisdiction and region White, Non-Hispanics have the greatest. This data suggests that Black, Non-Hispanics and Hispanics are more likely to reside in neighborhoods of concentrated poverty.

Map 14 - Demographics and Poverty (Poverty and Race/Ethnicity), reveals a segregated population of Black, Non-Hispanics and Hispanics residing in the 2nd and 4th wards of the jurisdiction. An area of the jurisdiction that is also presented on the map as having the lowest poverty index. Areas of the jurisdiction with fewer populations of minorities have a greater poverty index. This data reveals that the more segregated an area of the jurisdiction with race/ethnicities other than White, Non-Hispanics the more likely the area is to have concentrated poverty. The map of the jurisdiction does not show any areas of R/ECAP.

The map of the region appears to reveal that areas of R/ECAP in the region have a greater population of Black, Non-Hispanics and the lowest poverty indices. Revealing an obvious disparity in the region between Black, Non-Hispanics and White, Non-Hispanics, Hispanics, Asian or Pacific Islander, Non-Hispanics, and Native American, Non-Hispanics,

Map 14 - Demographics and Poverty (Poverty and National Origin), reveals that areas in the jurisdiction with a population of individuals of Mexican descent reside in areas with the lowest poverty index. Ultimately, suggesting a higher likelihood that they reside in areas of concentrated poverty.

The map of the region reveals that individuals of Mexican, Indian, German, Dominican, and That descent reside in areas with a low poverty index. Yet the vast majority of areas in the region that reveal larger populations of the said national origins reside in areas with greater poverty indices and are exposed to less areas of concentrated poverty.

Map 14 - Demographics and Poverty (Poverty and Family Status), the jurisdiction has varying percents of families with children scattered over the area. It does not appear that families with children are segregated to a particular area of the jurisdiction. The same may be said for the region.



ii. What role does a person's place of residence play in their exposure to poverty?

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Map 14 - Demographics and Poverty (Poverty and Race/Ethnicity), reveals that individuals that reside in the 2nd or 4th wards of the jurisdiction are more likely to be exposed to areas of concentrated poverty. The 2nd and 4th wards also have a greater population of Black, Non-Hispanics and Hispanics.

Areas on the regional map that are considered "inner city" (i.e. areas within the City of Cincinnati limits) possess a greater population of Black, Non-Hispanics and also appear to have the lowest poverty indices. Ultimately suggesting that the closer to the inner city an individual live the more likely they are to reside in areas on greater concentrated poverty.

Map 14 - Demographics and Poverty (Poverty and National Origin), it appears that individuals of Mexican descent reside in the 2nd or 4th wards of the jurisdiction, which also presents as the areas with the lowest poverty index. This data suggests that individuals of Mexican descent residing in the 2nd or 4th wards of the jurisdiction are more likely to reside in areas of concentrated poverty.

The map of the region reveals that within the areas of R/ECAP there is not a segregated population of individuals of a specific national origin. Yet it is noticeable that individuals of Mexican, Indian, German, Dominican, and Thai descent reside in areas noticeably north of the region in areas of with higher poverty indices.

Map 14 - Demographics and Poverty (Poverty and Family Status), reveals that household that are families with children reside in are scattered over the jurisdiction. They do not appear to be isolated to a particular are of the jurisdiction. The same is observed on the map of the region.

iii. Which racial/ethnic, national origin or family status groups are most affected by these poverty indicators?

Table 12 - Opportunity Indicators, by Race/Ethnicity, reveals that Hispanics (14.76, low poverty index) and Native American, Non-Hispanics (5.77, low poverty index) are most affected by poverty in the jurisdiction.

Black, Non-Hispanics are most affected by poverty in the region (30.80, total population low poverty index) and 19.22 (population below the federal poverty line low poverty index).

Map 14 - Demographics and Poverty (Poverty and Race/Ethnicity), Black, Non-Hispanics and Hispanics in the 2nd and 4th wards appear to reside in areas with the lowest poverty index. They also reside in the 6th (North) ward, but have a greater poverty index.

Black, Non-Hispanics are most affected by poverty according to the regional map.

Map 14 - Demographics and Poverty (Poverty and National Origin), according to the map individuals of Mexican descent are most affected

by poverty in the jurisdiction.

Individuals of Mexican, Indian, German, Dominican, and Thai descent all reside in areas of the region with low poverty indices. Yet it is obvious that areas with the City of Cincinnati limits have more areas with low poverty indices.

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Map 14 - Demographics and Poverty (Poverty and Family Status), reveals that households that are families with children reside in areas scattered throughout the jurisdiction. They are not specific to a particular ward or just in areas with concentrated areas of poverty. The same analysis is true for the map of the region.

iv. Describe how the jurisdiction's and region's policies affect the ability of protected class groups to access low poverty areas.

The jurisdiction is dedicated to decreasing the number of areas with concentrated poverty. The City of Hamilton has and will continue to partner with the local housing authority, housing providers (e.g. Neighborhood Housing Services, Habitat for Humanity, Artspace, etc.), and local nonprofits to develop and maintain accessible and affordable housing within the entire jurisdiction. For example, the jurisdiction partners with Neighborhood Housing Services (NHS) to offer a Down-payment and Closing Cost Assistance program. Through the program community members are provided up to \$5000 to purchase a home within any neighborhood in the jurisdiction, Additionally, the jurisdiction has assisted a HIPAA in providing 125-units of affordable senior housing in a minimally segregated and varied income community in the 5th ward of the jurisdiction.

Fair Housing Analysis > General Issues > Disparities in Access to Opportunity > Analysis > Environmentally Healthy Neighborhood Opportunities and Patterns in Disparities in Access to Opportunity

e. Environmentally Healthy Neighborhood Opportunities

i. Describe any disparities in access to environmentally healthy neighborhoods by protected class groups.

Table 12 - Opportunity Indicators, by Race/Ethnicity, reveals that Hispanics have the least access to environmentally healthy neighborhoods in the jurisdiction when assessing the total population. Hispanics are second to Native American, Non-Hispanics when

assessing the jurisdiction's population below the federal poverty line. Asian or Pacific Islander, Non-Hispanics (total population) and Black, Non-Hispanics (population below the federal poverty line) have the greatest access to environmentally healthy neighborhoods in the jurisdiction. It is noticeable that when including income into the data the environmental health indices change drastically. For example,

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when assessing the total population Hispanics and Black, Non-Hispanics have the least access to environmentally healthy neighborhoods. Yet when considering income (i.e. the population below the federal poverty line) Hispanics have the second lowest index while Black, Non-Hispanics have the greatest index.

The data for the region reveals that Black, Non-Hispanics have the least access to environmentally healthy neighborhoods when assessing the total population and also population below the federal poverty line. While White, Non-Hispanics have the greatest access to environmentally healthy neighborhoods for the total population and population below the federal poverty line. This data suggest an obvious disparity between Black, Non-Hispanics and White, Non-Hispanics in the region in accessing environmentally healthy neighborhoods.

Map 15 - Demographics and Environmental Health (Environmental Health and Race/Ethnicity), reveals that White, Non-Hispanics residing in the 3rd ward of the jurisdiction have the least access to environmentally healthy neighborhoods.

The map of the region appears to reveal that Black, Non-Hispanics residing within the city limits of Greater Cincinnati have the least access to environmentally healthy neighborhoods as made apparent by the visible (i.e. light gray color) low environmental index score for the area and segregated population of Black, Non-Hispanics in the areas.

Map 15 - Demographics and Environmental Health (Environmental Health and National Origin), the visible population of individuals of Mexican and Dominican descent reside in areas of the jurisdiction with low environmental health indices (Note - they do not reside in an area with the lowest index in the jurisdiction). Areas that do not have a visible presence of individuals of Mexican, German, Indian, Dominican, or Thai descent appear to have a greater environmental health index, as made apparent by the darker shades of grey.

The regional map reveals a presence of individuals of Mexican, German, Indian, Dominican, and Thai descent residing in areas of varying degrees of environmental health indices. They do not appear to be specific to low or higher index levels.

Map 15 - Demographics and Environmental Health (Environmental Health and Family Status), families that are households with children in the jurisdiction do not appear to be specific to areas with low environmental health indices. The same analysis may be said for the region as well.

ii. Which racial/ethnic, national origin or family status groups have the least access to environmentally healthy neighborhoods?

Table 12 - Opportunity Indicators, by Race/Ethnicity, reveals that Hispanics and Native American, Non-Hispanics have the lowest

environmental health indices and least access to environmentally healthy neighborhoods in the jurisdiction. While Black, Non-Hispanics have the lowest environmental health index and least access to environmentally healthy neighborhoods in the region.

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Map 15 - Demographics and Environmental Health (Environmental Health and Race/Ethnicity), reveals that White, Non-Hispanics and a small population of Black, Non-Hispanics and Hispanics reside in the area with the lowest environmental health index in the jurisdiction.

The map of the region reveals that Black, Non-Hispanics have the least access to environmentally healthy neighborhoods and the lowest environmental health index.

Map 15 - Demographics and Environmental Health (Environmental Health and National Origin), reveals that a small population of individuals of Mexican descent reside in the 3rd ward and area of the jurisdiction that appears to have the lowest environmental health index.

The map of the region presents multiple areas of R/ECAP with varying degrees of environmental health indices. There appears to be a small population of individuals of Thai, German, and Mexican descent residing in areas with low environmental health indices.

Map 15 - Demographics and Environmental Health (Environmental Health and Family Status), reveals that households that are families with children are scattered over the jurisdiction. They do not appear to be specific to areas with low environmental health indices. Yet are present in the area of the jurisdiction with the lowest environmental health index. The same analysis may be said for the region.

f. Patterns in Disparities in Access to Opportunity

i. Identify and discuss any overarching patterns of access to opportunity and exposure to adverse community factors based on race/ethnicity, national origin or familial status. Identify areas that experience an aggregate of poor access to opportunity and high exposure to adverse factors. Include how these patterns compare to patterns of segregation and R/ECAPs.

It appears that individuals residing in the 2nd, 4th, and 5th wards of the jurisdiction have the least access to proficient schools, have the lowest poverty index, are more reliant upon public transportation (as made apparent by the high low transportation cost and increased transit trips for the wards), low labor market access, a higher percent of households with burden, and lower environmental health indices

as compared to other areas of the jurisdiction. It is observed that individuals of Hispanic and Black, Non-Hispanic descent are more segregated to the 2nd, 4th, and 5th wards of the jurisdiction and therefore have the least overall access to opportunity and a higher exposure to adverse community factors as compared to other race/ethnicities. It does not appear that familial status affects access to opportunity and exposure to adverse community factors.

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2. Additional Information

- a. Beyond the HUD-provided data, provide additional relevant information, if any, about disparities in access to opportunity in the jurisdiction and region affecting groups with other protected characteristics.

The City has committed to work to provide accessible and affordable housing opportunities to residents of the City. This has been made apparent by the new housing opportunities created by the support and sponsorship of the City of Hamilton. Additionally, the City has and will continue to work to provide employment opportunities to the community. Within the past 36 months the jurisdiction has provided support to and facilitated the development of multiple expanding and new companies in the community. For example, the City of Hamilton provided support for the expansion of Community First Solutions, the largest private employer in the City. The City also provided support to the renovation of a large downtown building to house new businesses (i.e. Startek, Jackson's Market & Deli, Sara's house, and 2 floors for residential living space). By adding additional jobs the City may possibly decrease the disparity in employment opportunities between White, Non-Hispanics and the other comparing race/ethnicities.

- b. The program participant may also describe other information relevant to its assessment of disparities in access to opportunity, including any activities aimed at improving access to opportunities for areas that may lack such access, or in promoting access to opportunity (e.g., proficient schools, employment opportunities, and transportation).

The City of Hamilton provided economic support to or facilitated the redevelopment of the below activities:

Artspace - renovation of historic building to create 42 live work apartments for artists and 3 High Street storefronts - The Almond Sisters, Renaissance Fine Arts, and Artspace gallery;

Community First (former Ringels Furniture) - renovation of historic building for Community First Solutions downtown headquarters - one of Hamilton's largest private employers;

150 High Street - renovation of former Elder Berman store by CORE to house - STARTEK, Jackson's Market & Deli, InsideOut Studio, and Kettering Hamilton Health Center;

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Sara's House building (upper floors still under reno) - renovation of historic building by CORE to house Sara's House (home goods store) and working on the renovation of the upper 2 floors for residential;
High Street Cafe building - renovation of a former Hallmark store to High Street Cafe;
All 8 Up storefront - renovation of an empty storefront for All 8 Up pizza;
Journal News Building - renovation of historic building which now houses - Butler Tech School of the Arts, Miami Valley Ballet Theater, and ABLE (Adult Basic and Literacy Education);
Mercantile Lofts - renovation of historic building to create 29 market rate apartments and 3 High Street storefronts - CDA, Millikin & Fitton law firm, and Art Off Symmes;
Robinson Schwenn - renovation of historic building which now houses - True West Downtown, MUH Downtown, Lane Library Tech Center, and Liferay.
Each of the above projects support the increase in access to opportunity within the City by providing and supporting new education and employment opportunities, and also housing options to local residents.

Fair Housing Analysis > General Issues > Disparities in Access to Opportunity > Contributing Factors of Disparities in Access to Opportunity

3. Contributing Factors of Disparities in Access to Opportunity

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disparities in access to opportunity.

The availability, type, frequency, and reliability of public transportation

Location and type of affordable housing

Other

Based upon the analysis thus far there are no additional contributing factors of disparities in access to opportunity other than the two

(2) factors selected above (i.e. The availability, type, frequency, and reliability of public transportation and Location and type of affordable housing).

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1. Analysis

- a. Which groups (by race/ethnicity and family status) experience higher rates of housing cost burden, overcrowding, or substandard housing when compared to other groups? Which groups also experience higher rates of severe housing burdens when compared to other groups?

Table 9 - Demographics of Households with Disproportionate Housing Needs, reveals that within the jurisdiction Other, Non-Hispanics (71.32%) and Hispanics (63.01%) experience housing burdens at a higher rate than any other race/ethnic group measured.

Within the region, Black, Non-Hispanics (48.91%) and Hispanics (46.06%) experience housing burdens at a greater rate than any other race/ethnic group measured.

Table 10 - Demographics of Households with Severe Housing Cost Burden, reveals that within the jurisdiction Hispanics (36.42) and Native American, Non-Hispanics (31.82) experience severe housing burdens at a greater rate than any other race/ethnic group measured.

Within the region, Black, Non-Hispanics (25.15%) and Native American, Non-Hispanics (19.45%) experience severe housing burdens at a higher rate than any other race/ethnic group measured.

- b. Which areas in the jurisdiction and region experience the greatest housing burdens? Which of these areas align with segregated areas, integrated areas, or R/ECAPs and what are the predominant race/ethnicity or national origin groups in such areas?

Map 7 -Housing Burden and Race/Ethnicity (Housing Burden and Race/Ethnicity), reveals that individuals residing in the 3rd, 4th, and 5th

wards experience the greatest housing burdens in the jurisdiction. There are no visible areas of R/ECAP on the map of the jurisdiction.

Black, Non-Hispanics appear to experience the greatest housing burdens in the region. Areas of R/ECAP on the map appear to have a population majority of Black, Non-Hispanics and to be areas with great housing burden.

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Map 8 - Housing Burden and National Origin (Housing Burden and National Origin), appears to reveal that individuals of Mexican descent reside in the 4th and 5th wards of the jurisdiction and experience greater housing burdens when compared to the surrounding areas and race/ethnic groups.

There are multiple areas in the region that reveal great housing burden. Areas of R/ECAP appear to have a higher housing burden percent and are also appear to have a population of individuals of Thai and Mexican descent residing within the areas.

c. Compare the needs of families with children for housing units with two, and three or more bedrooms with the available existing housing stock in each category of publicly supported housing.

Data from Table 9 and Table 11 suggest that the amount of available housing in the jurisdiction fits the needs of the individual and family sizes of the community members. For example, Table 9 reveals that the majority of the households in the jurisdiction are non-family households or are families of five (5) people or less. Table 11, reveals data suggesting that over 900 of the available 1286 public housing, project-based section 8, and HCV program units are 0-2 bedroom units suitable for smaller household size (i.e. 5 people or less). Data from both tables suggests that there is adequate housing options for families with children and households of 5+ people as made apparent by the availability of 3+ bedroom units via public housing, project-based section 8, and HCV program units.

d. Describe the differences in rates of renter and owner occupied housing by race/ethnicity in the jurisdiction and region.

Based upon data presented on the map Renter and Owner Occupied by Census Tracts 2010 (attached) and Map 1- Race/Ethnicity it is reasonable to state that Black, Non-Hispanics and Hispanics are more likely to reside in renter-occupied housing. For example, Map 1- Race/Ethnicity reveals that the majority of Black, Non-Hispanics and Hispanics in the jurisdiction reside in the 2nd, 4th, 5th, and 6th (North) wards of the jurisdiction. Data on the Renter and Owner Occupied by Census Tracts 2010 map reveals the stated areas have significantly higher rates of renter occupied housing units. On the otherhand, the 1st ward of the jurisdiction has significantly higher rates of owner-

occupied housing and is also heavily populated by White, Non-Hispanics, as made apparent by Map 1-Race/Ethnicity.

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2. Additional Information

- a. Beyond the HUD-provided data, provide additional relevant information, if any, about disproportionate housing needs in the jurisdiction and region affecting groups with other protected characteristics.

The jurisdiction has and will continue to support and develop affordable and safe housing options for residents. The below housing programs described have all contributed to improving housing options in the jurisdiction:

City of Hamilton Minor Home Repair Program, The City assists low and very low-income homeowners make emergency repairs to their homes for eligible activities.

ArtSpace Projects, Hamilton, developed 42 units of affordable live-work housing for artists and creative professionals in downtown Hamilton, Ohio. Artspace transform a into a community asset that will provides ground floor space for local non-profit organizations, commercial space for small businesses, and outdoor plaza areas for residents and the community to enjoy.

City of Hamilton Downpayment Assistance

Neighborhood Housing Services

Habitat for Humanity

Partners in Prime

Additionally the jurisdiction funding to nonprofit agencies and other City of Hamilton departments for eligible activities including, but not limited to Public Facilities and Improvements, Clearance and Demolition of dilapidated properties, Relocation Payments and Assistance, Reconstruction of Publicly Owned Facilities, Completion of Urban Renewal Projects, and Removal of Physical Barriers for Handicapped Persons.

- b. The program participant may also describe other information relevant to its assessment of disproportionate housing needs. For PHAs, such information may include a PHA's overriding housing needs analysis.

No data applicable

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Fair Housing Analysis > General Issues > Disproportionate Housing Needs > Contributing Factors of Disproportionate Housing Needs

3. Contributing Factors of Disparities in Access to Opportunity

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disparities in access to opportunity.

The availability of affordable units in a range of sizes

Other

In spite of available units in sizes accommodating to family size, general knowledge of the NDD's staff suggest that the 1st ward has higher and perceived property values. The perceived increase in property value has the potential to be intimidating and discouraging to individuals of racial groups other than White, Non-Hispanic.

Fair Housing Analysis > Publicly Supported Housing Analysis

Fair Housing Analysis > Publicly Supported Housing Analysis > Analysis

Fair Housing Analysis > Publicly Supported Housing Analysis > Analysis > Publicly Supported Housing Demographics

1. Analysis

a. Publicly Supported Housing Demographics

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i. Are certain racial/ethnic groups more likely to be residing in one category of publicly supported housing than other categories (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, and Housing Choice Voucher (HCV))?

Table 6 - Publicly Supported Housing Residents by Race/Ethnicity, reveals that 69.84% of White, Non-Hispanics in the jurisdiction reside in public housing, while only 28.4% of Blacks, Non-Hispanics access public housing. It appears that Black, Non-Hispanics are more likely to reside in project-based section 8 housing at a rate of 75.14%. While 71.07% of White, Non-Hispanics receive Housing Choice Vouchers. Disproportionately, only 28.09% of Blacks, 0.84% of Hispanics, and 0% of Asian or Pacific Islanders receive Housing Choice Vouchers.

Table 7 - R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category, reveals that White, Non- Hispanics reside in public housing (Non-R/ECAP tracts) at a rate of 69.84% and receive Housing Choice vouchers at a rate of 71.07%. Both rates are significantly higher than any other race/ethnic group or protected class in the jurisdiction. Black, Non-Hispanics reside in project-based section 8 housing (non-R/ECAP tracts) at significantly higher rate (75.14%) than any other race/ethnic group or protects class.

ii. Compare the demographics, in terms of protected class, of residents of each category of publicly supported housing (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, and HCV) to the population in general, and persons who meet the income eligibility requirements for the relevant category of publicly supported housing. Include in the comparison, a description of whether there is a higher or lower proportion of groups based on protected class.

Table 6 - Publicly Supported Housing Residents by Race/Ethnicity, reveals that 69.84% of White, Non-Hispanics, 28.40% of Black, Non-Hispanics, 1.36% of Hispanics and 0.19% of Asian or Pacific Islander, Non-Hispanics reside in public housing. 18.5% of White, Non-Hispanics, 75.14% of Black, Non-Hispanics, 0.58% of Hispanics, and 0% of Asian, Non-Hispanics reside in Project-Based Section 8 housing. 71.07% of White, Non-Hispanics, 28.09% of Black, Non-Hispanics, 0.84% of Hispanics, and 0% of Asian or Pacific Islander, Non-Hispanics utilize the Housing Choice Voucher Program. Within the general population White, Non-Hispanics are 82.22%, Black, Non-Hispanics are 8.35%, Hispanics are 6.20%, and Asian or Pacific Islanders are 0.66%.

Analysis of the data suggests that Black, Non-Hispanics are significantly segregated to the Project -Based Section 8 housing within the jurisdiction. While the majority of the public housing and HCV Program vouchers are utilized by White, Non-Hispanics. Respectfully, this may be due to a number of reasons and may not be deliberate. Nonetheless, a significant disparity is revealed and suggestions segregation as the reason.

Table 7 - R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category,

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b. Publicly Supported Housing Location and Occupancy

- i. Describe patterns in the geographic location of publicly supported housing by program category (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, HCV, and LIHTC) in relation to previously discussed segregated areas and R/ECAPs.

Map 5 - Publicly Supported Housing and Race/Ethnicity, reveals that within the jurisdiction the majority of publicly supported housing is found on the east side of the jurisdiction. There is an obvious cluster of LIHTC, project based section 8, and Public housing units in the 2nd and 3rd wards of the jurisdiction. Wards 2 and 3 are more integrated areas within the jurisdiction and possess a larger population of Black, Non-Hispanics and Hispanics. The 6th (North) ward of the jurisdiction has a presence of other multifamily and LIHTC units while the 1st ward has a two units of public housing and one unit of LIHTC housing.

The regional map reveals multiple large clusters of LIHTC, Project based section 8, other multifamily, and public housing units. The units do not appear to be specific to one area of the region. Although it is noticeable that the southernmost portions of the jurisdiction has significantly fewer publicly supported housing units. Within the areas of R/ECAP there is an existence of publicly supported housing, and the primary race/ethnicity in the areas of R/ECAP are Black, Non-Hispanics.

Map 6 - Housing Choice Vouchers and Race/Ethnicity, reveals that within the jurisdiction the 6th (North) ward has the greatest percent of housing choice vouchers (11.71%-20.38%).

The map of the region reveals that the center area of the region has the highest percentage of housing choice vouchers, and Black, Non-Hispanics appear to be segregated to the said areas. The percentage of vouchers in the center of the region range from 6%-100%.

- ii. Describe patterns in the geographic location for publicly supported housing that primarily serves families with children, elderly persons, or persons with disabilities in relation to previously discussed segregated areas or R/ECAPs?

Map 5 - Publicly Supported Housing and Race/Ethnicity (Publicly Supported Housing and Race/Ethnicity), data provided by the jurisdiction's local housing authority (Butler Metropolitan Housing Authority, BMHA) reveals that they have a total of 550 public housing units in the jurisdiction, 532 of the units are occupied as of February 17, 2016. 19% (99) of the occupied units provide housing to elderly individuals, while 44% (236) occupy individuals with disabilities. Map 5, appears to reveal that other multifamily housing is located in the 5th and 6th wards of the jurisdiction. While there appears to be a cluster of LIHTC, public housing, and project based section 8 housing options primarily in the 2nd and 3rd wards of the jurisdiction. As previous data has revealed the majority of publicly supported housing exists in areas of the jurisdiction (i.e. the 2nd, 4th, and 5th wards) with increased populations of Black, Non-Hispanics, Hispanics, and individuals/families with limited to zero income.

The map of the region also appears to reveal that publicly supported housing is scattered throughout the region and exists primarily in the center area of the region. As previous analysis has revealed, the center area of the region has more areas of R/ECAP, an increased population of Black, Non-Hispanics and Hispanics.

Map 6 - Housing Choice Vouchers and Race/Ethnicity (Housing Choice Vouchers and Race/Ethnicity), based on data acquired from the jurisdiction's local housing authority (Butler Metropolitan Housing Authority-BMHA) 108 of 545 (roughly 20%) housing choice vouchers administered are for elderly individuals. While 99 of 532 (18.6%) elderly individuals reside in public housing through BMHA. 348 of 545 of BMHA's housing choice vouchers are for individuals with disabilities. Revealing that roughly 64% of BMHA's housing choice vouchers are for individuals with disabilities. According to Map 6, the 2nd and 1st wards have 6.0%-11.70% of housing choice vouchers, while the 6th (North) wards has what appears to be the highest percent of housing choice vouchers with areas having 11.71%-20.38%. By combining data from BMHA and Map 6 it is reasonably assumed that the the 1st, 2nd, and 6th (North) wards of the jurisdiction have the highest percent of housing choice vouchers for people with disabilities and elderly individuals. Although data regarding families with children was not provided by BMHA, based upon Map 6, if they have a housing choice voucher they are more likely to reside in the 1st, 2nd, or 6th (North) wards of the jurisdiction. Previous analysis has also shown that the 2nd ward has a segregated population of Black, Non-Hispanics and Hispanics.

iii. How does the demographic composition of occupants of publicly supported housing in R/ECAPS compare to the demographic composition of occupants of publicly supported housing outside of R/ECAPS?

Table 7 - R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category, reveals that the jurisdiction does not have any areas of R/ECAP. In the Non-R/ECAP areas there are 518 occupied public housing units with the majority of the units being occupied by White, Non-Hispanics (69.84%) and 36.54 being families with children. There is a reported 172 occupied project-based section 8 housing units in Non-R/ECAP areas of the jurisdiction. 75.14% of the project-based section 8 housing units are occupied by

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Black, Non-Hispanics and 59.66% of the units are families with children. Lastly, the table reports that the jurisdiction has a total of 478 housing choice vouchers, the majority of the recipients are White, Non-Hispanic and 45.45% are occupied by families with children. Based upon the data provided by table 7 and also previous data, it is revealed that White Non-Hispanics are the primary race/ethnicity residing in public housing and receiving housing choice vouchers.

iv. (A) Do any developments of public housing, properties converted under the RAD, and LIHTC developments have a significantly different demographic composition, in terms of protected class, than other developments of the same category? Describe how these developments differ.

The jurisdiction has provided financial or public support to the following LIHTC projects: Artspace Hamilton Lofts, London Woods, Miami Manor, Anthony Wayne Apartments, Tyler's Creek, Sherman Manor, YWCA of Hamilton Lofts, Knollwood Crossing (Phase 2), and Beacon Pointe Town Homes. None of the listed developments differ significantly in demographic composition. Each development provides affordable rental housing to low-income households. The race/ethnicity of the occupants of the listed housing developments varies based upon the location (i.e. ward) of the development. For example, developments in the 6th (North) ward is more likely to be integrated and inhabit families of various race/ethnicities; while developments located in the 1st ward of the jurisdiction will likely be highly segregated and inhabit a majority of individuals of White/Non-Hispanic heritage.

Table 8 - Demographic of Publicly Supported Housing Developments by Program Category, provides data in support of the above analysis that the demographic composition of RAD and LIHTC units in the jurisdiction is dependent upon the ward the development is located. For example, Henry Long Towers and the Marc C. Petty Towers are both located in the 1st ward of the jurisdiction and also has a higher percent of White, Non-Hispanic residents. On the other hand, Neilan Park Apartments and Belle Tower Apartments are located in more integrated wards in the jurisdiction (i.e. wards 2 and 5) and present an average of higher occupancy rates of Black, Non-Hispanics to White, Non-Hispanics.

iv. (B) Provide additional relevant information, if any, about occupancy, by protected class, in other types of publicly supported housing.

Table 8 - Demographics of Publicly Supported Housing Developments by Program Category, reveals that the majority of families with children reside in Neilan Park and Riverside Apartments. Both developments are in the 2nd ward of the jurisdiction and are integrated. This data suggest the possible segregation of families with children and Black, Non-Hispanics and Hispanics to wards east of the

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jurisdiction (e.g. wards 2,4,5, & 6).

v. Compare the demographics of occupants of developments, for each category of publicly supported housing (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, properties converted under RAD, and LIHTC) to the demographic composition of the areas in which they are located. Describe whether developments that are primarily occupied by one race/ethnicity are located in areas occupied largely by the same race/ethnicity. Describe any differences for housing that primarily serves families with children, elderly persons, or persons with disabilities.

Table 8 - Demographics of Publicly Supported Housing Developments by Program Category, Map 5 - Publicly Supported Housing and Race/Ethnicity, and general knowledge on the jurisdiction suggests that occupants of developments for each category of publicly supported housing vary by race/ethnicity and family size according to the location of the development. For example, Henry Long Towers, Marc C. Petty Plaza, and Belle Tower are each located in the 1st ward (a majority White, Non-Hispanic area) of the jurisdiction. Hence, the reason the majority of the occupants of the three developments are White, Non-Hispanic. Additionally, families with children are more likely to reside in housing in the 2nd, 4th, 5th, and 6th (North) wards of the jurisdiction. These wards are located in more integrated areas of the jurisdiction and also possess a higher rate of poverty than the 1st ward. Data from Table 8, Map 5, and general knowledge of the jurisdiction suggests that race/ethnicity and family size of the occupants depends upon the location of the development.

c. Disparities in Access to Opportunity

i. Describe any disparities in access to opportunity for residents of publicly supported housing, including within different program categories (public housing, project-based Section 8, Other HUD Multifamily Assisted Developments, HCV, and LIHTC) and between types (housing primarily serving families with children, elderly persons, and persons with disabilities) of publicly supported housing.

Based upon the location of publicly supported housing (including public housing project-based Section 8, other HUD Multifamily Assisted Developments, HCV, and LIHTC) on Map 5 the same area has the highest percent of voucher units in the jurisdiction (Map 6), has the

second lowest school proficiency rates (Map 9), and the lowest low poverty index (Map 14). Additionally, the area with the most publicly supported housing units also has the lowest labor market index (Map 11) in the jurisdiction, the lowest transit trip index (Map 12), and also two of the lowest environmental health indices (Map 15) in the jurisdiction. Nonetheless, the area with the most publicly supported housing has the highest low transportation cost index (Map 13), and a higher job proximity rate than other areas in the jurisdiction (Map 10) .

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Overall, comparison of the data suggests that publicly supported housing is majorly segregated and restricted to areas of the jurisdiction that also inhabit more minorities, families with children, have limited access to higher performing schools, less job market engagement, a higher unemployment rate (as made apparent by the low labor market index), are in environmentally less healthy areas, has the highest poverty level, and are less likely to utilize public transportation.

Fair Housing Analysis > Publicly Supported Housing Analysis > Additional Information

2. Additional Information

a. Beyond the HUD-provided data, provide additional relevant information, if any, about publicly supported housing in the jurisdiction and region, particularly information about groups with other protected characteristics and about housing not captured in the HUD-provided data.

Data supplied by the jurisdiction's local housing authority suggests that the majority of publicly supported housing units are occupied by women and women with children.

b. The program participant may also describe other information relevant to its assessment of publicly supported housing. Information may include relevant programs, actions, or activities, such as tenant self-sufficiency, place-based investments, or mobility programs.

No additional information is deemed relevant.

Fair Housing Analysis > Publicly Supported Housing Analysis > Contributing Factors of Publicly Supported Housing Location and Occupancy

3. Contributing Factors of Publicly Supported Housing Location and Occupancy

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to,

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perpetuate, or increase the severity of fair housing issues related to publicly supported housing, including Segregation, R/ECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each contributing factor that is significant, note which fair housing issue(s) the selected contributing factor relates to.

Impediments to mobility

Source of income discrimination

Other

No additional contributing factors of publicly supported housing have been determined other than the two acknowledged above (i.e. Impediments to mobility and Source of income discrimination).

Fair Housing Analysis > Disability and Access Analysis

Fair Housing Analysis > Disability and Access Analysis > Analysis

Fair Housing Analysis > Disability and Access Analysis > Analysis > Population Profile

1. Population Profile

a. How are persons with disabilities geographically dispersed or concentrated in the jurisdiction and region, including R/ECAPs and other

segregated areas identified in previous sections?

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Table 13 - Disability by Type, reveals that individuals with ambulatory difficulty make up the highest percent (9.07%) of individuals with disabilities in the jurisdiction. Cognitive difficulty is second to ambulatory disability, at a rate of 6.73%. Additional disabilities in the jurisdiction include independent living difficulty (6.54%), hearing difficulty (3.32%), self-care difficulty (3.05%), and vision difficulty (2.77%).

Within the region ambulatory difficulty (6.71%) is also the most prevalent disability, and cognitive difficulty (4.99%) is also second.

Map 16 - Disability by Type (Hearing, Vision, and Cognitive Disability), appears to reveal an even distribution of individuals with hearing, vision, and cognitive disabilities scattered throughout the jurisdiction. Although it does appear that there are fewer individuals with disabilities residing in the 2nd and largest portion of the 6th (North) wards of the jurisdiction. Based upon previous analysis the 2nd ward has a majority population of Black, Non-Hispanics. It is necessary to consider whether Black, Non-Hispanics with disabilities have access to disability services and housing. It was also observed on Map 16 that a cluster of individuals with disabilities appear to reside in the 5th ward of the jurisdiction.

The regional map appear to reveal an even distribution of individuals with disabilities. Yet, it is noticeable that in a few areas of R/ECAP, which are also areas of segregation of Black, Non-Hispanics, there appear to be fewer individuals with disabilities.

Map 16 - Disability Type (Ambulatory, Self-Care, and Independent Living Disability), appears to reveal an increased population of individuals with ambulatory, self-care, and independent living disabilities residing in the 1st ward of the jurisdiction. This may be a result of the jurisdiction's largest hospital and medical center being located in the 1st ward. Additionally, an increased number of private medical/healthcare service providers are located in the 1st ward as well. Similar to Map 16 - Disability by Type (Hearing, Vision, and Cognitive Disability), the largest section of the 6th (North) ward appears to have very few individuals with disabilities. Contrary to Map 16 - Disability by Type (Hearing, Vision, and Cognitive Disability), the 2nd ward appears to have a presence of individuals with ambulatory, self-care, and independent living difficulties.

The regional map shows that there is an obvious increased number of individuals with an ambulatory disability residing in the region. There is also an increased presence of individuals with disability residing in the central and northern regions of the region. This is likely due to areas far west, east, and south of the region are generally more rural.

b. Describe whether these geographic patterns vary for persons with each type of disability or for persons with disabilities in different age ranges.

Table 14 - Disability by Age Group, reveals that individuals ages 18-64 with disabilities represent the highest percent of persons with disabilities at a rate of 9.34%. Individuals ages 65+ are second (5.96%), and individuals ages 5-17 are third.

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Data for the region also reveals that individuals ages 18-64 represent the highest person of persons with disabilities at a rate of 7.09%. Individuals ages 65+ are second (4.69%) and individuals ages 5-17 are third.

Table 15 - Disability by Publicly Supported Housing Program Category, the data on the table shows that the majority of people with disabilities are apart of the housing choice voucher program (33.60%). While 30.77% reside in public housing and 10.80% reside in project-based - section 8.

Map 16 - Disability by Type (Hearing, Vision, and Cognitive Disability), appears to reveal an even distribution of individuals with hearing, vision, and cognitive disabilities scattered throughout the jurisdiction. There does not appear to be any distinct geographic patterns for each type of disability or for persons with disabilities in different age groups.

Map 16 - Disability Type (Ambulatory, Self-Care, and Independent Living Disability), reveals that individuals with ambulatory, independent living, and self-care disabilities are predominately located in the 1st ward of the jurisdiction.

Map 17 - Disability by Age Group, does not reveal any distinct patterns or clusters of individuals by age on the map of the jurisdiction. It is noticeable that individuals ages 18-64 have the greatest proportion of persons with disabilities in the region.

Fair Housing Analysis > Disability and Access Analysis > Analysis > Housing Accessibility

2. Housing Accessibility

a. Describe whether the jurisdiction and region have sufficient affordable, accessible housing in a range of unit sizes.

Based on data acquired through recent AFH Public Meetings, it was determined that sufficient, affordable, and accessible housing in a range of unit sizes is highly competitive in the jurisdiction. Landlords and realtors present at one of the public meetings stated that there is an increasing need for housing units with three or more bedrooms. Apparently, large families with children have a difficult time finding and securing housing that accommodates their family size.

Additionally data provided by BMHA reveals that there are approximately 1331 individuals/families on the housing choice voucher list and 364 individuals/families on the public housing waiting list. The obvious high numbers reveal that there is an apparent need for affordable and accessible housing in the jurisdiction.

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b. Describe the areas where affordable accessible housing units are located. Do they align with R/ECAPs or other areas that are segregated?

Map 5 - Publicly Supported Housing and Race/Ethnicity, reveals an obvious cluster of publicly supported housing (public housing, project-based section 8, and LIHTC) in the 2nd and 3rd wards of the jurisdiction. The 2nd ward in particular is historically and based on present data has a segregated population of Black, Non-Hispanics residing in the area. Within the 6th (North) ward and southeast section of the jurisdiction there is a presence of LIHTC and other multifamily housing units. The 6th (North) ward has a higher level of integration than the 6th (South), 3rd, and 1st wards.

There are no areas of R/ECAP on the jurisdiction map.

The map of the region reveals that within areas of R/ECAP there is an obvious segregation of Black, Non-Hispanics. The majority of the areas of R/ECAP have a high proportion of Black, Non-Hispanics residing in the areas. Revealing an obvious alignment of affordable accessible housing with areas of both segregation and R/ECAP.

c. To what extent are persons with different disabilities able to access and live in the different categories of publicly supported housing?

Table 15 - Disability by Publicly Supported Housing Program Category, 33.60% of individuals' utilizing the HCV program are people with a disability. 30.77% of people with disabilities reside in public housing, and 10.80% reside in project-based section 8. Yet based on data acquired from the jurisdiction's local PHA, 64% of individuals with a housing choice voucher are people with a disability and 44% of individuals residing in public housing have a disability. Both data from table 15 and data acquired from the PHA reveal that HCV vouchers are more accessible and utilized by people with a disability. Maps 5 and 16 reveal that individuals with cognitive, ambulatory, and independent living disabilities reside within the cluster of publicly supported housing in the 2nd and 3rd wards of the jurisdiction. Based upon the data, persons with disabilities have the most access to housing choice vouchers and even though the majority of HCV voucher holders reside in the 6th (North) ward of the jurisdiction individuals with disabilities residing in public housing, project-based section 8, and LIHTC reside in the 2nd and 3rd wards of the jurisdiction.

Segregated Settings

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3. Integration of Persons with Disabilities Living in Institutions and Other Segregated Settings

a. To what extent do persons with disabilities in or from the jurisdiction or region reside in segregated or integrated settings?

According to the attached document titled "Group Homes and Institutions Providing Housing to Individuals with Disabilities", the majority of services assisting individuals with disabilities are located in the 3rd and 4th wards of the jurisdiction. Services include, but are not limited to Rehabilitation (substance abuse), Individual and Family Services, Shelter-Rehab, Temporary Shelter-Rehab, Senior Care, Outpatient or Residential Long Term Care, Emergency Shelter, Adolescent Shelter, and Women's Residential Housing (Prenatal Care & Childcare). Within the 1st ward of the jurisdiction Assisted Living-Senior Care, Senior Care, and Mental Health Transitional Housing units/services are present. There is an obvious segregation of disability housing service providers in the 3rd and 4th wards of the jurisdiction. The segregation is understandable given that major service providers for the jurisdiction are located in the 4th ward. Close proximity to the 4th ward affords access to the City building (utility dept. fair housing services, etc.), county services (i.e. welfare, child support, etc.), Neighborhood Housing Services, banks, food banks, Salvation Army, United Way, YWCA, etc.

b. Describe the range of options for persons with disabilities to access affordable housing and supportive services.

The jurisdiction has a vast number of affordable housing and supportive service options for persons with disabilities. Community Behavioral Health (CBH) is one of the jurisdiction's largest service providers. Services offered by CBH include but are not limited to Mental Health Housing, Assertive Community Treatment (ACT), Drug Court, Individual, Group and Family Counseling, Case Management Services, Substance Abuse Mental Illness (SAMI), Day Reporting, etc. CBH provides services to approximately persons annually, and provides permanent housing for families and children. Transitional Living, Inc. also provides both permanent and temporary housing for person with disabilities (i.e. Pinecrest Group Home and the Treatment and Assessment Program (TAP)). The jurisdiction's local YWCA also provides residential services to women through their Goodman Place Program.

Service only providers to persons with disabilities within the jurisdiction include; Butler Behavioral Health, Catholic Charities of Southwestern Ohio, CDC Mental Health Services, Inc., Fort Hamilton Inpatient Adult Mental Health Program, LifeSpan, Inc., NAMI Butler County, St. Aloysius Cambridge, and St. Joseph Orphanage. Services offered by the above providers include but are not limited to

Information Screening and Referral, Diagnostic Assessment, Individual/Group Counseling, Pharmacological Management (Medication), Emergency (Crisis Intervention or Hotline), Partial Hospitalization, Social and Recreational Services, Education, Consultation & Prevention, Forensic Evaluations, and CPST Services (Case Management).

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Consultation with a number of the service providers revealed the common complaint that there are not enough housing options for individuals with disabilities in the jurisdiction. It was reported that the demand for housing options for persons with disabilities exceeds the number of available units and options.

Fair Housing Analysis > Disability and Access Analysis > Analysis > Disparities in Access to Opportunity

4. Disparities in Access to Opportunity

a. To what extent are persons with disabilities able to access the

following? Identify major barriers faced concerning:

- i. Government services and facilities
- ii. Public infrastructure (e.g., sidewalks, pedestrian crossings, pedestrian signals)
- iii. Transportation
- iv. Proficient schools and educational programs
- v. Jobs

i. Government services and facilities are for the majority easily accessed by persons with disabilities. As revealed on the "Group Homes and Institutions Providing Housing to Individuals with Disabilities " map the majority of the service and housing providers are located in the 4th ward, which is also the location of the jurisdiction's government services and facilities.

ii. Public Infrastructure have and will continue to be updated within the jurisdiction to accommodate persons with disabilities. Within the past 36 months the jurisdiction has updated and repaved sidewalks and walkways. Additionally, the jurisdiction is working to improve and replace existing street lights to provide energy efficient and brighter lighting for persons walking and driving throughout the jurisdiction.

iii. Transportation offered by Butler County Regional Transit Authority partners with the Butler County Board of Developmental Disabilities to provide services to their clients. Additionally, 100% of BCRTA's vehicles are equipped to transport persons with disabilities. Services of

the caliber provide sufficient support to person with disabilities in the jurisdiction.

iv. Proficient schools and educational programs within the jurisdiction are primarily provided through Hamilton City School District. At the present, HCSD provides ambulatory, motor, academic, behavioral, visual, auditory, social, and emotional services to students. Additionally, they provide transportation services to students in need. Services provided to students with disabilities is provided on an individual and

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specific basis. Each student receives an IEP (Individualized Education Program) specific to their needs.

v. Jobs for persons with disabilities are provided through a number of local agencies. One of the largest providers of assistance to persons with disabilities is Employment WORKS. Employment WORKS is a program administered by the Butler County Board of Disabilities (BCBD). BCBD partners with a variety of businesses, vocational service providers, and educational institutions to provide initial and ongoing support to persons with disabilities able and desiring to work within the jurisdiction. Employment WORKS and similar service providers are generally easily accessible to persons with disabilities in the jurisdiction. Especially given that services regarding welfare benefits, medical care, and job placement may all be accessed from the central location of the Butler county offices.

b. Describe the processes that exist in the jurisdiction and region for persons with disabilities to request and obtain reasonable accommodations and accessibility modifications to address the barriers discussed above.

The jurisdiction partners with Supports to Encourage Low-Income Families (S.E.L.F.) to provide free home repairs and mobility modifications to the elderly and persons with disabilities in the jurisdiction. Service is provided to homeowners with household incomes at 50-80% of the Area Median Income. The jurisdiction also partners with People Working Cooperatively (PWC) to provide home modifications to persons with disabilities. Services provided by S.E.L.F. and PWC are well known within the jurisdiction. Persons in need of accommodations and/or modifications are typically referred to the programs via local service providers (e.g. Butler County case workers, Salvation Army, word of mouth, etc.).

In addition to S.E.L.F. and PWC, the jurisdiction partners with Neighborhood Housing Services (NHS) to build and rent housing units specific to the needs of persons with disabilities. NHS has approximately nine (9) handicap accessible units.

c. Describe any difficulties in achieving homeownership experienced by persons with disabilities and by persons with different types of disabilities.

Neighborhood Housing Services (NHS) and Habitat for Humanity are the primary providers of support to persons with disabilities desiring to achieve homeownership in the jurisdiction. In addition to providing actual housing units, NHS provides Homebuyer Education classes and Down

Payment/Closing Cost Assistance to persons with disabilities. According to representatives from NHS, they, at times, experience difficulties renting or selling handicap accessible units. One of the reasons stated is the notion that service providers of clients with disabilities often do not refer their clients to NHS due to their own lack of knowledge and understanding of the services provided by NHS and Habitat for Humanity. Representatives of NHS stated that they have attempted to reach out to Veteran's Affairs, Partners in Prime

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(Senior service provider), and the Butler County Board of Developmental Disabilities. But have unfortunately not received referrals for their housing.

Fair Housing Analysis > Disability and Access Analysis > Analysis > Disproportionate Housing Needs

5. Disproportionate Housing Needs

a. Describe any disproportionate housing needs experienced by persons with disabilities and by persons with certain types of disabilities.

The jurisdiction is a fairly old city (founded in 1791) with the majority of the homes in the area being built prior to Section 504 of the Rehabilitation Act of 1973. This being said, multi-family properties built prior to 1982 do not provide 5% fully accessible units and 2% hearing and visually impaired units. Typically, within the jurisdiction unless a property undergoes a major rehab, the unit(s) is not constructed to accommodate persons with disabilities (especially visual and ambulatory). The lack of newly constructed housing options preceding 1982 result in a shortage of availability to housing units that are reasonably accessible.

Fair Housing Analysis > Disability and Access Analysis > Additional Information

6. Additional Information

a. Beyond the HUD-provided data, provide additional relevant information, if any, about disability and access issues in the jurisdiction and region affecting groups with other protected characteristics.

Feedback acquired through the AFH Public Meetings revealed that a number of local housing providers feel that there is a lack of communication between housing providers and service providers in the jurisdiction. Additionally, local and outside investors feel that the costs associated with rehabbing housing units in the jurisdiction is much more expensive and cumbersome than if they were to invest in properties outside the jurisdiction. Both the lack of communication between housing and service providers and the expenses and

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rules/restrictions in place by the Construction Services Department and also Building and Zoning Board result in a lack of housing accessible and accommodating to persons with disabilities.

b. The program participant may also describe other information relevant to its assessment of disability and access issues.

No additional information has been determined.

Fair Housing Analysis > Disability and Access Analysis > Disability and Access Issues Contributing Factors

7. Disability and Access Issues Contributing Factors

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disability and access issues and the fair housing issues, which are Segregation, R/ECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each contributing factor, note which fair housing issue(s) the selected contributing factor relates to.

Lack of assistance for transitioning from institutional settings to integrated housing

Fair Housing Analysis > Fair Housing Enforcement, Outreach Capacity, and Resources Analysis

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1. List and summarize any of the following that have not been resolved: a charge or letter of finding from HUD concerning a violation of a civil rights-related law, a cause determination from a substantially equivalent state or local fair housing agency concerning a violation of a state or local fair housing law, a letter of findings issued by or lawsuit filed or joined by the Department of Justice alleging a pattern or practice or systemic violation of a fair housing or civil rights law, or a claim under the False Claims Act related to fair housing, nondiscrimination, or civil rights generally, including an alleged failure to affirmatively further fair housing.

At the present, the City of Hamilton does not have a charge or letter of finding from HUD, a cause determination from a substantially equivalent state or local fair housing agency concerning a violation of a state or local fair Housing law, a letter of findings issued by or lawsuit files or joined by the Department of Justice alleging a practice or systemic violation of a fair housing or civil rights law, or a claim under the False Claims Act related to fair housing, nondiscrimination, or civil rights.

2. Describe any state or local fair housing laws. What characteristics are protected under each law?

The City of Hamilton abides by the Federal Fair Housing Act which prohibits discriminatory housing practices. There are a few limited exceptions under the federal law: No one may take any of the following actions based on race, color, religion, national origin, sex, familial status, or disability; Refuse to sell or rent housing; Refuse to negotiate for housing; Make housing unavailable, Deny a dwelling, Set different terms; conditions, or privileges for sale or rental of a dwelling; Provide different housing services or facilities; Falsely deny that housing is available for inspection, sale, or rental, when, in truth, it is available; For profit, persuade or attempt to influence owners to sell or rent (blockbusting); Deny anyone access or membership in a facility or service related to the sale or rental of housing, including brokerage and multiple listing services The Civil Rights Acts of 1866 and 1871 prohibits discrimination based on race. The Ohio Fair Housing Law gives all persons in the protected classes the right to live wherever they can afford to buy a home or rent an apartment. It is unlawful, on the basis of race, color, religion, sex, national origin, ancestry, military status, disability, or familial status to: Refuse to rent, sell, finance, or insure housing accommodations or residential property; Represent to any person that housing accommodations are not available for inspection, sale, rental, or lease; Refuse to lend money for the purchase, construction, repair, rehabilitation, or maintenance of housing; Accommodations or rental property; Discriminate against any person in the purchase, renewal, or terms and conditions of fire, extended coverage, of homeowners or renter's insurance; Refuse to consider without prejudice the combined income of both spouses; Print, publish, or circulate any statement or advertisement which would indicate a preference or limitation; Deny any person membership in any multiple listing services or real estate broker's organization.

3. Identify any local and regional agencies and organizations that provide fair housing information, outreach, and enforcement, including

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their capacity and the resources available to them.

The City of Hamilton, in addition to staffing a Fair Housing consultant, contracts with local nonprofit Housing Opportunities Made Equal (HOME) to provide certain Fair Housing services to local residents, investors, housing providers, and property owners. HOME provides complaint investigation, random testing, community and educational outreach. Fair Housing consumer education and support is also provided to local residents with limited English Proficiency. Additionally, HOME offers a variety of services to help eliminate illegal housing discrimination, prevent homelessness, and educate tenants and landlords about their fair housing rights and responsibilities. HOME's services are free of charge.

Fair Housing Analysis > Fair Housing Enforcement, Outreach Capacity, and Resources Analysis > Additional Information

4. Additional Information

a. Provide additional relevant information, if any, about fair housing enforcement, outreach capacity, and resources in the jurisdiction and region.

The City of Hamilton through the Neighborhood Development Division and Housing Opportunities Made Equal is and will continue to administer and provide Fair Housing services to city residents and citizens. The City has robust and varied Fair Housing activities. The City, through its identification of Impediments to Fair Housing, has conducted activities to mitigate and remove Fair Housing barriers. Additionally, The City of Hamilton, will continue to work on the following Fair Housing activities:

- 1) Disseminate federal, state, and local fair housing legislation in Spanish and English;
- 2) Prepare and distribute brochures and pamphlets in Spanish and English;
- 3) Prepare print and advertise promoting fair housing and diversity;
- 4) Investigate complaints of discrimination in housing and served as a conciliatory agent in the settling of complaints;
- 5) Provide tenant/landlord assistance for the complaints of either party;

6) Refer residents to opportunities for employment, housing, and assistance; and

7) Contract HOME to provide certain fair housing services through complaint investigation, community outreach, random testing, sales tests, and fair housing training.

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b. The program participant may also include information relevant to programs, actions, or activities to promote fair housing outcomes and capacity.

The jurisdiction has been extremely consistent and forceful in making

Fair Housing Analysis > Fair Housing Enforcement, Outreach Capacity, and Resources Analysis > Fair Housing Enforcement, Outreach Capacity, and Resources Contributing Factors

5. Fair Housing Enforcement, Outreach Capacity, and Resources Contributing Factors

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of fair housing enforcement, outreach capacity, and resources and the fair housing issues, which are Segregation, RECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each significant contributing factor, note which fair housing issue(s) the selected contributing factor impacts.

Other

The jurisdiction has a minor "Lack of local private fair housing outreach and enforcement". Due to the growing Hispanic population, the City's Neighborhood Development Division and HOME are continuously striving to provide resources and awareness about rights under fair housing and civil rights laws to local residents of Hispanic descent.

The jurisdiction does not have a "Lack of local public fair housing enforcement". As recent as April, 2016 the jurisdiction convicted and sentenced a local landlord for failing to conduct reasonable repairs to his residential properties.

The jurisdiction does not have a "Lack of resources for fair housing agencies and organizations. As made apparent by the presence and efforts of Housing Opportunities Made Equal (HOME).

The jurisdiction does not have a "Lack of state or local fair housing laws". Yet this has the potential to change if the Ohio Senate passes SB

349. SB 349 has the potential to relieve certain landlords found guilty of bias towards a person's race, color, religion, sex, military status, national origin, disability, age, or ancestry and also prevents funding for the state's fair housing agency. The bill allows

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for exceptions from the housing provisions of an Ohio civil rights law instead of securing and strengthening them. The bill also modifies Ohio law in order to protect certain landlords from fines and attorney fees that the bill classifies as punitive.

The jurisdiction does not have "Unresolved violations of fair housing or civil rights law".

Fair Housing Goals and Priorities > Prioritization of Contributing Factors

1. For each fair housing issue, prioritize the identified contributing factors. Justify the prioritization of the contributing factors that will be addressed by the goals set below in Question 2. Give the highest priority to those factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance.

The below factors are listed in order beginning with the highest priority item:

1. Location and type of affordable housing - Public Housing, Project-Based Section 8, Other Multifamily, and LIHTC based upon the provided data and local knowledge are segregated to the 2nd and 3rd wards of the jurisdiction. Potentially developing the above housing options in other areas of the jurisdiction will allow for an increase in fair housing choices and access to opportunities.
2. Private discrimination - promotes the segregation and decreases persons access to opportunity and housing choices. By decreasing private discrimination a positive impact may be seen in fair housing and civil rights compliance.
3. Source of income discrimination - also contributes to segregation, private discrimination, and may be considered an impediment to mobility. Decreasing source of income discrimination may improve fair housing and civil rights compliance, decrease private discrimination, and expand the location and type of affordable housing.
4. Impediments to mobility - promotes segregation and private discrimination. Decreasing impediments to mobility potentially decreases segregation, promotes the development of multiple housing options, and increases fair housing choice and access to opportunity.
5. Lack of assistance for transitioning from institutional settings to integrated housing - prevents person with disabilities from accessing appropriate and reliable housing options. Increasing assistance has the potential to secure appropriate and permanent housing options for persons transitioning from an institutional setting.

6. The availability of affordable units in a range of sizes - this issue is not as high of a priority as the above. Yet, the jurisdiction would benefit from an increase in the number of Public Housing and Project-Based Section 8 units in the jurisdiction.

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7. The availability, type, frequency, and reliability of public transportation - prevents the ability of persons in the jurisdiction from accessing potential employment, health resources, and alternative housing options.

Fair Housing Analysis > General Issues > Segregation/Integration > Contributing Factors of Segregation

Location and type of affordable housing

The Jurisdiction does not foresee or is able to identify any additional factors that contribute to factors of segregation other than the one (1) identified above (Location and type of affordable housing).

Fair Housing Analysis > General Issues > R/ECAPs > Contributing Factors of R/ECAPs

Location and type of affordable housing

Private discrimination

Based upon the assessment thus far the jurisdiction does not foresee any other additional factors contributing to areas of R/ECAP other the two (2) identified above (Location and type of affordable housing and Private Discrimination).

Fair Housing Analysis > General Issues > Disparities in Access to Opportunity > Contributing Factors of Disparities in Access to Opportunity

The availability, type, frequency, and reliability of public transportation Location and type of affordable housing

Based upon the analysis thus far there are no additional contributing factors of disparities in access to opportunity other than the two (2) factors selected above (i.e. The availability, type, frequency, and reliability of public transportation and Location and type of affordable housing).

Fair Housing Analysis > General Issues > Disproportionate Housing Needs > Contributing Factors of Disproportionate Housing Needs

The availability of affordable units in a range of sizes

In spite of available units in sizes accommodating to family size, general knowledge of the NDD's staff suggest that the 1st ward has higher and perceived property values. The perceived increase in property value has the potential to be intimidating and discouraging to individuals of racial groups other than White, Non-Hispanic.

Fair Housing Analysis > Publicly Supported Housing Analysis > Contributing Factors of Publicly Supported Housing Location and Occupancy

Impediments to mobility Source
of income discrimination

No additional contributing factors of publicly supported housing have been determined other than the two acknowledged above (i.e.

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Impediments to mobility and Source of income discrimination).

Fair Housing Analysis > Disability and Access Analysis > Disability and Access Issues Contributing Factors

Lack of assistance for transitioning from institutional settings to integrated housing

Fair Housing Analysis > Fair Housing Enforcement, Outreach Capacity, and Resources Analysis > Fair Housing Enforcement, Outreach Capacity, and Resources Contributing Factors

The jurisdiction has a minor "Lack of local private fair housing outreach and enforcement". Due to the growing Hispanic population, the City's Neighborhood Development Division and HOME are continuously striving to provide resources and awareness about rights under fair housing and civil rights laws to local residents of Hispanic descent.

The jurisdiction does not have a "Lack of local public fair housing enforcement". As recent as April, 2016 the jurisdiction convicted and sentenced a local landlord for failing to conduct reasonable repairs to his residential properties.

The jurisdiction does not have a "Lack of resources for fair housing agencies and organizations. As made apparent by the presence and efforts of Housing Opportunities Made Equal (HOME).

The jurisdiction does not have a "Lack of state or local fair housing laws". Yet this has the potential to change if the Ohio Senate passes SB 349. SB 349 has the potential to relieve certain landlords found guilty of bias towards a person's race, color, religion, sex, military status, national origin, disability, age, or ancestry and also prevents funding for the state's fair housing agency. The bill allows for exceptions from the housing provisions of an Ohio civil rights law instead of securing and strengthening them. The bill also modifies Ohio law in order to protect certain landlords from fines and attorney fees that the bill classifies as punitive.

The jurisdiction does not have "Unresolved violations of fair housing or civil rights law".

Fair Housing Goals and Priorities > Fair Housing Goals

	Contributing	Fair Housing	Metrics, Milestones, and Timeframe for	Responsible Program
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Goal	Factors	Issues	Achievement	Participant(s)
The jurisdiction will facilitate discussion with				Hamilton City, OH

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local housing providers and developers to determine whether it is possible to increase the location and type of affordable housing available in the community.

Contributing factor 1 - The segregation of affordable housing units to the 2nd and 3rd wards of the jurisdiction.

Contributing factor 2 - The usage of Housing Choice Vouchers is not evenly distributed to include all wards in the jurisdiction.

Fair Housing Issue 1 - Segregation - By identifying the issue of segregation the jurisdiction may potentially increase the rate of integration into highly segregated wards (i.e. the 1st and 6 (South) wards of the jurisdiction.

Fair Housing Issue 2 - Current placement strategies for Housing Choice Vouchers must be reviewed to determine the reason the majority of the vouchers are concentrated to specific wards (e.g. 6th (North), 1st, and 2nd wards).

Metrics, Milestones, and Timeframe for Achievement - The jurisdiction in partnership with the local housing authority (Butler Metropolitan Housing Authority-BMHA) will review the current placement strategies of Housing Choice Vouchers, Public Housing Section 8, and future public housing developments. Additionally, the jurisdiction will also partner with other local housing providers (e.g. Neighborhood Housing Services, Habitat for Humanity, Partnerships for Housing, etc.) to consider placement of new developments in areas of the jurisdiction surrounding the 2nd and 3rd wards. The jurisdiction will contact and participate in discussions and planning with the above housing providers prior

to the 3rd quarter of
2017. Proceeding
discussions with BMHA
and local housing

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providers the jurisdiction will annually review the placement of future housing developments to determine whether they are being developed in areas surrounding the 2nd and 3rd wards.

Metrics, Milestones, and Timeframe for Achievement - Prior to the 3rd quarter of 2017, the jurisdiction will facilitate discussions with BMHA to review the current standards for placement of persons with Housing Choice Vouchers. The jurisdiction and BMHA will work to determine whether it is possible to encourage Housing Choice Voucher

(HCV) recipients to apply for housing in a wide variety of locations within the jurisdiction (specifically including areas with limited HCV

vouchers (e.g. the 3rd, 4th, 5th, and 6th (South) wards). The jurisdiction will annually review the number of

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HCV vouchers approved by BMHA and their location of placement.

Discussion: By partnering with BMHA and local housing providers the jurisdiction may annually review the placement of future housing developments and vouchers to potentially promote the availability of affordable housing options in all wards within the jurisdiction.

The jurisdiction will work to determine methods of decreasing private discrimination of low-income persons/families and recipients of public housing vouchers.

Contributing Factor 1 - Mis-perceptions of persons of low-income and/or recipients of public housing vouchers have the potential to prevent private housing owners, renters, and lenders from presenting fair and unbiased treatment and application evaluation.

Contributing Factor 2 - Language barriers, documentation and fear of deportation for undocumented individuals also contribute to the

Fair Housing Issue 1 - Private lenders and property owners within the 1st and 6th (South) wards of the jurisdiction have the potential to discriminate against persons and families of low-income and/or utilizing government housing vouchers.

Fair Housing Issue 2 - The Hispanic population faces challenges with issues ranging from elevated rental rates to personal safety issues.

challenges faced by Hamilton's Hispanic population. They

Metrics, Milestones, Hamilton City, OH

and Timeframe for Achievement 1 - The jurisdiction, in cooperation with BMHA and local housing providers, will facilitate discussions to explore alternate marketing strategies to improve the public's perception of public housing. The jurisdiction will begin discussions with the said housing providers prior to the 2nd quarter of 2017.

Advertisements for BMHA and local housing providers will be monitored as deemed necessary to reflect changes to their strategies.

Metrics, Milestones, and Timeframe for Achievement 2 - The

are less likely to seek help and if they do, they report that they are treated poorly regardless of their legal status.

jurisdiction will increase communication and supports to the Hispanic population by facilitating relationships with service providers and agencies that serve the Hispanic population. The jurisdiction will begin the said efforts prior to the first quarter of 2017. As a means of measuring engagement efforts and success the jurisdiction will work with service providers to acquire feedback from Hispanic members of the jurisdiction.

Discussion:

Goal 1 - The jurisdiction will facilitate discussions with local service and housing providers to determine whether an increase in assistance for persons transitioning from institutional settings to integrated housing is possible.

Contributing Factors 1 - Communication between local housing providers and local service providers would benefit from improvement. Ultimately creating barriers to housing

Fair Housing Issues 1 - Persons transitioning from an institutional setting experience difficulties when attempting to access integrated housing options.

Fair Housing Issues 2 - Ex-

Metrics, Milestones, and Timeframe for Achievement - The jurisdiction will facilitate discussions between local housing providers (i.e. Neighborhood Housing Services, Habitat for Humanity, BMHA, etc.) and local service providers

Hamilton City, OH

options for persons
transitioning from
institutions.

offenders
unable to
equal

are
access
housing

(Butler
Health,
Prime,
House, etc.)

Behavioral
Partners in
Sojourner
to bridge

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Contributing Factors 2 - Current ex-offender guidelines prevent ex-offenders from accessing appropriate and fair housing.

options as persons without a felonious background.

the potential gap in communication between the parties. The jurisdiction will begin scheduling discussions prior to the 3rd quarter of 2017. It is anticipated that discussions will promote improved lines of communication and collaboration between local service and housing providers.

Metrics, Milestones, and Timeframe for Achievement - The jurisdiction will engage discussions with representatives of the local judicial system to determine current laws (if existent) concerning-offenders and potential housing restrictions. Discussions will begin prior to the 3rd quarter of 2017. Through discussions the jurisdiction may determine whether barriers exist and if

methods may be developed to improve restrictions (if present).

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Discussion: The jurisdiction will facilitate communication between local housing providers and local service providers to increase awareness of the needs of persons transitioning institutional settings to integrated housing.

<p>Determine methods to possibly decrease impediments to (voucher) mobility affecting individuals of low-income and/or disabilities.</p>	<p>Contributing Factor 1 - Community members within the jurisdiction experience difficulties understanding and applying for housing vouchers and completing housing applications due to inconsistent applications and housing policies between the county and municipalities.</p>	<p>Fair Housing Issue 1 - Persons in the jurisdiction attempting to apply for housing vouchers experience difficulties utilizing their vouchers and completing the applications due to a lack of understanding of the applications and policies. Ultimately, creating a barrier to accessing affordable housing due to the lack of application and policy clarity.</p>	<p>Metrics, Milestones, and Timeframe for Achievement 1 - In instances where policies differ between Butler Metropolitan Housing Authority, Butler County, the jurisdiction, and housing providers will review current policies and determine whether changes are possible. The jurisdiction will arrange discussions with local housing providers prior to the 2nd quarter of 2017. Preceding discussions the jurisdiction will maintain communication with local housing providers and community members to determine any improvements in the application process.</p>	<p>Hamilton City, OH</p>
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Discussion:

Goal 1 - The jurisdiction will determine whether the availability of affordable units in a range of sizes is

Contributing Factor
1 - Zoning and code requirements increase the costs

Fair Housing Issue 1
- Community members and housing developers

Metrics, Milestones, and Timeframe for Achievement - The jurisdiction will facilitate

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<p>an issue for persons in the community.</p>	<p>of developing additional units of affordable housing.</p>	<p>experience difficulties in developing housing units for families with five or more members.</p>	<p>discussions with the City of Hamilton's Planning Commission to determine whether changes may be made to zoning and code requirements for housing units for families with five or more members. The jurisdiction will present to topic for discussion to the Planning Commission prior to the 4th quarter of 2017.</p>
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Discussion:

<p>The jurisdiction will review the current status of the availability, type, frequency, and reliability of the current public transportation (i.e. Butler County Regional Transit Authority).</p>	<p>Contributing Factor 1 - Current transportation methods appear inaccessible to residents within segregated and low-income areas in the jurisdiction. Ultimately, causing the feeling that full access to housing choices not attainable.</p>	<p>Fair Housing Issue 1 - Full access to housing choice is limited by a lack of public transportation.</p>	<p>Metrics, Milestones, and Timeframe for Achievement - The jurisdiction will continue to facilitate discussions and provide support to Butler County Regional Transit Authority (BCRTA) to determine the necessity for additional, alternative, and more frequent transportation methods in the community. Discussions will be</p>	<p>Hamilton City, OH</p>
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scheduled prior to the
4th quarter of 2017. It is
anticipated that
discussions will
determine whether

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additional services are necessary and consider possible means, if needed, for providing improved services.

Discussion:

Documents			
File	Description	Uploaded	User
Butler Metropolitan Housing Authority HCV and Public Housing.xlsx (/Afh/Document/View/4)	Butler Metropolitan Housing Authority HCV and Public Housing Numbers	4/4/2016 12:48:51 PM	MVE829
Group Homes and Institutions for the disabled - build 04182016.pdf (/Afh/Document/View/5)	Group Homes and Institutions Providing Housing to Individuals with Disabilities	4/27/2016 9:52:48 AM	MVE829
Owner and Renter Occupied by Census Tracts - build 02172016 (1).pdf (/Afh/Document/View/6)	Owner and Renter Occupied by Census Tract	5/6/2016 1:17:47 PM	MVE829
Map of City of Hamilton Wards.pdf (/Afh/Document/View/8)	Map of City of Hamilton Wards	5/16/2016 11:23:18 AM	MVE829
2016 City of Hamilton AFH Report (HOME).pdf (/Afh/Document/View/9)	2016 City of Hamilton AFH Group Interviews and Electronic Survey	5/23/2016 12:30:52 PM	MVE829
Hamilton AI FINAL 2015.docx (/Afh/Document/View/10)	City of Hamilton Analysis of Impediments + 2015 Update	5/23/2016 1:18:13 PM	MVE829

Household by Census Tracts.pdf (/Afh/Document/View/11)	Household Type by Census Tract	5/26/2016 12:11:25 PM	MVE829
Owner and Renter Occupied by Census Tracts 2009.pdf	Owner and Renter Occupied by Census Tract	6/8/2016	MVE829

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(/Afh/Document/View/13)	2009	9:58:29 AM	
Owner and Renter Occupied by Census Tracts 2010.pdf (/Afh/Document/View/14)	Owner and Renter Occupied by Census Tract 2010	6/8/2016 9:59:12 AM	MVE829
AFH Legal Ad for Plan Comm Mtg 06202016 (2).doc (/Afh/Document/View/15)	AFH Legal Ad for Planning Comm Mtg 062016	6/13/2016 11:27:14 AM	MVE829
Public Hearing Notice 1 for AFH.pdf (/Afh/Document/View/16)	Public Hearing Notice 1 Official Ad	6/13/2016 11:27:56 AM	MVE829

Maps

Map 1 - Race/Ethnicity (Race/Ethnicity)

Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/100/392118/J)

Cincinnati, OH-KY-IN Region (.../ArcGis/Map/100/392118/R)

Map 2 - Race/Ethnicity Trends (Race/Ethnicity Trends, 1990 and Race/Ethnicity Trends, 2000)

Race/Ethnicity Trends, 1990

Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/200/392118/J)

Cincinnati, OH-KY-IN Region (.../ArcGis/Map/200/392118/R)

Race/Ethnicity Trends, 2000

Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/201/392118/J)

Cincinnati, OH-KY-IN Region (.../ArcGis/Map/201/392118/R)

Map 3 - National Origin (National Origin)

Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/300/392118/J)

Cincinnati, OH-KY-IN Region (.../ArcGis/Map/300/392118/R)

Map 4 - LEP (Limited English Proficiency)

Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/400/392118/J)

Cincinnati, OH-KY-IN Region (.../ArcGis/Map/400/392118/R)

Map 5 - Publicly Supported Housing and Race/Ethnicity (Publicly Supported Housing and Race/Ethnicity)
Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/500/392118/J)

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Cincinnati, OH-KY-IN Region (.../ArcGis/Map/500/392118/R)

Map 6 - Housing Choice Vouchers and Race/Ethnicity (Housing Choice Vouchers and Race/Ethnicity)

Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/600/392118/J)

Cincinnati, OH-KY-IN Region (.../ArcGis/Map/600/392118/R)

Map 7 - Housing Burden and Race/Ethnicity (Housing Burden and Race/Ethnicity)

Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/700/392118/J)

Cincinnati, OH-KY-IN Region (.../ArcGis/Map/700/392118/R)

Map 8 - Housing Burden and National Origin (Housing Burden and National Origin)

Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/800/392118/J)

Cincinnati, OH-KY-IN Region (.../ArcGis/Map/800/392118/R)

Map 9 - Demographics and School Proficiency (School Proficiency and Race/Ethnicity, National Origin and Family Status)

School Proficiency and Race/Ethnicity

Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/900/392118/J)

Cincinnati, OH-KY-IN Region (.../ArcGis/Map/900/392118/R)

School Proficiency and National Origin

Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/901/392118/J)

Cincinnati, OH-KY-IN Region (.../ArcGis/Map/901/392118/R)

School Proficiency and Family Status

Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/902/392118/J)

Cincinnati, OH-KY-IN Region (.../ArcGis/Map/902/392118/R)

Map 10 - Demographics and Job Proximity (Job Proximity and Race/Ethnicity, National Origin and Family Status)

Job Proximity and Race/Ethnicity

Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/1000/392118/J)

Cincinnati, OH-KY-IN Region (.../ArcGis/Map/1000/392118/R)

Job Proximity and National Origin

Hamilton City, Ohio Jurisdiction (../ArcGis/Map/1001/392118/J)
Cincinnati, OH-KY-IN Region (../ArcGis/Map/1001/392118/R)

Job Proximity and Family Status

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Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/1002/392118/J)
Cincinnati, OH-KY-IN Region (.../ArcGis/Map/1002/392118/R)

Map 11 - Demographics and Labor Market Engagement (Labor Market Engagement and Race/Ethnicity, National Origin and Family Status)
Labor Market and Race/Ethnicity

Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/1100/392118/J)
Cincinnati, OH-KY-IN Region (.../ArcGis/Map/1100/392118/R)

Labor Market and National Origin

Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/1101/392118/J)
Cincinnati, OH-KY-IN Region (.../ArcGis/Map/1101/392118/R)

Labor Market and Family Status

Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/1102/392118/J)
Cincinnati, OH-KY-IN Region (.../ArcGis/Map/1102/392118/R)

Map 12 - Demographics and Transit Trips (Transit Trips and Race/Ethnicity, National Origin and Family Status)
Transit Trips and Race/Ethnicity

Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/1200/392118/J)
Cincinnati, OH-KY-IN Region (.../ArcGis/Map/1200/392118/R)

Transit Trips and National Origin

Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/1201/392118/J)
Cincinnati, OH-KY-IN Region (.../ArcGis/Map/1201/392118/R)

Transit Trips and Family Status

Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/1202/392118/J)
Cincinnati, OH-KY-IN Region (.../ArcGis/Map/1202/392118/R)

Map 13 - Demographics and Low Transportation Cost (Low Transportation Cost and Race/Ethnicity, National Origin and Family Status)
Low Transportation Cost and Race/Ethnicity

Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/1300/392118/J)
Cincinnati, OH-KY-IN Region (.../ArcGis/Map/1300/392118/R)

Low Transportation Cost and National Origin

Hamilton City, Ohio Jurisdiction (../ArcGis/Map/1301/392118/J)

Cincinnati, OH-KY-IN Region (../ArcGis/Map/1301/392118/R)

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Low Transportation Cost and Family Status

Hamilton City, Ohio Jurisdiction (../ArcGis/Map/1302/392118/J)

Cincinnati, OH-KY-IN Region (../ArcGis/Map/1302/392118/R)

Map 14 - Demographics and Poverty (Poverty and Race/Ethnicity, National Origin and Family Status)

Poverty and Race/Ethnicity

Hamilton City, Ohio Jurisdiction (../ArcGis/Map/1400/392118/J)

Cincinnati, OH-KY-IN Region (../ArcGis/Map/1400/392118/R)

Poverty and National Origin

Hamilton City, Ohio Jurisdiction (../ArcGis/Map/1401/392118/J)

Cincinnati, OH-KY-IN Region (../ArcGis/Map/1401/392118/R)

Poverty and Family Status

Hamilton City, Ohio Jurisdiction (../ArcGis/Map/1402/392118/J)

Cincinnati, OH-KY-IN Region (../ArcGis/Map/1402/392118/R)

Map 15 - Demographics and Environmental Health (Environmental Health and Race/Ethnicity, National Origin and Family Status)

Environmental Health and Race/Ethnicity

Hamilton City, Ohio Jurisdiction (../ArcGis/Map/1500/392118/J)

Cincinnati, OH-KY-IN Region (../ArcGis/Map/1500/392118/R)

Environmental Health and National Origin

Hamilton City, Ohio Jurisdiction (../ArcGis/Map/1501/392118/J)

Cincinnati, OH-KY-IN Region (../ArcGis/Map/1501/392118/R)

Environmental Health and Family Status

Hamilton City, Ohio Jurisdiction (../ArcGis/Map/1502/392118/J)

Cincinnati, OH-KY-IN Region (../ArcGis/Map/1502/392118/R)

Map 16 - Disability by Type (Hearing, Vision, Cognitive Disability, Ambulatory, Self-Care and Independent Living Disability)

Hearing, Vision and Cognitive Disability

Hamilton City, Ohio Jurisdiction (../ArcGis/Map/1600/392118/J)

Cincinnati, OH-KY-IN Region (../ArcGis/Map/1600/392118/R)

Ambulatory, Self-Care and Independent Living Disability

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Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/1601/392118/J)
Cincinnati, OH-KY-IN Region (.../ArcGis/Map/1601/392118/R)

Map 17 - Disability by Age Group (Disability by Age Group)
Hamilton City, Ohio Jurisdiction (.../ArcGis/Map/1700/392118/J)
Cincinnati, OH-KY-IN Region (.../ArcGis/Map/1700/392118/R)

Tables

Table 1 - Demographics - Tabular demographic data for Jurisdiction and Region (including total population, the number and percentage of persons by race/ethnicity, national origin (10 most populous), LEP (10 most populous), disability (by disability type), sex, age range (under 18, 18-64, 65+), and households with children)

Hamilton City, Ohio (392118) (.../ArcGis/Table/1/392118)

Table 2 - Demographic Trends - Tabular demographic trend data for Jurisdiction and Region (including the number and percentage of persons by race/ethnicity, total national origin (foreign born), total LEP, sex, age range (under 18, 18-64, 65+), and households with children)

Hamilton City, Ohio (392118) (.../ArcGis/Table/2/392118)

Table 3 - Racial/Ethnic Dissimilarity Trends - Tabular race/ethnicity dissimilarity index for Jurisdiction and Region

Hamilton City, Ohio (392118) (.../ArcGis/Table/3/392118)

Table 4 - R/ECAP Demographics - Tabular data for the percentage of racial/ethnic groups, families with children, and national origin groups (10 most populous) for the Jurisdiction and Region who reside in R/ECAPs

Hamilton City, Ohio (392118) (.../ArcGis/Table/4/392118)

Table 5 - Publicly Supported Housing Units by Program Category - Tabular data for total units by 4 categories of publicly supported housing in the Jurisdiction (Public Housing, Project-Based Section 8, Other Multifamily, Housing Choice Voucher (HCV) Program)

Hamilton City, Ohio (392118) (.../ArcGis/Table/5/392118)

Table 6 - Publicly Supported Housing Residents by Race/Ethnicity - Tabular race/ethnicity data for 4 categories of publicly supported housing (Public Housing, Project-Based Section 8, Other Multifamily, HCV) in the Jurisdiction compared to the population as a whole, and to persons

earning 30% AMI, in the Jurisdiction
Hamilton City, Ohio (392118) (../ArcGis/Table/6/392118)

Table 7 - R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category - Tabular data on publicly

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supported housing units and R/ECAPs for the Jurisdiction

Hamilton City, Ohio (392118) ([../ArcGis/Table/7/392118](#))

Table 8 - Demographics of Publicly Supported Housing Developments by Program Category - Development level demographics by Public Housing, Project-Based Section 8, and Other Multifamily, for the Jurisdiction

Hamilton City, Ohio (392118) ([../ArcGis/Table/8/392118](#))

Table 9 - Demographics of Households with Disproportionate Housing Needs - Tabular data of total households in the Jurisdiction and Region and the total number and percentage of households experiencing one or more housing burdens by race/ethnicity and family size in the Jurisdiction and Region

Hamilton City, Ohio (392118) ([../ArcGis/Table/9/392118](#))

Table 10 - Demographics of Households with Severe Housing Cost Burden - Tabular data of the total number of households in the Jurisdiction and Region and the number and percentage of households experiencing severe housing burdens by race/ethnicity for the Jurisdiction and Region

Hamilton City, Ohio (392118) ([../ArcGis/Table/10/392118](#))

Table 11 - Publicly Supported Housing by Program Category: Units by Number of Bedrooms and Number of Children - Tabular data on the number of bedrooms for units of 4 categories of publicly supported housing (Public Housing, Project-Based Section 8, Other Multifamily, HCV) for the Jurisdiction

Hamilton City, Ohio (392118) ([../ArcGis/Table/11/392118](#))

Table 12 - Opportunity Indicators, by Race/Ethnicity - Tabular data of opportunity indices for school proficiency, jobs proximity, labor-market engagement, transit trips, low transportation costs, low poverty, and environmental health for the Jurisdiction and Region by race/ethnicity and among households below the Federal poverty line.

Hamilton City, Ohio (392118) ([../ArcGis/Table/12/392118](#))

Table 13 - Disability by Type - Tabular data of persons with vision, hearing, cognitive, ambulatory, self-care, and independent living disabilities for the Jurisdiction and Region

Hamilton City, Ohio (392118) ([../ArcGis/Table/13/392118](#))

Table 14 - Disability by Age Group - Tabular data of persons with disabilities by age range (5-17, 18-64, and 65+) for the Jurisdiction and Region

Hamilton City, Ohio (392118) (.../ArcGis/Table/14/392118)

Table 15 - Disability by Publicly Supported Housing Program Category - Tabular data on disability and publicly supported housing for the Jurisdiction and Region

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