

MIDDLETOWN CITY COUNCIL AGENDA

TUESDAY, February 16, 2010

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**I. BUSINESS MEETING – 6:30 p.m. – COUNCIL CHAMBERS, LOWER LEVEL**

1. **MOMENT OF MEDITATION/PLEDGE OF ALLEGIANCE TO THE FLAG ...**
2. **ROLL CALL ...**
3. **PUBLIC HEARING – 2010-2014 HUD Consolidated Plan and PY 2010 AAP**
4. **CITIZEN COMMENTS ...**
5. **CITY MANAGER REPORTS...**
  - **Middletown Branding Initiative**
  - **School District Substitute Tax Levy Issue**
6. **CONSENT AGENDA.** . . Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote of consent. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and considered separately.
  - (a) **Approve:** City Council Minutes January 30, 2010 and February 2, 2010
  - (b) **Receive and File Board/Commission Minutes:**
    - CVB Bureau Minutes – January 9, 2010
    - Tree Commission Minutes – January 28, 2010
    - Housing Subcommittee of Council – February 5, 2010
  - (c) **Receive, File and Accept Resignation:** Landmarks and Historic Districts Board Member – Jeff Michel
  - (d) **Confirm Board and Commission Appointments:**
    - David Kash, Atty. – Board of Zoning Appeals
  - (e) **Confirm Personnel Appointments:**
    - Dispatcher** – Amy Prichard
    - Public Works Superintendent** - Ray Tolson
  - (f) **Receive and File** – Tentative Assessments on the Breiel Boulevard (Manchester Road to Riverview Avenue) Improvement Project
  - (g) **Accept and Award Bid Tabulations** – for golf course chemicals to various vendors in an approximate amount of \$93,233.49
  - (h) **Accept and Award Bid Tabulation** – for University Boulevard Bridge Beam Repairs to Armstrong Steel Erectors, Inc. in an amount not to exceed \$28,000
7. **CITY COUNCIL COMMENTS ...**

**II. LEGISLATION**

1. **Resolution No. R2010-02**, a resolution to make adjustments to appropriations for current expenses and other expenditures of the City of Middletown, Counties of Butler and Warren, State of Ohio, for the period ending December 31, 2010, (Health Fund) (2<sup>nd</sup> Reading)
2. **Ordinance No. O2010-13**, an ordinance establishing pay ranges and certain benefits for employee classifications in the Middletown Department of Health and Environment. (2<sup>nd</sup> Reading)
3. **Ordinance No. O2010-15**, an ordinance to levy special assessments for the repair of sidewalk, curbs, and gutters in the City of Middletown during the year 2009 against the lots and lands benefited by said improvements. (2<sup>nd</sup> Reading)

4. **Ordinance No. O2010-16**, an ordinance of the City Council of Middletown, Ohio, determining to proceed with submitting the question of a tax levy for the benefit of the Middletown Public Library and declaring an emergency.
  5. **Ordinance No. O2010-17**, an ordinance establishing a procedure for and authorizing the transfer of city owned property to the Middletown City School District and declaring an emergency.
  6. **Resolution No. R2010-03**, a resolution endorsing the substitute school tax levy issue for the Middletown City School District.
  7. **Ordinance No. O2010-18**, an ordinance establishing a procedure for and authorizing a contract with Miami Valley Regional Crime Lab for crime lab services for the Division of Police for the 2010 year. (1<sup>st</sup> Reading)
  8. **Ordinance No. O2010-19**, an ordinance establishing a procedure for and authorizing contracts with Western & Company and M&M Lawncare for grounds maintenance for the three year period from 2010 through 2012. (1<sup>st</sup> Reading)
  9. **Ordinance No. O2010-20**, an ordinance authorizing the submission of an application for Federal assistance, a Consolidated Plan and a Projected Use of Funds under Title I of the Housing and Community Development Act of 1974, as amended, for program year 2010. (Emergency Legislation for March 2, 2010)
- III. EXECUTIVE SESSION.** Under the authority of ORC 121.22(G) (2) To consider the purchase of property for public purposes, or for the sale of property at competitive bidding, if premature disclosure of information would give an unfair competitive or bargaining advantage; and under the authority of ORC 121.22(G)(3) Conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action and under the authority of ORC 121.22(G)(1) To consider the appointment of a public employee or official, specifically board and commission vacancies.

It is the policy of the City of Middletown to make all public hearings and meetings accessible to all persons, in accordance with state and/or federal laws. If you have a disability which requires accommodation in order for you to attend and/or participate in this meeting, please contact us at 425-7831 at least forty-eight hours prior to the time of the meeting to advise us of the need for accommodation, and reasonable efforts shall be made to provide the same. This agenda may be accessed on the City of Middletown website @ <http://www.cityofmiddletown.org>

# **PUBLIC HEARING**

## **STAFF REPORT**

For the Business Meeting of February 16, 2010

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February 8, 2010

TO: Judy Gilleland, City Manager

FROM: Doug Adkins, Director of Community Revitalization

<p><b>PUBLIC HEARING AND LEGISLATION TO AUTHORIZE HUD 2010-2014 Consolidated Plan and PY 2010 AAP</b></p>
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### **PURPOSE**

To submit to City Council for legislative action the HUD 5 year Consolidated Plan for the period of 2010-2014 and Program Year 2010 Annual Action Plan; to authorize the City Manager to sign and submit the PY 2010 Annual Action Plan and the 2010-2014 Consolidated Plan, setting the program activities and amount of funding for CDBG and HOME with the U.S. Department of Housing and Urban Development (HUD).

### **BACKGROUND and FINDINGS**

The City of Middletown has received funding through the CDBG Program since 1975. On a scheduled basis, the City prepares a Consolidated Plan which lists long term goals and objectives for CDBG funding within the City. Through May 1, 2010, the City will operate under the 2005-2010 Consolidated Plan. Additionally, the City prepares a yearly Action Plan which documents where each year's funding is budgeted by activity. The submission of a Consolidated Plan and the associated yearly Action Plan must be approved by City Council and signed by the City Manager prior to submission to HUD.

The purpose of this legislation is to submit to HUD the new 5 year Consolidated Plan with the program year 2010 (May 1, 2010- April 30, 2011) Annual Action Plan.

One of the challenges in preparing this plan has been the large shift in the condition of the City over the last several years. The city has seen an increase in crime, increase in subsidized housing, and has been subjected to increased unemployment and the foreclosure crisis during the recent recession. To most accurately forecast future goals, we needed the latest information as to where the City is right now. Data from even two or three years ago is largely irrelevant in reflecting the staggering changes experienced recently. This accumulation of current data took a large amount of time and effort but anything less would have given us an obsolete plan upon implementation.

The new Consolidated Plan develops revitalization strategies and applies them on a neighborhood by neighborhood basis based on statistical data gathered for each neighborhood. The five year plan selects five "target" neighborhoods for revitalization. The target neighborhood will receive intense revitalization efforts documented in each year's action plan. The remaining neighborhoods will be worked as funding and manpower permits. The goal of the five year plan is to stabilize and protect



“at-risk” neighborhoods, use code enforcement to return all neighborhoods to compliance over the five year period, and to continue demolition, rehabilitation, and redevelopment as possible in the remaining neighborhoods consistent with the Neighborhood Indicators and the City’s Master Plan.

The 2010 Annual Action Plan starts this process, documenting the specific neighborhood to revitalize, and specifically listing the tools that will be used, the timeline for execution and how we should evaluate our effectiveness.

A draft copy of the 2010-2014 Consolidated Plan will be available for public viewing in the Department of Community Revitalization plus the Middletown Public Library and Senior Center effective Wednesday, February 10, 2010. A draft will also be available on the City website with a link to provide emailed comments. There will be a 30 day comment period commencing February 10, 2010 and ending at 5pm on March 11, 2010 for comments regarding the new Consolidated Plan and the 2010 Annual Action Plan. Subsequent to the 30 day public comment period and passage by Council, the 2010-2014 Consolidated Plan and Program Year 2010 Annual Action Plan (including public comments) will be submitted to the Columbus, Ohio HUD field office.

### **ALTERNATIVES**

- 1) Pass the 2010-2014 Consolidated Plan and Program Year 2010 Annual Action Plan as recommended by Staff.
- 2) Do not adopt the 2010-2014 Consolidated Plan and Program Year 2010 Annual Action Plan. Failure to submit the plans by the March 15, 2010, submission date will result in a loss of funds for the 2010 program year (May 1, 2010 – April 30, 2011), and jeopardizes future funding of our HUD programs in the future.

### **OTHER CONSIDERATIONS**

### **FINANCIAL IMPACT**

The budgets for Program Year 2009 (May 1, 2009-April 30, 2010) HUD programs have been passed and approved by Council and are incorporated into the current year budget. The Program Year 2010 Annual Action Plan will be laid into the City’s 2011 budget for passage at the appropriate time.

### **RECOMMENDATION**

Staff recommends the approval of the ordinance authorizing the City Manager to submit the 2010-2014 Consolidated Plan and the Program Year 2010 Annual Action Plan to HUD.

### **EMERGENCY/NON EMERGENCY**

The proposed legislation is being placed on the February 16, 2010 Council meeting agenda as a 1<sup>st</sup> reading. There will need to be a public hearing at that meeting to comply with HUD requirements. At the March 2, 2010, Council meeting, staff will amend the Ordinance to an Emergency Ordinance for passage and immediate implementation. By going through two readings, both Council and the public will have time to review the plan and make comments in addition to the required 30 day public comment period. Passage as an Emergency Ordinance on March 2, 2010, allows the City Manager to

sign the documentation in time for submittal to HUD by the required March 15, 2010, submission date. All comments received from the public during the 30 day public comment period and the public hearing will be included in the submission to HUD.

**ATTACHMENTS**

2010-2014 Consolidated Plan and Program Year 2010 Annual Action Plan



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# Introduction

## **Acknowledgements**

This report was developed by Wayne Freeman Ph.D., Isaac Heard AICP, and Patricia Crawford.

## **Disclaimer**

Training & Development Associates, Inc., Freeman Consulting, Inc. - A TDA Company - and their subcontractors make no guarantees, warranties, or assurances of any kind, express or implied, with respect to such information, (including any information on linked sites) and including, but not limited to, accuracy of the information or its completeness, timeliness, usefulness, adequacy, continued availability, or ownership.

## **Purpose of Study**

The purpose of this report is to assemble available neighborhood-level data that can be used to inform local policy change and action. Specifically, thirty-eight neighborhoods in the City of Middletown, OH were analyzed using neighborhood indicators that were identified as important measures of neighborhood health. Several of these measures were used to develop scores related to alternative strategies for investment of public funds; neighborhood scores for demolition, rehabilitation, redevelopment, homebuyer, code enforcement and crime prevention were developed. Based on these scores, specific investment strategies are suggested for further consideration.

## **Neighborhood Indicators**

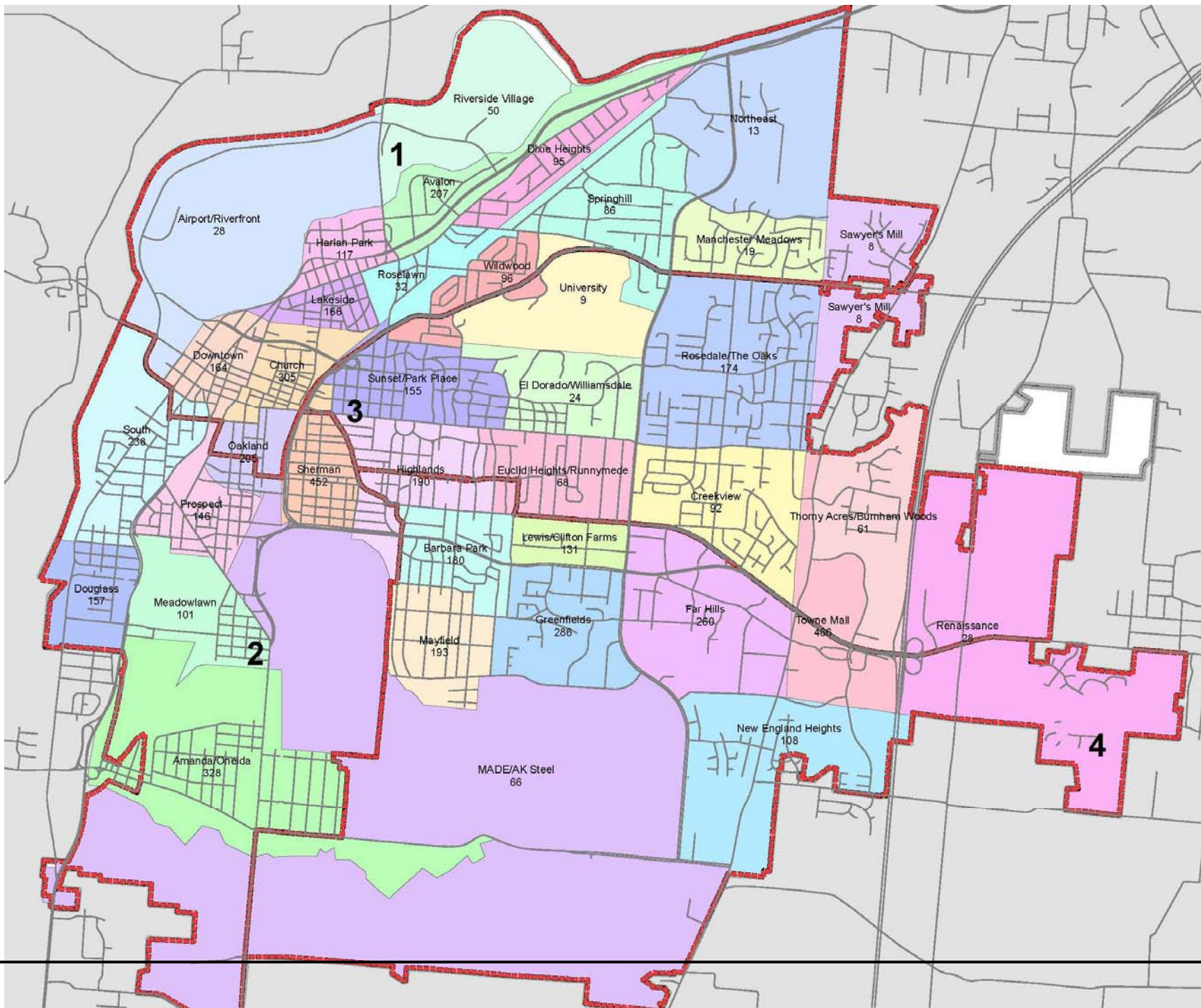
The following indicators were used to evaluate each neighborhood.

1. Population = total population count
2. Youth population = individuals under the age of 20 years
3. Elderly population = individuals over the age of 65 years
4. Number of housing units = total housing unit count
5. Area = in acres
6. % owner occupied = owner occupied as a percentage of total housing units
7. Average household size = number of persons per household
8. Crime = number of crimes reported
9. Density = population per acre
10. % substandard = % of housing units without complete kitchen and/or plumbing facilities

11. % low income = % of households with income below median household income of \$39,600
12. % vacant units = % housing units vacant
13. TOADS = number of temporarily obsolete, abandoned or derelict structures
14. Foreclosure risk = HUD calculated ranking (1 to 10) of the risk that a neighborhood has for foreclosed or abandoned homes

# Neighborhood Map





# Methodology

Because there are no national standards or thresholds, this study measures the City's neighborhoods against the average condition of the City as a whole. Therefore, the statistical method used measures areas in standard deviation units from the mean of the City. Individual scores for each of the neighborhood indicators were standardized or normalized to remove differences in scale and variation among the indicators. This process created scores whose means are zero and whose standard deviations are plus and minus 1. A score of +1.5 indicates that the area's score was 1.5 standard deviation units greater than the mean score of the Middletown area. Refer to Appendix A for detailed raw and standardized data.

Several composite scores were obtained by adding the standardized scores of several individual neighborhood indicators and standardizing the result.

### **Overall Neighborhood Stress Scores**

Overall Neighborhood Stress Scores equally weights the age of housing, the percentage of substandard housing, the percentage of vacant units, the percentage of low-income households, the percentage of substandard housing, and the incidences of crime. Based on the resulting score for each neighborhood, one of the following approaches was identified.

- If < 0 Below Average Stress
- If < 1 Above Average Stress
- If < 2 High Stress
- If < 2.5 Very High Stress
- If > 2.5 Extreme Stress

The composite investment strategy scores were based on the following:

### **Rehabilitation Investment Strategy Scores**

Rehabilitation Investment Strategy Scores assume that older substandard housing located in lower-income neighborhoods are most suitable for housing rehabilitation programs. As such, the age of housing, the percentage of substandard housing, and the percentage of low-income households in the neighborhood were evenly weighted. Based on the resulting score for each neighborhood, one of the following approaches was identified.

- If < 0 Lowest Rehabilitation Need
- If < 1 Minor Rehabilitation Need
- If < 2 Moderate Rehabilitation Need
- If < 2.5 Comprehensive Rehabilitation Need
- If > 2.5 Extreme Rehabilitation Need

## **Redevelopment Investment Strategy Scores**

Redevelopment Investment Strategy Scores assume that older substandard housing that is vacant and located in less dense areas are most suitable for redevelopment. As such, the age of housing, the percentage of substandard housing, percentage of vacant units, and the persons per acre were evenly weighted. Based on the resulting score for each neighborhood, one of the following approaches was identified.

- If < 0 Lowest Redevelopment Need
- If < 1 Low Redevelopment Need
- If < 2 Moderate Redevelopment Need
- If < 2.5 High Redevelopment Need
- If > 2.5 Extensive Redevelopment Need

## **Demolition Investment Strategy Scores**

Demolition Investment Strategy Scores assume that older substandard housing that is vacant is most suitable for demolition. As such, the age of housing, the percentage of substandard housing and the percentage of vacant units were evenly weighted. Based on the resulting score for each neighborhood, one of the following approaches was identified.

- If < 0 Spot Demolition
- If < 1 Low Demolition Need
- If < 2 Moderate Demolition Need
- If < 2.5 High Demolition Need
- If > 2.5 Extensive Demolition Need

## **Homebuyer Strategy Scores**

Homebuyer Strategy Scores assume that neighborhoods with low crime and a solid foundation of existing homeowners are most suitable for homebuyer initiatives. Neighborhoods with higher foreclosure risks also provide opportunities for potential homebuyers. As such, crime, percentage of owner-occupied units, and foreclosure risk were evenly weighted. Based on the resulting score for each neighborhood, one of the following approaches was identified.

- If < 0 Minor Homebuyer Effort
- If < 1 Moderate Homebuyer Effort
- If < 2 High Homebuyer Effort
- If > 2 Extensive Homebuyer Effort

## **Code Enforcement Strategy Scores**

Code Enforcement Strategy Scores assume that older substandard housing that is vacant is most suitable for increased effort in code enforcement. As such, the age of housing, the percentage of substandard housing and the percentage of vacant units were evenly weighted. Based on the resulting score for each neighborhood, one of the following approaches was identified.

- If < 0 Normal Code Enforcement
- If < 1 Minor Increase in Code Enforcement
- If < 2 Moderate Increase in Code Enforcement
- If < 2.5 High Increase in Code Enforcement
- If > 2.5 Extreme Increase in Code Enforcement

## **Crime Prevention Strategy Scores**

Crime Prevention Strategy Scores are based solely on the number of reported incidents received in each neighborhood. Based on the resulting score for each neighborhood, one of the following approaches was identified.

- If < 0 Normal Crime Prevention
- If < 1 Minor Increase in Crime Prevention
- If < 2 Moderate Increase in Crime Prevention
- If < 2.5 High Increase in Crime Prevention
- If > 2.5 Extreme Increase in Crime Prevention

**IMPORTANT NOTE** - This study measures neighborhoods against the average condition of the City as a whole. Therefore, it is not possible to say whether a neighborhood's score is good or bad, only that it is higher or lower than the City average. Additionally, these scores and rankings have no agenda. They are intended for use as supporting facts and are not intended to be a substitute for human judgment. This study is provided to assist in fuller assessments of areas to be supported by community resources, and is only one factor to be considered in evaluation of an area.

# **Investment Strategy Rankings**

<b>NEIGHBORHOOD</b>	<b>DEMO STRATEGY</b>	<b>REHAB STRATEGY</b>	<b>REDEV STRATEGY</b>	<b>CODE STRATEGY</b>
Airport/Riverfront	Low Demolition Need	Minor Rehabilitation Need	Moderate Redevelopment Need	Minor Increase in Code Operations
Amanda/Oneida	Moderate Demolition Need	Extensive Rehabilitation Need	Moderate Redevelopment Need	Increase in Code Operations
Avalon	Moderate Demolition Need	Comprehensive Rehabilitation Need	Moderate Redevelopment Need	Increase in Code Operations
Barbara Park	Spot Demolition	Modest Rehabilitation Need	Lowest Redevelopment Need	Normal Code Operations
Church	Low Demolition Need	Comprehensive Rehabilitation Need	Low Redevelopment Need	Minor Increase in Code Operations
Creekview	Spot Demolition	Modest Rehabilitation Need	Lowest Redevelopment Need	Normal Code Operations
Dixie Heights	Spot Demolition	Modest Rehabilitation Need	Lowest Redevelopment Need	Normal Code Operations
Douglass	Spot Demolition	Minor Rehabilitation Need	Lowest Redevelopment Need	Normal Code Operations
Downtown	Spot Demolition	Modest Rehabilitation Need	Lowest Redevelopment Need	Normal Code Operations
El Dorado/Williamsdale	Low Demolition Need	Moderate Rehabilitation Need	Moderate Redevelopment Need	Minor Increase in Code Operations
Euclid Heights-Runnymede	Spot Demolition	Modest Rehabilitation Need	Lowest Redevelopment Need	Normal Code Operations
Far Hills	Spot Demolition	Modest Rehabilitation Need	Lowest Redevelopment Need	Normal Code Operations
Greenfields	Low Demolition Need	Moderate Rehabilitation Need	Low Redevelopment Need	Minor Increase in Code Operations
Harlan Park	Low Demolition Need	Minor Rehabilitation Need	Moderate Redevelopment Need	Minor Increase in Code Operations
Highlands	Low Demolition Need	Moderate Rehabilitation Need	Low Redevelopment Need	Minor Increase in Code Operations
Lakeside	Low Demolition Need	Moderate Rehabilitation Need	Lowest Redevelopment Need	Minor Increase in Code Operations
Lewis/Clifton Farms	Spot Demolition	Modest Rehabilitation Need	Lowest Redevelopment Need	Normal Code Operations
MADE/AK Steel	Spot Demolition	Modest Rehabilitation Need	Lowest Redevelopment Need	Normal Code Operations
Manchester Meadows	Spot Demolition	Modest Rehabilitation Need	Lowest Redevelopment Need	Normal Code Operations
Mayfield	Moderate Demolition Need	Extensive Rehabilitation Need	Moderate Redevelopment Need	Increase in Code Operations
Meadowlawn	Low Demolition Need	Minor Rehabilitation Need	Low Redevelopment Need	Minor Increase in Code Operations
New England Heights	Spot Demolition	Modest Rehabilitation Need	Lowest Redevelopment Need	Normal Code Operations
Northeast	Spot Demolition	Modest Rehabilitation Need	Lowest Redevelopment Need	Normal Code Operations
Oakland	Moderate Demolition Need	Moderate Rehabilitation Need	Moderate Redevelopment Need	Increase in Code Operations

<b>NEIGHBORHOOD</b>	<b>DEMO STRATEGY</b>	<b>REHAB STRATEGY</b>	<b>REDEV STRATEGY</b>	<b>CODE STRATEGY</b>
Prospect	Low Demolition Need	Comprehensive Rehabilitation Need	Low Redevelopment Need	Minor Increase in Code Operations
Renaissance	Spot Demolition	Modest Rehabilitation Need	Lowest Redevelopment Need	Normal Code Operations
Riverside Village	High Demolition Need	Minor Rehabilitation Need	Extensive Redevelopment Need	Heavy Increase in Code Operations
Rosedale/The Oaks	Spot Demolition	Modest Rehabilitation Need	Lowest Redevelopment Need	Normal Code Operations
Roselawn	Spot Demolition	Minor Rehabilitation Need	Lowest Redevelopment Need	Normal Code Operations
Sawyer's Mill	Spot Demolition	Modest Rehabilitation Need	Low Redevelopment Need	Normal Code Operations
Sherman	Low Demolition Need	Comprehensive Rehabilitation Need	Lowest Redevelopment Need	Minor Increase in Code Operations
South	Moderate Demolition Need	Moderate Rehabilitation Need	Moderate Redevelopment Need	Increase in Code Operations
Springhill	Spot Demolition	Modest Rehabilitation Need	Lowest Redevelopment Need	Normal Code Operations
Sunset/Park Place	Low Demolition Need	Modest Rehabilitation Need	Lowest Redevelopment Need	Minor Increase in Code Operations
Thorny Acres Burnham Woods	Spot Demolition	Modest Rehabilitation Need	Lowest Redevelopment Need	Normal Code Operations
Towne Mall	Spot Demolition	Modest Rehabilitation Need	Low Redevelopment Need	Normal Code Operations
University	Spot Demolition	Modest Rehabilitation Need	Low Redevelopment Need	Normal Code Operations
Wildwood	Spot Demolition	Minor Rehabilitation Need	Lowest Redevelopment Need	Normal Code Operations



<b>NEIGHBORHOOD</b>	<b>HO STRATEGY</b>	<b>STRESS LEVEL</b>	<b>CRIME STRATEGY</b>
Airport/Riverfront	Extensive Homebuyer Effort	Above Average Stress	Normal Crime Prevention
Amanda/Oneida	Minor Homebuyer Effort	High Stress	Increase in Crime Prevention
Avalon	Minor Homebuyer Effort	High Stress	Minor Increase in Crime Prevention
Barbara Park	Minor Homebuyer Effort	Below Average Stress	Minor Increase in Crime Prevention
Church	Minor Homebuyer Effort	High Stress	Increase in Crime Prevention
Creekview	Minor Homebuyer Effort	Below Average Stress	Normal Crime Prevention
Dixie Heights	High Homebuyer Effort	Below Average Stress	Normal Crime Prevention
Douglass	Minor Homebuyer Effort	Above Average Stress	Minor Increase in Crime Prevention
Downtown	Minor Homebuyer Effort	Above Average Stress	Minor Increase in Crime Prevention
El Dorado/Williamsdale	High Homebuyer Effort	Below Average Stress	Normal Crime Prevention
Euclid Heights/Runnymede	Extensive Homebuyer Effort	Below Average Stress	Normal Crime Prevention
Far Hills	Minor Homebuyer Effort	Below Average Stress	Increase in Crime Prevention
Greenfields	Minor Homebuyer Effort	Above Average Stress	Increase in Crime Prevention
Harlan Park	High Homebuyer Effort	Above Average Stress	Normal Crime Prevention
Highlands	Moderate Homebuyer Effort	Above Average Stress	Minor Increase in Crime Prevention
Lakeside	Minor Homebuyer Effort	Above Average Stress	Minor Increase in Crime Prevention
Lewis/Clifton Farms	Minor Homebuyer Effort	Below Average Stress	Normal Crime Prevention
MADE/AK Steel	High Homebuyer Effort	Below Average Stress	Normal Crime Prevention
Manchester Meadows	Moderate Homebuyer Effort	Below Average Stress	Normal Crime Prevention
Mayfield	Moderate Homebuyer Effort	High Stress	Minor Increase in Crime Prevention
Meadowlawn	Moderate Homebuyer Effort	Above Average Stress	Normal Crime Prevention
New England Heights	Moderate Homebuyer Effort	Below Average Stress	Normal Crime Prevention

Northeast	Moderate Homebuyer Effort	Below Average Stress	Normal Crime Prevention
Oakland	Minor Homebuyer Effort	High Stress	Minor Increase in Crime Prevention
Prospect	Moderate Homebuyer Effort	Above Average Stress	Minor Increase in Crime Prevention
Renaissance	Moderate Homebuyer Effort	Below Average Stress	Normal Crime Prevention
Riverside Village	Extensive Homebuyer Effort	High Stress	Normal Crime Prevention
Rosedale/The Oaks	Minor Homebuyer Effort	Below Average Stress	Minor Increase in Crime Prevention
Roselawn	Extensive Homebuyer Effort	Below Average Stress	Normal Crime Prevention
Sawyer's Mill	Minor Homebuyer Effort	Below Average Stress	Normal Crime Prevention
Sherman	Minor Homebuyer Effort	High Stress	Extensive Increase in Crime Prevention
South	Minor Homebuyer Effort	High Stress	Minor Increase in Crime Prevention
Springhill	High Homebuyer Effort	Below Average Stress	Normal Crime Prevention
Sunset/Park Place	High Homebuyer Effort	Below Average Stress	Minor Increase in Crime Prevention
Thorny Acres/Burnham Woods	Minor Homebuyer Effort	Below Average Stress	Normal Crime Prevention
Towne Mall	Minor Homebuyer Effort	Below Average Stress	Extensive Increase in Crime Prevention
University	Minor Homebuyer Effort	Below Average Stress	Normal Crime Prevention
Wildwood	Extensive Homebuyer Effort	Above Average Stress	Normal Crime Prevention

# Neighborhood Rankings

## Percentage of Owner-Occupied Units

<b>Neighborhood</b>	<b>Owner occupied</b>	<b>Standardized Score</b>
Euclid Heights/Runnymede	92.9%	1.441
Manchester Meadows	92.5%	1.424
Northeast	92.5%	1.424
Rosedale/The Oaks	91.7%	1.388
Renaissance	91.4%	1.375
Springhill	85.8%	1.128
Wildwood	83.8%	1.043
Sunset/Park Place	78.7%	0.821
Roselawn	77.5%	0.770
Riverside Village	75.6%	0.686
New England Heights	74.4%	0.635
Airport/Riverfront	74.0%	0.619
Harlan Park	74.0%	0.619
El Dorado/Williamsdale	73.3%	0.587
Highlands	71.9%	0.528
MADE/AK Steel	71.5%	0.509
Amanda/Oneida	69.1%	0.406
Greenfields	67.2%	0.323
Creekview	64.5%	0.203
Dixie Heights	61.1%	0.057
Mayfield	59.2%	-0.024
Sawyer's Mill	58.1%	-0.074
Far Hills	54.8%	-0.217
Meadowlawn	52.3%	-0.327
Prospect	48.2%	-0.503
Thorny Acres/Burnham Woods	45.7%	-0.615
South	42.2%	-0.767
Barbara Park	42.1%	-0.770
Sherman	41.1%	-0.813
Lakeside	39.1%	-0.900
Avalon	38.4%	-0.930
Lewis/Clifton Farms	36.4%	-1.018
University	36.0%	-1.037
Douglass	33.6%	-1.140
Oakland	32.6%	-1.180
Towne Mall	25.9%	-1.476
Church	20.8%	-1.696
Downtown	1.0%	-2.558

## Crime

<b>Neighborhood</b>	<b>Crime</b>	<b>Standardized Score</b>
Towne Mall	466	2.814
Sherman	452	2.691
Amanda/Oneida	328	1.605
Church	305	1.403
Greenfields	286	1.237
Far Hills	260	1.009
South	238	0.816
Avalon	207	0.545
Oakland	205	0.527
Mayfield	193	0.422
Highlands	190	0.396
Barbara Park	180	0.308
Rosedale/The Oaks	174	0.255
Lakeside	166	0.185
Downtown	164	0.168
Douglass	157	0.107
Sunset/Park Place	155	0.089
Prospect	146	0.010
Lewis/Clifton Farms	131	-0.121
Harlan Park	117	-0.244
New England Heights	108	-0.323
Meadowlawn	101	-0.384
Wildwood	96	-0.428
Dixie Heights	95	-0.437
Creekview	92	-0.463
Springhill	86	-0.515
Euclid Heights/Runnymede	68	-0.673
MADE/AK Steel	66	-0.691
Thorny Acres/Burnham Woods	61	-0.735
Riverside Village	50	-0.831
Roselawn	32	-0.989
Renaissance	28	-1.024
Airport/Riverfront	28	-1.024
El Dorado/Williamsdale	24	-1.059
Manchester Meadows	19	-1.102
Northeast	13	-1.155
University	9	-1.190
Sawyer's Mill	8	-1.199

## Density

<b>Neighborhood</b>	<b>Density</b>	<b>Standardized Score</b>
Sherman	15.76	2.63
Douglass	13.39	2.04
Barbara Park	12.31	1.76
Church	11.61	1.59
Oakland	10.26	1.25
Prospect	9.86	1.15
Sunset/Park Place	9.09	0.95
Lakeside	8.50	0.81
Wildwood	8.44	0.79
Greenfields	8.41	0.78
Mayfield	7.93	0.66
Dixie Heights	7.06	0.45
Highlands	6.54	0.31
Lewis/Clifton Farms	5.81	0.13
South	5.31	0.01
Meadowlawn	4.97	-0.08
Creekview	4.97	-0.08
Euclid Heights/Runnymede	4.95	-0.09
Rosedale/The Oaks	4.58	-0.18
Downtown	4.52	-0.19
Roselawn	4.51	-0.20
Avalon	4.08	-0.30
Springhill	3.97	-0.33
Amanda/Oneida	3.38	-0.48
Far Hills	3.02	-0.57
El Dorado/Williamsdale	2.80	-0.62
Riverside Village	1.84	-0.87
Manchester Meadows	1.83	-0.87
Northeast	1.83	-0.87
University	1.76	-0.89
Thorny Acres/Burnham Woods	1.56	-0.94
Towne Mall	1.47	-0.96
Sawyer's Mill	1.41	-0.97
Airport/Riverfront	0.76	-1.14
Harlan Park	0.76	-1.14
Renaissance	0.68	-1.16
New England Heights	0.55	-1.19
MADE/AK Steel	0.52	-1.20

## Age of Housing

<b>Neighborhood</b>	<b>Housing Age</b>	<b>Standardized Score</b>
El Dorado/Williamsdale	66	2.05
Sherman	61	1.62
South	61	1.62
Rosedale/The Oaks	58	1.36
Highlands	55	1.06
Oakland	54	1.02
Prospect	54	1.02
Wildwood	54	1.02
Roselawn	54	1.02
Church	51	0.76
Sunset/Park Place	49	0.59
Euclid Heights/Runnymede	48	0.50
Lakeside	47	0.41
Avalon	47	0.41
Riverside Village	47	0.41
Airport/Riverfront	47	0.41
Harlan Park	47	0.41
Amanda/Oneida	46	0.33
Dixie Heights	45	0.24
University	44	0.16
Greenfields	40	-0.19
Mayfield	40	-0.19
Barbara Park	39	-0.28
Springhill	39	-0.30
Douglass	37	-0.45
Sawyer's Mill	34	-0.75
Meadowlawn	30	-1.05
Thorny Acres/Burnham Woods	30	-1.05
Towne Mall	30	-1.05
Renaissance	30	-1.05
New England Heights	30	-1.05
MADE/AK Steel	30	-1.05
Creekview	29	-1.14
Lewis/Clifton Farms	27	-1.31
Far Hills	27	-1.31
Manchester Meadows	27	-1.31
Northeast	27	-1.31
Downtown	24	-1.57

## Percentage of Substandard Units

<b>Neighborhood</b>	<b>% Substandard</b>	<b>Standardized Score</b>
Mayfield	3.10	3.74
Amanda/Oneida	2.23	2.48
Greenfields	1.56	1.50
Highlands	1.30	1.12
Meadowlawn	1.23	1.03
Sawyer's Mill	1.09	0.83
New England Heights	1.07	0.80
MADE/AK Steel	1.07	0.80
Springhill	0.97	0.65
Prospect	0.89	0.54
Church	0.62	0.14
El Dorado/Williamsdale	0.59	0.10
Riverside Village	0.57	0.08
Airport/Riverfront	0.51	-0.01
Harlan Park	0.51	-0.01
Oakland	0.41	-0.16
Sunset/Park Place	0.38	-0.20
Avalon	0.36	-0.23
Lakeside	0.35	-0.25
Euclid Heights/Runnymede	0.31	-0.30
Dixie Heights	0.29	-0.34
Sherman	0.24	-0.41
University	0.21	-0.45
South	0.00	-0.75
Rosedale/The Oaks	0.00	-0.75
Wildwood	0.00	-0.75
Roselawn	0.00	-0.75
Barbara Park	0.00	-0.75
Douglass	0.00	-0.75
Thorny Acres/Burnham Woods	0.00	-0.75
Towne Mall	0.00	-0.75
Renaissance	0.00	-0.75
Creekview	0.00	-0.75
Lewis/Clifton Farms	0.00	-0.75
Far Hills	0.00	-0.75
Manchester Meadows	0.00	-0.75
Northeast	0.00	-0.75
Downtown	0.00	-0.75



## Percentage of Low-Income Households

<b>Neighborhood</b>	<b>% Low Income</b>	<b>Standardized Score</b>
Avalon	83.6%	1.91
Church	76.1%	1.46
Downtown	74.3%	1.36
Douglass	72.5%	1.25
Lakeside	71.6%	1.19
Lewis/Clifton Farms	70.2%	1.11
Prospect	67.5%	0.94
Sherman	66.5%	0.89
South	66.1%	0.86
Mayfield	65.0%	0.79
Meadowlawn	63.5%	0.70
Oakland	61.0%	0.56
Far Hills	59.4%	0.46
Harlan Park	58.5%	0.40
Greenfields	56.4%	0.28
Amanda/Oneida	56.0%	0.25
Wildwood	55.1%	0.20
Barbara Park	55.1%	0.20
Riverside Village	54.7%	0.18
Airport/Riverfront	52.6%	0.05
Dixie Heights	52.6%	0.05
Roselawn	49.5%	-0.14
Creekview	49.0%	-0.17
Towne Mall	48.2%	-0.22
University	47.8%	-0.24
Highlands	47.0%	-0.29
Thorny Acres/Burnham	47.0%	-0.29
Woods		
Sawyer's Mill	46.8%	-0.30
Springhill	41.5%	-0.62
Euclid Heights/Runnymede	41.4%	-0.63
Sunset/Park Place	36.4%	-0.93
El Dorado/Williamsdale	35.5%	-0.98
MADE/AK Steel	29.3%	-1.36
New England Heights	27.9%	-1.44
Renaissance	25.2%	-1.60
Rosedale/The Oaks	20.7%	-1.87
Manchester Meadows	19.3%	-1.96
Northeast	19.3%	-1.96

## Percentage of Vacant Units

<b>Neighborhood</b>	<b>% Vacant Units</b>	<b>Standardized Vacant</b>
Riverside Village	0.24	3.49
Oakland	0.18	2.21
Avalon	0.16	1.76
South	0.14	1.49
Towne Mall	0.12	0.91
Douglass	0.11	0.90
Church	0.11	0.86
Sherman	0.10	0.65
Downtown	0.10	0.53
Meadowlawn	0.10	0.50
Lakeside	0.09	0.42
Airport/Riverfront	0.09	0.40
Harlan Park	0.09	0.40
Greenfields	0.08	0.26
Prospect	0.08	0.11
Sunset/Park Place	0.07	-0.10
Lewis/Clifton Farms	0.06	-0.11
Creekview	0.06	-0.15
Far Hills	0.06	-0.17
Barbara Park	0.05	-0.37
Mayfield	0.05	-0.38
Amanda/Oneida	0.05	-0.41
Dixie Heights	0.05	-0.42
Wildwood	0.05	-0.48
University	0.05	-0.49
El Dorado/Williamsdale	0.04	-0.59
Highlands	0.04	-0.60
Sawyer's Mill	0.04	-0.68
Thorny Acres/Burnham Woods	0.04	-0.69
Manchester Meadows	0.03	-0.79
Northeast	0.03	-0.79
Springhill	0.03	-0.85
Euclid Heights/Runnymede	0.03	-0.90
Roselawn	0.02	-1.04
Rosedale/The Oaks	0.02	-1.09
Renaissance	0.01	-1.23
MADE/AK Steel	0.00	-1.40
New England Heights	0.00	-1.40

## Foreclosure Risk

Neighborhood	Foreclosure Risk	Standardized Foreclosure
Riverside Village	10	1
Oakland	10	1
Avalon	10	1
South	10	1
Douglass	10	1
Church	10	1
Sherman	10	1
Downtown	10	1
Meadowlawn	10	1
Lakeside	10	1
Airport/Riverfront	10	1
Harlan Park	10	1
Greenfields	10	1
Prospect	10	1
Mayfield	10	1
Amanda/Oneida	10	1
Dixie Heights	10	1
Wildwood	10	1
Roselawn	10	1
MADE/AK Steel	10	1
Sunset/Park Place	10	0
Highlands	10	0
Lewis/Clifton Farms	9	0
Far Hills	9	0
Barbara Park	9	0
El Dorado/Williamsdale	9	0
Euclid Heights/Runnymede	9	0
Springhill	9	0
New England Heights	8	-1
Creekview	7	-1
Rosedale/The Oaks	7	-1
Sawyer's Mill	7	-2
University	6	-2
Towne Mall	6	-2
Thorny Acres/Burnham Woods	6	-2
Manchester Meadows	6	-2
Northeast	6	-2
Renaissance	6	-2

## **Neighborhood Profiles (alphabetical order)**

# Airport/Riverfront

## Potential Investment Strategies

- Low Demolition Need (Score =0.43)
- Minor Rehabilitation Need (Score =0.24)
- Moderate Redevelopment Need (Score =1.1)
- Normal Crime Prevention (Score =-1.024)
- Extensive Homebuyer Effort (Score =1)
- Minor Increase in Code Operations (Score =0.43)

## Neighborhood Indicators

	<u>All</u>	<u>Airport/Riverfront</u>
Total Population	51994	654
Youth Population	11567	142
Housing Units (#)	23996	350
Area (acres)	15626	864
Household Income	\$39600	\$36324
Owner Occupied Units	59.1%	74%
Household Size	2.4	1.87
% Low Income	86.1%	52.6%
Persons/Acre	3	0.76
Crime	151	28
Substandard Units	.05%	0.51%
Vacant Units	7.2%	9.00%
Foreclosure Risk	4	10
Age of Units	42 years	47 years
Public Transportation		No

## Above Average Stress (Score =0.14)

### Description

This neighborhood is bordered by the Great Miami River and is primarily industrial in nature. It is located in the northern part of the City and includes the Hook Field Airport. This airport was very active during the most productive days of AK Steel. Located near several downtown neighborhoods, this neighborhood contains many older homes that are in a state of decline. The vast majority of houses in this neighborhood need major rehabilitation. There are predominant commercial and industrial uses interspersed throughout the neighborhood. A number of businesses have closed indicating a sign of the economic decline of industries in the Northeast. Very low income families reside in the residential portion of the neighborhood. Residents tend to be predominantly middle aged.

### Assets

Hook Industrial Park; Middletown Regional Airport; Smith Park

# Amanda/Oneida

## Potential Investment Strategies

- Moderate Demolition Need (Score =1.29)
- Extensive Rehabilitation Need (Score =1.6)
- Moderate Redevelopment Need (Score =1.63)
- Increase in Crime Prevention (Score =1.605)
- Minor Homebuyer Effort (Score =0)
- Increase in Code Operations (Score =1.29)

## Neighborhood Indicators

	<u>All</u>	<u>Amanda/Oneida</u>
Total Population	51994	2377
Youth Population	11567	503
Housing Units (#)	23996	1027
Area (acres)	15626	704
Household Income	\$39600	\$36514
Owner Occupied Units	59.1%	69.1%
Household Size	2.4	2.31
% Low Income	86.1%	56%
Persons/Acre	3	3.38
Crime	151	328
Substandard Units	.05%	2.23%
Vacant Units	7.2%	5.00%
Foreclosure Risk	4	10
Age of Units	42 years	46 years
Public Transportation		Partial

## High Stress (Score =1.29)

### Description

The Amanda area contains the site of Crystal Tissue company and a huge industrial park. A limited amount of business is actually conducted in the area now. The area has been the site of a number of business closings in recent years. This is an older area that is showing signs of decline. The majority of the homes are in need of minor repair and rehabilitation. Small homes are owned by low income and elderly individuals. Serious strains on the fabric of the neighborhood are being experienced as a result of a lot of vacancies and foreclosures. Property owners are struggling to maintain their homes. The south side of Amanda still has septic tanks and is comprised of single income, young families in many of the 2BR homes. There are also a number of vacant houses in this part of the neighborhood. A significant portion of the multifamily structures need of rehabilitation or they should be condemned. This is a predominantly white neighborhood. Home Acres is now included in Amanda as a result of annexation. It contains high density residential housing. Homes are small and there is a high concentration of rental housing. While this is a predominantly white neighborhood, there is some diversity although the residents consist of low income retirees. The homes in this neighborhood need major rehabilitation or demolition. This is a very poor area that needs a lot of work and has no sidewalks or sewers. This is a high crime area with a lot of vandalism. A number of junk cars and trashy areas were visible. There are significant amounts of subsidized housing along with a high concentration of rental properties. Folks in the neighborhood like to "collect their stuff" according to Code Enforcement personnel. The neighborhood is home to a number of working class people currently or formerly employed by AK Steel. The housing is best described as "tired" older, smaller homes that are in need of rehabilitation and mechanical upgrades. This neighborhood is targeted by the Community Development Department and has been described as being at risk. Infrastructure in the neighborhood needs serious upgrades as well. Homeowners are working with City officials to undertake some community upgrades and some residents have initiated some efforts to paint and make minor repairs to their homes.

### Assets

Damon Park; Amanda Elementary School; Midd-Cities Industrial Park

# Avalon

## Potential Investment Strategies

- Moderate Demolition Need (Score =1.04)
- Comprehensive Rehabilitation Need (Score =1.09)
- Moderate Redevelopment Need (Score =1.27)
- Minor Increase in Crime Prevention (Score =0.545)
- Minor Homebuyer Effort (Score =0)
- Increase in Code Operations (Score =1.04)

## Neighborhood Indicators

	<u>All</u>	<u>Avalon</u>
Total Population	51994	1044
Youth Population	11567	228
Housing Units (#)	23996	557
Area (acres)	15626	256
Household Income	\$39600	\$31566
Owner Occupied Units	59.1%	38.4%
Household Size	2.4	1.87
% Low Income	86.1%	83.6%
Persons/Acre	3	4.08
Crime	151	207
Substandard Units	.05%	0.36%
Vacant Units	7.2%	16.00%
Foreclosure Risk	4	10
Age of Units	42 years	47 years
Public Transportation		Yes

## High Stress (Score =1.33)

### Description

This neighborhood has a lot of old cottage homes that have been around since the days of the old Aviation Company. Parts of the neighborhood are described as trashy and tired. A diverse group of different folks live here, including some elderly. The area needs to be cleaned up and code enforcement efforts need to be intensified. Some of the neighborhood is in a state of decline; Other parts of the neighborhood have housing that is in good condition and in need of minor repair. Wilberham Apartments have been recently rehabilitated which has helped to improve that part of the neighborhood. Other apartments are in a state of decline. This is also recognized as a high crime area.

### Assets

Avalon Park; Fire Station 4; Miami Preserve

# Barbara Park

## Potential Investment Strategies

- Spot Demolition (Score =-0.75)
- Modest Rehabilitation Need (Score =-0.44)
- Lowest Redevelopment Need (Score =-1.79)
- Minor Increase in Crime Prevention (Score =0.308)
- Minor Homebuyer Effort (Score =-1)
- Normal Code Operations (Score =-0.75)

## Neighborhood Indicators

	<u>All</u>	<u>Barbara Park</u>
Total Population	51994	2364
Youth Population	11567	503
Housing Units (#)	23996	1200
Area (acres)	15626	192
Household Income	\$39600	\$35120
Owner Occupied Units	59.1%	42.1%
Household Size	2.4	1.97
% Low Income	86.1%	55.1%
Persons/Acre	3	12.31
Crime	151	180
Substandard Units	.05%	0%
Vacant Units	7.2%	5.00%
Foreclosure Risk	4	9
Age of Units	42 years	39 years
Public Transportation		Yes

## Below Average Stress (Score =-0.21)

### Description

This neighborhood, though predominantly white, is still diverse. It is a conglomerate of very nice homes that are primarily owner occupied. Barbara Park, however, also has a significant number of apartments and multifamily housing contributing to a high rate of rental housing. Most of the housing in the Barbara Park neighborhood is in very good condition with evidence of minor repairs needed for some of the homes. Houses are typically two-story, ranch style that are well maintained and date back to the 50's and 60's. They are typically owned by retirees and empty nesters. It can be described as a quiet, low crime neighborhood. Some of the apartments are relatively newer than the housing stock.

### Assets

Mayfield Elementary School; Barbara Park Nursing Home



# Church

## Potential Investment Strategies

- Low Demolition Need (Score =0.94)
- Comprehensive Rehabilitation Need (Score =1.23)
- Low Redevelopment Need (Score =0.09)
- Increase in Crime Prevention (Score =1.403)
- Minor Homebuyer Effort (Score =-1)
- Minor Increase in Code Operations (Score =0.94)

## Neighborhood Indicators

	<u>All</u>	<u>Church</u>
Total Population	51994	1486
Youth Population	11567	345
Housing Units (#)	23996	842
Area (acres)	15626	128
Household Income	\$39600	\$22815
Owner Occupied Units	59.1%	20.8%
Household Size	2.4	1.76
% Low Income	86.1%	76.1%
Persons/Acre	3	11.61
Crime	151	305
Substandard Units	.05%	0.62%
Vacant Units	7.2%	11.00%
Foreclosure Risk	4	10
Age of Units	42 years	51 years
Public Transportation		Yes

## High Stress (Score =1.39)

### Description

This is a small neighborhood containing significant amounts of rental housing that is located next to the Downtown neighborhood. It is somewhat diverse in character and has a transient population; those who stay in the houses for a while, trash them and then leave. While predominantly white, there is a mix of Hispanics, Caucasion, and African Americans. Even with the diversity there is a lot of drugs, theft, and domestic violence. There were vacant, dilapidated, and abandoned houses in this neighborhood. Many of the homes in this neighborhood range in need of minor repair to major rehabilitation. The neighborhood appears to be in a stage of transition and decline. It is also plagued by high crime statistics.

### Assets

Flemming Park; Dublin House

# Creekview

## Potential Investment Strategies

- Spot Demolition (Score =-1.09)
- Modest Rehabilitation Need (Score =-1.08)
- Lowest Redevelopment Need (Score =-1.11)
- Normal Crime Prevention (Score =-0.463)
- Minor Homebuyer Effort (Score =0)
- Normal Code Operations (Score =-1.09)

## Neighborhood Indicators

	<u>All</u>	<u>Creekview</u>
Total Population	51994	2225
Youth Population	11567	454
Housing Units (#)	23996	1117
Area (acres)	15626	448
Household Income	\$39600	\$42594
Owner Occupied Units	59.1%	64.5%
Household Size	2.4	1.99
% Low Income	86.1%	49%
Persons/Acre	3	4.97
Crime	151	92
Substandard Units	.05%	0%
Vacant Units	7.2%	6.00%
Foreclosure Risk	4	7
Age of Units	42 years	29 years
Public Transportation		Yes

## Below Average Stress (Score =-1.01)

### Description

This is a low crime neighborhood that is generally described as a nice neighborhood. The housing stock is mostly '50's and '60's ranch style homes. It should be noted that on the neighborhood's westside along Breiel Blvd, there are a number of professional businesses. Homes are in good shape, primarily single family, owner occupied. It is a low crime area and there is not an abundance of rental housing. Other prominent neighborhood features include the new school of the east side of the neighborhood which is called Creekview Elementary, a daycare facility for the physically and mentally challenged, and the "Jayco" Soccer field.

### Assets

Jacot Park; 3 Fountains Park (undeveloped); Creekview Elementary School; Abilities First; Summit Academy; Fire Station 2

# Dixie Heights

## Potential Investment Strategies

- Spot Demolition (Score =-0.28)
- Modest Rehabilitation Need (Score =-0.03)
- Lowest Redevelopment Need (Score =-0.55)
- Normal Crime Prevention (Score =-0.437)
- High Homebuyer Effort (Score =1)
- Normal Code Operations (Score =-0.28)

## Neighborhood Indicators

	<u>All</u>	<u>Dixie Heights</u>
Total Population	51994	1356
Youth Population	11567	274
Housing Units (#)	23996	697
Area (acres)	15626	192
Household Income	\$39600	\$36665
Owner Occupied Units	59.1%	61.1%
Household Size	2.4	1.95
% Low Income	86.1%	52.6%
Persons/Acre	3	7.06
Crime	151	95
Substandard Units	.05%	0.29%
Vacant Units	7.2%	5.00%
Foreclosure Risk	4	10
Age of Units	42 years	45 years
Public Transportation		Yes

## Below Average Stress (Score =-0.05)

### Description

Nearly everyone living in this neighborhood is white. The primary composition of the homes in the neighborhood is single family, owner occupied. Families that live here generally have low incomes and include some retirees. Serious make-overs are needed for many of these homes that were built in the 40's. The neighborhood is comprised of many cottages that have deep yards. The neighborhood is transitioning to more rentals. An increased number of vacant homes has led to more crime, vandalism, and drug activity. A more transient population is moving in and out of the area. Folks in this neighborhood like to "collect their stuff" as well evidenced by piles of trash, old cars, and other collections of junk. Efforts should be intensified to stabilize and revitalize this neighborhood before it goes into a further state of decline. Some of the old vacant and abandoned, dilapidated housing should be demolished.

### Assets

Maple Park, Dixie Heights Park

# Douglass

## Potential Investment Strategies

- Spot Demolition (Score =-0.16)
- Minor Rehabilitation Need (Score =0.02)
- Lowest Redevelopment Need (Score =-1.32)
- Minor Increase in Crime Prevention (Score =0.107)
- Minor Homebuyer Effort (Score =0)
- Normal Code Operations (Score =-0.16)

## Neighborhood Indicators

	<u>All</u>	<u>Douglass</u>
Total Population	51994	2571
Youth Population	11567	808
Housing Units (#)	23996	923
Area (acres)	15626	192
Household Income	\$39600	\$23914
Owner Occupied Units	59.1%	33.6%
Household Size	2.4	2.79
% Low Income	86.1%	72.5%
Persons/Acre	3	13.39
Crime	151	157
Substandard Units	.05%	0%
Vacant Units	7.2%	11.00%
Foreclosure Risk	4	10
Age of Units	42 years	37 years
Public Transportation		Yes

## Above Average Stress (Score =0.46)

### Description

Large fights and shootings often take place in this neighborhood. The neighborhood is plagued by thefts, burglaries, and home invasions. There is a small concentration of owners in this neighborhood, although homeownership is declining and rental housing is increasing. Some dilapidated housing has been demolished and there is a focus on more rehabilitation and infill housing. While there are some beautiful homes in this neighborhood, a majority of the houses are in need of minor repairs with a significant portion in need of major rehabilitation. The neighborhood has significant amounts of Section 8 housing and apartment buildings as well. A predominantly African American population resides in the area.

### Assets

Douglas Park; Middletown Community Center; Washington Park; Ohio State National Guard Armory

# Downtown

## Potential Investment Strategies

- Spot Demolition (Score =-0.96)
- Modest Rehabilitation Need (Score =-0.51)
- Lowest Redevelopment Need (Score =-0.9)
- Minor Increase in Crime Prevention (Score =0.168)
- Minor Homebuyer Effort (Score =-1)
- Normal Code Operations (Score =-0.96)

## Neighborhood Indicators

	<u>All</u>	<u>Downtown</u>
Total Population	51994	578
Youth Population	11567	96
Housing Units (#)	23996	414
Area (acres)	15626	128
Household Income	\$39600	\$21430
Owner Occupied Units	59.1%	1%
Household Size	2.4	1.4
% Low Income	86.1%	74.3%
Persons/Acre	3	4.52
Crime	151	164
Substandard Units	.05%	0%
Vacant Units	7.2%	10.00%
Foreclosure Risk	4	10
Age of Units	42 years	24 years
Public Transportation		Yes

## Above Average Stress (Score =0.12)

### Description

This neighborhood has a lots of historic homes that are designated as being on the National Register for Historic Places. Sorg Mansion and Opera House are very old and historic properties that are located on Main Street . Some of the beautiful homes in this neighborhood date back to the 1800's. A number of businesses have closed; others are in a state of decline. City Center Mall was located downtown during the 1970's. It, like so many other downtown shopping areas across the country eventually relocated to the suburbs. The city is attempting to revitalize this part of the community. Due to zoning changes that have allowed loft apartments and condos in old structures, some changes are occurring. Most of the buildings downtown sell used merchandise; there are few new businesses downtown now. A majority of business have moved out to the East End of the City. This is a predominantly white neighborhood and population continues to decline. Housing stock is very old and many structures are in need of repair and a considerable amount of work. Some houses in the downtown core area are better kept than others. There has been significant turnover of owner occupied housing to rental units. Once the City's prime retail area, City Hall is located in this neighborhood. One of City's largest and most heavily utilized parks, Smith Park, is located here.

### Assets

Middletown City Building; Post Office; Library; Fire Station 1

# El Dorado/Williamsdale

## Potential Investment Strategies

- Low Demolition Need (Score =0.83)
- Moderate Rehabilitation Need (Score =0.61)
- Moderate Redevelopment Need (Score =1.24)
- Normal Crime Prevention (Score =-1.059)
- High Homebuyer Effort (Score =1)
- Minor Increase in Code Operations (Score =0.83)

## Neighborhood Indicators

	<u>All</u>	<u>El Dorado /Williamsdale</u>
Total Population	51994	717
Youth Population	11567	132
Housing Units (#)	23996	384
Area (acres)	15626	256
Household Income	\$39600	\$48307
Owner Occupied Units	59.1%	73.3%
Household Size	2.4	1.87
% Low Income	86.1%	35.5%
Persons/Acre	3	2.8
Crime	151	24
Substandard Units	.05%	0.59%
Vacant Units	7.2%	4.00%
Foreclosure Risk	4	9
Age of Units	42 years	66 years
Public Transportation		Partial

## Below Average Stress (Score =-0.11)

### Description

This neighborhood has an interesting mesh of housing types. Housing in the neighborhood is occupied by retirees, young families, working class, and professional families. On the north side are very nice custom built homes owned by lawyers and doctors. The boundary nearest Sunset neighborhood has homes that are about 60 -70 years old. The area is starting to show signs of decline as some homes are being offered up for sale and others are going into foreclosure. The majority of the homes are in good condition and crime is not a major problem in the area.

### Assets

Bulls Run Arboretum; Zion Lutheran Church

# Euclid Heights/Runnymede

## Potential Investment Strategies

- Spot Demolition (Score =-0.37)
- Modest Rehabilitation Need (Score =-0.23)
- Lowest Redevelopment Need (Score =-0.35)
- Normal Crime Prevention (Score =-0.673)
- Extensive Homebuyer Effort (Score =1)
- Normal Code Operations (Score =-0.37)

## Neighborhood Indicators

	<u>All</u>	<u>Euclid</u>
	<u>Heights/Runnymede</u>	
Total Population	51994	1267
Youth Population	11567	216
Housing Units (#)	23996	637
Area (acres)	15626	256
Household Income	\$39600	\$43240
Owner Occupied Units	59.1%	92.9%
Household Size	2.4	1.99
% Low Income	86.1%	41.4%
Persons/Acre	3	4.95
Crime	151	68
Substandard Units	.05%	0.31%
Vacant Units	7.2%	3.00%
Foreclosure Risk	4	9
Age of Units	42 years	48 years
Public Transportation		Yes

## Below Average Stress (Score =-0.5)

### Description

A diversity of housing stock is found in this neighborhood. On the east side there are smaller, 2BR houses occupied by lower income, older working class residents. Many of the neighborhood's residents in this section are retirees. The rate of rental housing is starting to grow in this area. Upscale housing is found in the middle of the neighborhood and on the west side. There are nice homes with neatly landscaped yards that are typically owned by two income families. The neighborhood is very well cared for and there is not a large presence of rental properties. Houses are on large lots and there are also a few mansions with carriage houses in the neighborhood.

### Assets

Wilson Park; Highview Elementary School; Fire Station 5

# Far Hills

## Potential Investment Strategies

- Spot Demolition (Score =-1.2)
- Modest Rehabilitation Need (Score =-0.84)
- Lowest Redevelopment Need (Score =-0.94)
- Increase in Crime Prevention (Score =1.009)
- Minor Homebuyer Effort (Score =-1)
- Normal Code Operations (Score =-1.2)

## Neighborhood Indicators

	<u>All</u>	<u>Far Hills</u>
Total Population	51994	1544
Youth Population	11567	351
Housing Units (#)	23996	717
Area (acres)	15626	512
Household Income	\$39600	\$30907
Owner Occupied Units	59.1%	54.8%
Household Size	2.4	2.15
% Low Income	86.1%	59.4%
Persons/Acre	3	3.02
Crime	151	260
Substandard Units	.05%	0%
Vacant Units	7.2%	6.00%
Foreclosure Risk	4	9
Age of Units	42 years	27 years
Public Transportation		Yes

## Below Average Stress (Score =-0.18)

### Description

This appears to be a diverse neighborhood which is generally in stable condition. Far Hills has newer housing stock that was built within the last 30 years. The neighborhood also has lots of green space and some houses that are at least 70 years. Most of the homes appear to be in sound condition while some demonstrate the appearance of being in need of minor repairs and maintenance. The neighborhood has transitional housing for the mentally challenged. While it is predominantly white, it shows evidence of diversity. There appeared to be a trend of single family housing, then pockets of multifamily housing, then streets would revert back to single family housing. Subsidized housing also makes up the housing stock.

### Assets

Lefferson Park; Verity Middle School; Save-a-Lot Supermarket



# Greenfields

## Potential Investment Strategies

- Low Demolition Need (Score =0.85)
- Moderate Rehabilitation Need (Score =0.83)
- Low Redevelopment Need (Score =0.45)
- Increase in Crime Prevention (Score =1.237)
- Minor Homebuyer Effort (Score =0)
- Minor Increase in Code Operations (Score =0.85)

## Neighborhood Indicators

	<u>All</u>	<u>Greenfields</u>
Total Population	51994	1614
Youth Population	11567	364
Housing Units (#)	23996	781
Area (acres)	15626	192
Household Income	\$39600	\$34144
Owner Occupied Units	59.1%	67.2%
Household Size	2.4	2.07
% Low Income	86.1%	56.4%
Persons/Acre	3	8.41
Crime	151	286
Substandard Units	.05%	1.56%
Vacant Units	7.2%	8.00%
Foreclosure Risk	4	10
Age of Units	42 years	40 years
Public Transportation		Yes

## Above Average Stress (Score =0.99)

### Description

The majority of housing in this neighborhood is sound and in good condition. There has been a significant amount of new development in the past 30 years. Consequently, some of this newer stock includes multi-family, duplexes and single family housing. There are also a significant number of multi-family units in this neighborhood which are in good condition. The neighborhood is predominantly white and includes a large population of working class and subsidized housing.

### Assets

Jonathan Park (undeveloped)

# Harlan Park

## Potential Investment Strategies

- Low Demolition Need (Score =0.43)
- Minor Rehabilitation Need (Score =0.42)
- Moderate Redevelopment Need (Score =1.1)
- Normal Crime Prevention (Score =-0.244)
- High Homebuyer Effort (Score =1)
- Minor Increase in Code Operations (Score =0.43)

## Neighborhood Indicators

	<u>All</u>	<u>Harlan Park</u>
Total Population	51994	73
Youth Population	11567	16
Housing Units (#)	23996	39
Area (acres)	15626	96
Household Income	\$39600	\$36324
Owner Occupied Units	59.1%	74%
Household Size	2.4	1.87
% Low Income	86.1%	58.5%
Persons/Acre	3	0.76
Crime	151	117
Substandard Units	.05%	0.51%
Vacant Units	7.2%	9.00%
Foreclosure Risk	4	10
Age of Units	42 years	47 years
Public Transportation		Yes

## Above Average Stress (Score =0.44)

### Description

This neighborhood is located near Hook Airport. This is an older neighborhood and the racial makeup of the neighborhood is nearly all white. The majority of people in this neighborhood own their homes. There are many cottage style homes in Harlan Park that are typically occupied by lower income residents. The age of the housing is a contributing factor for the need to repair and rehabilitate a number of the buildings in this neighborhood. While the number of apartments is low, they are also in need of repairs and upgrades. This neighborhood is in an overall state of decline.

# Highlands

## Potential Investment Strategies

- Low Demolition Need (Score =0.85)
- Moderate Rehabilitation Need (Score =0.99)
- Low Redevelopment Need (Score =0.72)
- Minor Increase in Crime Prevention (Score =0.396)
- Moderate Homebuyer Effort (Score =0)
- Minor Increase in Code Operations (Score =0.85)

## Neighborhood Indicators

	<u>All</u>	<u>Highlands</u>
Total Population	51994	2092
Youth Population	11567	479
Housing Units (#)	23996	948
Area (acres)	15626	320
Household Income	\$39600	\$51280
Owner Occupied Units	59.1%	71.9%
Household Size	2.4	2.21
% Low Income	86.1%	47%
Persons/Acre	3	6.54
Crime	151	190
Substandard Units	.05%	1.3%
Vacant Units	7.2%	4.00%
Foreclosure Risk	4	9.5
Age of Units	42 years	55 years
Public Transportation		Yes

## Above Average Stress (Score =0.54)

### Description

Many of the homes in this neighborhood are stately and in very good condition. There are no visible signs of decline in the housing stock. The Middletown Hospital was once located in this neighborhood. The old hospital was demolished and a new, modern, state of the art facility was built in the east end of the City. It is possible that housing may be developed on the former site of the hospital. Well to do residents live in the homes in this neighborhood. There is a very high owner occupancy rate and the neighborhood is predominantly white with small influxes of other populations. The majority of the homes are in sound condition and few are in need of cosmetic and minor repairs. There was no evidence of any houses that needed extensive rehabilitation. There were few multi-family or commercial structures in this neighborhood. The rental properties in this neighborhood were in very good condition as well. This is a moderate crime neighborhood with reported instances of burglaries and thefts.

### Assets

Goldman Park; Gladdell Park; Dillman's Supermarket

# Lakeside

## Potential Investment Strategies

- Low Demolition Need (Score =0.31)
- Moderate Rehabilitation Need (Score =0.71)
- Lowest Redevelopment Need (Score =-0.13)
- Minor Increase in Crime Prevention (Score =0.185)
- Minor Homebuyer Effort (Score =0)
- Minor Increase in Code Operations (Score =0.31)

## Neighborhood Indicators

	<u>All</u>	<u>Lakeside</u>
Total Population	51994	1088
Youth Population	11567	229
Housing Units (#)	23996	573
Area (acres)	15626	128
Household Income	\$39600	\$28753
Owner Occupied Units	59.1%	39.1%
Household Size	2.4	1.9
% Low Income	86.1%	71.6%
Persons/Acre	3	8.5
Crime	151	166
Substandard Units	.05%	0.35%
Vacant Units	7.2%	9.00%
Foreclosure Risk	4	10
Age of Units	42 years	47 years
Public Transportation		Yes

## Above Average Stress (Score =0.7)

### Description

Police cameras have been installed in this neighborhood. It is an older neighborhood with an elderly population on fixed incomes who are finding it a challenge to maintain their properties. Many old cottage homes comprise the neighborhood. There are a small proportion of buildings in this neighborhood that are in sound condition. A number of commercial buildings are in dilapidated condition and most of the buildings in this neighborhood need some degree of repair. Lakeside backs up to "restaurant row" near Smith Park. Major rehabilitation is needed for a substantial portion of the rental housing and some single family housing is in need of rehabilitation as well. This is a predominantly white neighborhood. Crime that generally plagues this area include: burglaries, thefts, and robberies.

### Assets

Lakeside Park

# Lewis/Clifton Farms

## Potential Investment Strategies

- Spot Demolition (Score =-1.16)
- Modest Rehabilitation Need (Score =-0.5)
- Lowest Redevelopment Need (Score =-1.31)
- Normal Crime Prevention (Score =-0.121)
- Minor Homebuyer Effort (Score =0)
- Normal Code Operations (Score =-1.16)

## Neighborhood Indicators

	All	Lewis/Clifton Farms
Total Population	51994	744
Youth Population	11567	153
Housing Units (#)	23996	404
Area (acres)	15626	128
Household Income	\$39600	\$29300
Owner Occupied Units	59.1%	36.4%
Household Size	2.4	1.84
% Low Income	86.1%	70.2%
Persons/Acre	3	5.81
Crime	151	131
Substandard Units	.05%	0%
Vacant Units	7.2%	6.00%
Foreclosure Risk	4	9
Age of Units	42 years	27 years
Public Transportation		Yes

## Below Average Stress (Score =-0.29)

### Description

Breiele Blvd known as "Hamburger Row" is this neighborhood's eastern boundary. The neighborhood is comprised of a 60/40 mix of renters versus owners. This area has a number of small houses with deep yards and owners who have relatively low incomes. The neighborhood's westside near Lamberton and Elderton have nice single family, 3BR homes that are well taken care of. This part of the neighborhood has a higher rate of homeownership and houses that are 30 – 40 years old. There appear to be two income levels in this neighborhood, those who are on fixed and low incomes and those who incomes are more moderate. This neighborhood also has some major apartment complexes. Some areas are described as moderately bad and are problematic for Police. Lewis/Clifton Farms has a significant Hispanic population.

# MADE/AK Steel

## Potential Investment Strategies

- Spot Demolition (Score =-0.88)
- Modest Rehabilitation Need (Score =-0.85)
- Lowest Redevelopment Need (Score =-0.26)
- Normal Crime Prevention (Score =-0.691)
- High Homebuyer Effort (Score =1)
- Normal Code Operations (Score =-0.88)

## Neighborhood Indicators

	<u>All</u>	<u>MADE/AK Steel</u>
Total Population	51994	1601
Youth Population	11567	399
Housing Units (#)	23996	588
Area (acres)	15626	3053
Household Income	\$39600	\$51551
Owner Occupied Units	59.1%	71.5%
Household Size	2.4	2.72
% Low Income	86.1%	29.3%
Persons/Acre	3	0.52
Crime	151	66
Substandard Units	.05%	1.07%
Vacant Units	7.2%	0.00%
Foreclosure Risk	4	10
Age of Units	42 years	30 years
Public Transportation		No

## Below Average Stress (Score =-0.77)

### Description

The majority of this neighborhood is industrial in nature since the AK Steel Plant takes up the vast majority of the land. The steel plant can be seen for miles and miles. On the north side of the steel company other types of business are flourishing in this highly industrial area. There is a large nursing care facility in this area and a few old farm homes. This neighborhood is also the site of a future steel plant addition that is being planned for development. Companies such as AK Steel, SOS Steel, MISA metals, and Grainger Plastics are found in this area.

### Assets

Garden Manor; AK Steel; Greentree Industrial Park

# Manchester Meadows

## Potential Investment Strategies

- Spot Demolition (Score =-1.52)
- Modest Rehabilitation Need (Score =-2.11)
- Lowest Redevelopment Need (Score =-1.12)
- Normal Crime Prevention (Score =-1.102)
- Moderate Homebuyer Effort (Score =0)
- Normal Code Operations (Score =-1.52)

## Neighborhood Indicators

	<u>All</u>	<u>Manchester Meadows</u>
Total Population	51994	305
Youth Population	11567	47
Housing Units (#)	23996	137
Area (acres)	15626	166
Household Income	\$39600	\$76993
Owner Occupied Units	59.1%	92.5%
Household Size	2.4	2.23
% Low Income	86.1%	19.3%
Persons/Acre	3	1.83
Crime	151	19
Substandard Units	.05%	0%
Vacant Units	7.2%	3.00%
Foreclosure Risk	4	6
Age of Units	42 years	27 years
Public Transportation		No

## Below Average Stress (Score =-2.02)

### Description

Generally described as a good neighborhood with nice homes, with the exception of a few occasional problems. It is generally an upscale area that is fairly new and is comprised of two income earner families living in 3BR homes. Homes are well maintained and yards are landscaped. Some of the housing stock includes condos. First Baptist Church is located in this neighborhood and the crime rate is low.

### Assets

First Baptist Church; Church of God

# Mayfield

## Potential Investment Strategies

- Moderate Demolition Need (Score =1.7)
- Extensive Rehabilitation Need (Score =2.27)
- Moderate Redevelopment Need (Score =1.42)
- Minor Increase in Crime Prevention (Score =0.422)
- Moderate Homebuyer Effort (Score =0)
- Increase in Code Operations (Score =1.7)

## Neighborhood Indicators

	<u>All</u>	<u>Mayfield</u>
Total Population	51994	2029
Youth Population	11567	467
Housing Units (#)	23996	925
Area (acres)	15626	256
Household Income	\$39600	\$33834
Owner Occupied Units	59.1%	59.2%
Household Size	2.4	2.19
% Low Income	86.1%	65%
Persons/Acre	3	7.93
Crime	151	193
Substandard Units	.05%	3.1%
Vacant Units	7.2%	5.00%
Foreclosure Risk	4	10
Age of Units	42 years	40 years
Public Transportation		Yes

## High Stress (Score =1.32)

### Description

People of various races live here. Gangs are a part of the neighborhood and it is plagued by drugs, violence, and various types of crime. Few homes in this neighborhood are in sound condition, although some are well kept. Some residents demonstrate neighborhood pride and many work for AK Steel or have retired from the company. The vast majority need some sort of repair or major rehabilitation. There were abandoned cars, trash, and lots of closed buildings in the neighborhood. There were also a high number of rental units in this neighborhood.



# Meadowlawn

## Potential Investment Strategies

- Low Demolition Need (Score =0.26)
- Minor Rehabilitation Need (Score =0.36)
- Low Redevelopment Need (Score =0.32)
- Normal Crime Prevention (Score =-0.384)
- Moderate Homebuyer Effort (Score =0)
- Minor Increase in Code Operations (Score =0.26)

## Neighborhood Indicators

	<u>All</u>	<u>Meadowlawn</u>
Total Population	51994	1272
Youth Population	11567	301
Housing Units (#)	23996	568
Area (acres)	15626	256
Household Income	\$39600	\$22084
Owner Occupied Units	59.1%	52.3%
Household Size	2.4	2.24
% Low Income	86.1%	63.5%
Persons/Acre	3	4.97
Crime	151	101
Substandard Units	.05%	1.23%
Vacant Units	7.2%	10.00%
Foreclosure Risk	4	10
Age of Units	42 years	30 years
Public Transportation		Yes

## Above Average Stress (Score =0.4)

### Description

Although predominantly white, this neighborhood appears to be very diverse. It is a pretty solid neighborhood that includes starter homes, elderly residents, and retirees. The number of rental units in this neighborhood, however, is increasing. Some of the houses can be described as “shotgun” houses that have only two-bedrooms. Renters are typically low income and transient. Many live in subsidized housing. Some of the rental units are not in good condition and may be candidates for being torn down. The general condition of buildings in the neighborhood ranges from few being in sound condition to a significant portion of the structures being in need of some degree of repair work or major rehabilitation.

### Assets

Whitney Park; Woodside Cemetery & Arboretum; Yankee Park; Garfield School; Save-a-Lot Supermarket

# New England Heights

## Potential Investment Strategies

- Spot Demolition (Score =-0.88)
- Modest Rehabilitation Need (Score =-0.89)
- Lowest Redevelopment Need (Score =-0.26)
- Normal Crime Prevention (Score =-0.323)
- Moderate Homebuyer Effort (Score =0)
- Normal Code Operations (Score =-0.88)

## Neighborhood Indicators

	<u>All</u>	<u>New England Heights</u>
Total Population	51994	209
Youth Population	11567	50
Housing Units (#)	23996	79
Area (acres)	15626	378
Household Income	\$39600	\$57624
Owner Occupied Units	59.1%	74.4%
Household Size	2.4	2.64
% Low Income	86.1%	27.9%
Persons/Acre	3	0.55
Crime	151	108
Substandard Units	.05%	1.07%
Vacant Units	7.2%	0.00%
Foreclosure Risk	4	8
Age of Units	42 years	30 years
Public Transportation		Yes

## Below Average Stress (Score =-1.03)

### Description

The neighborhood is made up of condos, new housing, apartments, empty houses, and non-residential development. There are a number of split-level, 3BR homes with large yards. Generally, this is described as being a good neighborhood, although it is plagued by some problems associated with a significant amount of Section 8 housing. Apartments are in close proximity to single family housing. Foreclosures are having a negative effect on the neighborhood. This part of the neighborhood has a significant amount of multi-family housing that is built around single family, owner occupied homes. A significant portion of the housing stock is relatively new in the eastern part of this neighborhood. The east side contains a number of ranch-style houses, condos, multi-family housing, and a diverse ethnic population. Young, working class, two income families live in a substantial number of these 3BR homes. There are also a lot of nice homes on the west side. South of Town Mall along Cincinnati – Dayton Road there are a number of older homes.

### Assets

Park (undeveloped); Oasis Church School

# Northeast

## Potential Investment Strategies

- Spot Demolition (Score =-1.52)
- Modest Rehabilitation Need (Score =-2.11)
- Lowest Redevelopment Need (Score =-1.12)
- Normal Crime Prevention (Score =-1.155)
- Moderate Homebuyer Effort (Score =0)
- Normal Code Operations (Score =-1.52)

## Neighborhood Indicators

	<u>All</u>	<u>Northeast</u>
Total Population	51994	1218
Youth Population	11567	189
Housing Units (#)	23996	547
Area (acres)	15626	666
Household Income	\$39600	\$76993
Owner Occupied Units	59.1%	92.5%
Household Size	2.4	2.23
% Low Income	86.1%	19.3%
Persons/Acre	3	1.83
Crime	151	13
Substandard Units	.05%	0%
Vacant Units	7.2%	3.00%
Foreclosure Risk	4	6
Age of Units	42 years	27 years
Public Transportation		No

## Below Average Stress (Score =-2.03)

### Description

This is a neighborhood of high end, upscale housing. Houses are custom built and owned by professionals. The neighborhood is very nice and homes are well maintained. Northeast is comprised of single family, owner occupants who take pride in their neighborhood and its upkeep. Houses and lawns were nicely landscaped and well maintained. This is a very low crime area that is located near one of the newer subdivisions, Miller Ridge. The housing stock is sound.

### Assets

Miller Ridge Elementary School; Liberty Retirement Community; First Church of God

# Oakland

## Potential Investment Strategies

- Moderate Demolition Need (Score =1.65)
- Moderate Rehabilitation Need (Score =0.74)
- Moderate Redevelopment Need (Score =1.03)
- Minor Increase in Crime Prevention (Score =0.527)
- Minor Homebuyer Effort (Score =-1)
- Increase in Code Operations (Score =1.65)

## Neighborhood Indicators

	<u>All</u>	<u>Oakland</u>
Total Population	51994	1313
Youth Population	11567	362
Housing Units (#)	23996	487
Area (acres)	15626	128
Household Income	\$39600	\$35685
Owner Occupied Units	59.1%	32.6%
Household Size	2.4	2.7
% Low Income	86.1%	61%
Persons/Acre	3	10.26
Crime	151	205
Substandard Units	.05%	0.41%
Vacant Units	7.2%	18.00%
Foreclosure Risk	4	10
Age of Units	42 years	54 years
Public Transportation		Yes

## High Stress (Score =1.27)

### Description

This is a very troubled, high crime neighborhood that is in a wretched state of decline. The number of rentals in this area is increasing. Some homes have been described as beautiful, but tired. Few structures are in good condition, with the vast majority in serious states of disrepair. A high number of structures are dilapidated and need to be condemned and demolished. It is also plagued by foreclosures, vandalism, and drugs. A new trend called "scrapping" (destroying, ripping out, and stripping houses) has been prevalent in this neighborhood.

### Assets

Oakland Park; Vail Middle School

# Prospect

## Potential Investment Strategies

- Low Demolition Need (Score =0.89)
- Comprehensive Rehabilitation Need (Score =1.3)
- Low Redevelopment Need (Score =0.3)
- Minor Increase in Crime Prevention (Score =0.01)
- Moderate Homebuyer Effort (Score =0)
- Minor Increase in Code Operations (Score =0.89)

## Neighborhood Indicators

	<u>All</u>	<u>Prospect</u>
Total Population	51994	1893
Youth Population	11567	494
Housing Units (#)	23996	674
Area (acres)	15626	192
Household Income	\$39600	\$25073
Owner Occupied Units	59.1%	48.2%
Household Size	2.4	2.81
% Low Income	86.1%	67.5%
Persons/Acre	3	9.86
Crime	151	146
Substandard Units	.05%	0.89%
Vacant Units	7.2%	8.00%
Foreclosure Risk	4	10
Age of Units	42 years	54 years
Public Transportation		Yes

## Above Average Stress (Score =0.87)

### Description

There are stable areas in some parts of this neighborhood that have some owner occupied houses that are cared for. However, there are also a lot of rental and subsidized housing. This neighborhood contains some very old homes, many of which are in good condition. Some, however, are evidencing the need for maintenance and minor repairs. The houses on the west side of this neighborhood are more stable, but beginning to revert to more rentals. On the east side, there are more renters and transients than owners. This trend is contributing to some decline in the neighborhood and an elevation of crime. Many of the homes are becoming dilapidated and residents are low income. The residents in this neighborhood are predominantly African American.

### Assets

Harlan Park; Butler County Adult Training Center; Michigan Park

# Renaissance

## Potential Investment Strategies

- Spot Demolition (Score =-1.62)
- Modest Rehabilitation Need (Score =-1.79)
- Lowest Redevelopment Need (Score =-1.06)
- Normal Crime Prevention (Score =-1.024)
- Moderate Homebuyer Effort (Score =0)
- Normal Code Operations (Score =-1.62)

## Neighborhood Indicators

	<u>All</u>	<u>Renaissance</u>
Total Population	51994	737
Youth Population	11567	142
Housing Units (#)	23996	306
Area (acres)	15626	1091
Household Income	\$39600	\$57240
Owner Occupied Units	59.1%	91.4%
Household Size	2.4	2.41
% Low Income	86.1%	25.2%
Persons/Acre	3	0.68
Crime	151	28
Substandard Units	.05%	0%
Vacant Units	7.2%	1.00%
Foreclosure Risk	4	6
Age of Units	42 years	30 years
Public Transportation		Partial

## Below Average Stress (Score =-1.95)

### Description

This is an all new neighborhood and one of the newest and most exclusive in the City. It is still in the development stage as the sales of homes has been slowed by the economic conditions across the country. For many years, this area was farm land. It is primarily a single family, owner occupied subdivision with houses ranging from \$150,000 - \$350,000. This is a very upscale neighborhood in a growing area as the trend is toward more people moving to this part of the City. Crime or deteriorating housing stock is not a problem here.

### Assets

Bishop Fenwick High School; The Inn at Renaissance Village Assisted Living; Grace Baptist Church; Middletown Christian School; Crosspointe Church of God; Atrium Medical Center; Avalon Assisted Living; New Covenant Church; hotels

# Riverside Village

## Potential Investment Strategies

- High Demolition Need (Score =2.13)
- Minor Rehabilitation Need (Score =0.35)
- Extensive Redevelopment Need (Score =2.75)
- Normal Crime Prevention (Score =-0.831)
- Extensive Homebuyer Effort (Score =1)
- Heavy Increase in Code Operations (Score =2.13)

## Neighborhood Indicators

	<u>All</u>	<u>Riverside Village</u>
Total Population	51994	706
Youth Population	11567	176
Housing Units (#)	23996	348
Area (acres)	15626	384
Household Income	\$39600	\$36854
Owner Occupied Units	59.1%	75.6%
Household Size	2.4	2.03
% Low Income	86.1%	54.7%
Persons/Acre	3	1.84
Crime	151	50
Substandard Units	.05%	0.57%
Vacant Units	7.2%	24.00%
Foreclosure Risk	4	10
Age of Units	42 years	47 years
Public Transportation		No

## High Stress (Score =1.05)

### Description

This area should be redeveloped. This neighborhood contains numerous abandoned, worn out, dilapidated trailers. Despite the condition of the neighborhood, there are about 74 families who still reside in the area. Riverside Village has a combination of houses, trailers, and businesses. Carmody Boulevard is the location for many of the businesses in the area. It has been suggested that this may be a good area for an industrial park once area is cleaned up and the dilapidated trailers are removed.

# Rosedale/The Oaks

## Potential Investment Strategies

- Spot Demolition (Score =-0.26)
- Modest Rehabilitation Need (Score =-0.67)
- Lowest Redevelopment Need (Score =-0.17)
- Minor Increase in Crime Prevention (Score =0.255)
- Minor Homebuyer Effort (Score =0)
- Normal Code Operations (Score =-0.26)

## Neighborhood Indicators

	<u>All</u>	<u>Rosedale/The Oaks</u>
Total Population	51994	2933
Youth Population	11567	485
Housing Units (#)	23996	1306
Area (acres)	15626	640
Household Income	\$39600	\$64823
Owner Occupied Units	59.1%	91.7%
Household Size	2.4	2.25
% Low Income	86.1%	20.7%
Persons/Acre	3	4.58
Crime	151	174
Substandard Units	.05%	0%
Vacant Units	7.2%	2.00%
Foreclosure Risk	4	7
Age of Units	42 years	58 years
Public Transportation		Partial

## Below Average Stress (Score =-0.86)

### Description

Rosedale is a very nice neighborhood that contains a rebuilt school and a nice park. It contains homes that were built in the 50's and 60's as well as a new subdivision comprised of two income families. The homes in this neighborhood are in sound condition and the neighborhood is well kept. The Oaks is very upscale and is where a number of professionals live; doctors and lawyers. It consists of 3BR to 4BR houses that are well cared for. The east side of the Oaks is older and more conservative. There are some homes that were built in the 50's and are housed by families of lower incomes than on the west side or north side of the neighborhood.

### Assets

Middletown High School; Dowling Park; Rosedale School



# Roselawn

## Potential Investment Strategies

- Spot Demolition (Score =-0.41)
- Minor Rehabilitation Need (Score =0.06)
- Lowest Redevelopment Need (Score =-0.33)
- Normal Crime Prevention (Score =-0.989)
- Extensive Homebuyer Effort (Score =1)
- Normal Code Operations (Score =-0.41)

## Neighborhood Indicators

	<u>All</u>	<u>Roselawn</u>
Total Population	51994	577
Youth Population	11567	102
Housing Units (#)	23996	329
Area (acres)	15626	128
Household Income	\$39600	\$37664
Owner Occupied Units	59.1%	77.5%
Household Size	2.4	1.75
% Low Income	86.1%	49.5%
Persons/Acre	3	4.51
Crime	151	32
Substandard Units	.05%	0%
Vacant Units	7.2%	2.00%
Foreclosure Risk	4	10
Age of Units	42 years	54 years
Public Transportation		Yes

## Below Average Stress (Score =-0.3)

### Description

The close proximity of Roselawn to Wildwood makes it difficult to see the dividing line between the two neighborhoods. Roselawn has a very interesting mix of new sub-divisions, nice homes, cottages, and rental housing. The neighborhood is generally quiet and the housing stock is sound. Some housing needs work, although they are not falling apart. The appearance of the neighborhood is changing as a result of foreclosures and more properties being converted to rental.

### Assets

Gardner Park

# Sawyer's Mill

## Potential Investment Strategies

- Spot Demolition (Score =-0.32)
- Modest Rehabilitation Need (Score =-0.12)
- Low Redevelopment Need (Score =0.21)
- Normal Crime Prevention (Score =-1.199)
- Minor Homebuyer Effort (Score =0)
- Normal Code Operations (Score =-0.32)

## Neighborhood Indicators

	<u>All</u>	<u>Sawyer's Mill</u>
Total Population	51994	586
Youth Population	11567	115
Housing Units (#)	23996	276
Area (acres)	15626	416
Household Income	\$39600	\$42343
Owner Occupied Units	59.1%	58.1%
Household Size	2.4	2.12
% Low Income	86.1%	46.8%
Persons/Acre	3	1.41
Crime	151	8
Substandard Units	.05%	1.09%
Vacant Units	7.2%	4.00%
Foreclosure Risk	4	6.5
Age of Units	42 years	34 years
Public Transportation		No

## Below Average Stress (Score =-0.95)

### Description

This neighborhood contains some of the newer subdivisions and some undeveloped land that could potentially be developed. Some of the homes start at \$130,000 and are typically 3BR and 4BR units. Finkleman/East Plains has now been included in Sawyers Mill. The southern part of this neighborhood contains ranch -style homes that were built in the 1940's and 50's. There appear to be more owner occupied housing than rental. Some homes near Cincinnati- Dayton Road have been around for years and are in relatively sound condition. They have been well cared for and don't appear to need major rehabilitation, perhaps some general maintenance and minor repairs. It does not appear that there are rental units in this area at this time. Crime is virtually non-existent.

### Assets

Park (undeveloped)

# Sherman

## Potential Investment Strategies

- Low Demolition Need (Score =1)
- Comprehensive Rehabilitation Need (Score =1.09)
- Lowest Redevelopment Need (Score =-0.44)
- Extensive Increase in Crime Prevention (Score =2.691)
- Minor Homebuyer Effort (Score =-2)
- Minor Increase in Code Operations (Score =1)

## Neighborhood Indicators

	<u>All</u>	<u>Sherman</u>
Total Population	51994	3026
Youth Population	11567	775
Housing Units (#)	23996	1270
Area (acres)	15626	192
Household Income	\$39600	\$30186
Owner Occupied Units	59.1%	41.1%
Household Size	2.4	2.38
% Low Income	86.1%	66.5%
Persons/Acre	3	15.76
Crime	151	452
Substandard Units	.05%	0.24%
Vacant Units	7.2%	10.00%
Foreclosure Risk	4	10
Age of Units	42 years	61 years
Public Transportation		Yes

## High Stress (Score =1.6)

### Description

A significant elderly population resides in this neighborhood. There are many rental and subsidized housing units. The neighborhood also has a high crime rate. It has been described as a tough area, as one of the worst three (3), and is in great need of revitalization. In addition to poor housing conditions, streets and sidewalks are in need of repair. Houses are on small narrow lots and many of them need to be demolished.

### Assets

Sherman Park; Crawford Park

# South

## Potential Investment Strategies

- Moderate Demolition Need (Score =1.26)
- Moderate Rehabilitation Need (Score =0.9)
- Moderate Redevelopment Need (Score =1.33)
- Minor Increase in Crime Prevention (Score =0.816)
- Minor Homebuyer Effort (Score =0)
- Increase in Code Operations (Score =1.26)

## Neighborhood Indicators

	<u>All</u>	<u>South</u>
Total Population	51994	2039
Youth Population	11567	497
Housing Units (#)	23996	823
Area (acres)	15626	384
Household Income	\$39600	\$26086
Owner Occupied Units	59.1%	42.2%
Household Size	2.4	2.48
% Low Income	86.1%	66.1%
Persons/Acre	3	5.31
Crime	151	238
Substandard Units	.05%	0%
Vacant Units	7.2%	14.00%
Foreclosure Risk	4	10
Age of Units	42 years	61 years
Public Transportation		Yes

## High Stress (Score =1.23)

### Description

There are an abundance of large historic homes, many of which are on the National Register of Historic Places. Violence starts outside of Historic District. The most violent area includes 8th Street to Lafayette and consists of about 12 blocks. A predominance of African Americans and low income citizens live in this area. The neighborhood is described as a high crime area with drug and gang activity as evidenced by writings on buildings. CDBG work is underway in this neighborhood since this is one of the City's target areas and is considered a neighborhood in decline and at risk. This area includes Rosa Parks Elementary School, Douglass Park, and Dr. Martin Luther King Way. High crime public housing is located in this area. Some senior housing is located on Lafayette Street and some subsidized housing, lots of drugs in subsidized housing. The neighborhood includes Trailbridge Townhouses and they are plagued by high crime as well. There are a significant number of dilapidated homes in need of repair, rehabilitation, or demolition.

### Assets

Barnitz Park; Barnitz Stadium; Old South Park; Forest Hills Country Club & Golf Course; Rosa Parks Elementary School; Bicentennial Commons; Social Service Center; Middletown Tennis Club; Middletown Prep & Fitness Academy

# Springhill

## Potential Investment Strategies

- Spot Demolition (Score =-0.27)
- Modest Rehabilitation Need (Score =-0.14)
- Lowest Redevelopment Need (Score =-0.09)
- Normal Crime Prevention (Score =-0.515)
- High Homebuyer Effort (Score =1)
- Normal Code Operations (Score =-0.27)

## Neighborhood Indicators

	<u>All</u>	<u>Springhill</u>
Total Population	51994	1372
Youth Population	11567	263
Housing Units (#)	23996	656
Area (acres)	15626	346
Household Income	\$39600	\$49572
Owner Occupied Units	59.1%	85.8%
Household Size	2.4	2.09
% Low Income	86.1%	41.5%
Persons/Acre	3	3.97
Crime	151	86
Substandard Units	.05%	0.97%
Vacant Units	7.2%	3.00%
Foreclosure Risk	4	8.7
Age of Units	42 years	39 years
Public Transportation		No

## Below Average Stress (Score =-0.46)

### Description

This neighborhood is a nice area with many expensive custom-built homes. Very few homes are in need of rehabilitation, with the exception of some 2BR cottages on the west side of the neighborhood that need work. The primary residents are owner occupants and few rental complexes are in the neighborhood. Changes are occurring in the neighborhood as a result of foreclosures. Some commercial land uses are mixed in around the neighborhood's perimeter.

### Assets

Church of The Brethren; University Baptist Church; Springhill Church of Gold

# Sunset/Park Place

## Potential Investment Strategies

- Low Demolition Need (Score =0.15)
- Modest Rehabilitation Need (Score =-0.29)
- Lowest Redevelopment Need (Score =-0.38)
- Minor Increase in Crime Prevention (Score =0.089)
- High Homebuyer Effort (Score =1)
- Minor Increase in Code Operations (Score =0.15)

## Neighborhood Indicators

	<u>All</u>	<u>Sunset/Park Place</u>
Total Population	51994	2908
Youth Population	11567	643
Housing Units (#)	23996	1323
Area (acres)	15626	320
Household Income	\$39600	\$51976
Owner Occupied Units	59.1%	78.7%
Household Size	2.4	2.2
% Low Income	86.1%	36.4%
Persons/Acre	3	9.09
Crime	151	155
Substandard Units	.05%	0.38%
Vacant Units	7.2%	7.00%
Foreclosure Risk	4	9.5
Age of Units	42 years	49 years
Public Transportation		Yes

## Below Average Stress (Score =-0.04)

### Description

The Park Place neighborhood is an older neighborhood with two story homes. There is a lot of diversity and different styles of housing, some of them at least 100 years old. Many of the homeowners are older and families of two incomes. Many of the older homes require more upkeep and some rehabilitation is required. Even though it is a good neighborhood, it is showing signs of losing stability. The character of the neighborhood is changing due to an increase in rentals and a significant number of foreclosures. Houses are smaller on the east side and are occupied by an older population. This area is beginning to show signs of a loss of owner occupants. These changes coupled with an increase in foreclosure rates are contributing to an increase in crime. Miami Park is located in this neighborhood along with other nice smaller parks. One of the largest parks, Sunset Park, is found in this neighborhood. The makeup of the neighborhood consists of a significant population of retired and elderly individuals. Charming old homes dating back to the 1920's and 30's can be found in Sunset. The neighborhood is comprised of a diverse mix of housing; lot of styles, a lot of families, and a lot of foreclosed homes. The character of the neighborhood is beginning to change as it is beginning to show some signs of a decrease in homeownership and a number of properties are changing to rental. In general, the housing stock is in good condition. Some houses need rehabilitation and others need to be saved. Code enforcement efforts should be intensified in this neighborhood to preserve the housing stock, the character of the neighborhood, and the quality of life.

### Assets

Sunset Park; Miami Park

# Thorny Acres/Burnham Woods

## Potential Investment Strategies

- Spot Demolition (Score =-1.33)
- Modest Rehabilitation Need (Score =-1.1)
- Lowest Redevelopment Need (Score =-0.88)
- Normal Crime Prevention (Score =-0.735)
- Minor Homebuyer Effort (Score =-1)
- Normal Code Operations (Score =-1.33)

## Neighborhood Indicators

	<u>All</u>	<u>Thorny Acres /Burnham Woods</u>
Total Population	51994	1296
Youth Population	11567	256
Housing Units (#)	23996	646
Area (acres)	15626	832
Household Income	\$39600	\$42505
Owner Occupied Units	59.1%	45.7%
Household Size	2.4	2.01
% Low Income	86.1%	47%
Persons/Acre	3	1.56
Crime	151	61
Substandard Units	.05%	0%
Vacant Units	7.2%	4.00%
Foreclosure Risk	4	6
Age of Units	42 years	30 years
Public Transportation		No

## Below Average Stress (Score =-1.4)

### Description

Very large and exclusive homes are located in Thorny Acres. The houses are upscale and well cared for by residents with high incomes. The homes are on large lots and yards are well landscaped. The single family homes that comprise this neighborhood are in very good condition and show no signs of decline. Burnham Woods is a smaller subdivision with homes that are smaller in size than those in Thorny Acres. A significant number of professionals live in this neighborhood in homes that are well cared for, have big yards, but no sidewalks. This is a low crime area.

### Assets

Social Security Office; Towne Blvd. Church of God; Kroger, restaurants and hotels

# Towne Mall

## Potential Investment Strategies

- Spot Demolition (Score =-0.48)
- Modest Rehabilitation Need (Score =-1.06)
- Low Redevelopment Need (Score =0.04)
- Extensive Increase in Crime Prevention (Score =2.814)
- Minor Homebuyer Effort (Score =-4)
- Normal Code Operations (Score =-0.48)

## Neighborhood Indicators

	<u>All</u>	<u>Towne Mall</u>
Total Population	51994	469
Youth Population	11567	161
Housing Units (#)	23996	147
Area (acres)	15626	320
Household Income	\$39600	\$46904
Owner Occupied Units	59.1%	25.9%
Household Size	2.4	3.19
% Low Income	86.1%	48.2%
Persons/Acre	3	1.47
Crime	151	466
Substandard Units	.05%	0%
Vacant Units	7.2%	12.00%
Foreclosure Risk	4	6
Age of Units	42 years	30 years
Public Transportation		Yes

## Below Average Stress (Score =-0.04)

### Description

This area has a number of businesses - Wal-Mart, restaurants, car washes, Lowes are included as examples. The area is generally very commercial in nature, although there are a number of apartment complexes on the southside of the neighborhood. About 90% of the apartments in this neighborhood are Section 8. Police report a high number of crime incidents. Older homes are in the area of Cincinnati-Dayton Road. Some of the homes were built in the 50's and 60's. Homeowners have large yards, trees; and even though they live on fixed incomes, many of the homes are brick, have been well kept, and are in good condition. The Mall has been described as being in a state of decline with talk about Sears closing. Town Mall also has condos, a retirement facility, and an independent living facility as well as some undeveloped land which could possibly be used for future development.

### Assets

Springhill Retirement Village; Meijer; Shopping; Restaurants and Hotels



# University

## Potential Investment Strategies

- Spot Demolition (Score =-0.42)
- Modest Rehabilitation Need (Score =-0.29)
- Low Redevelopment Need (Score =0.06)
- Normal Crime Prevention (Score =-1.19)
- Minor Homebuyer Effort (Score =-1)
- Normal Code Operations (Score =-0.42)

## Neighborhood Indicators

	<u>All</u>	<u>University</u>
Total Population	51994	631
Youth Population	11567	139
Housing Units (#)	23996	339
Area (acres)	15626	358
Household Income	\$39600	\$40645
Owner Occupied Units	59.1%	36%
Household Size	2.4	1.86
% Low Income	86.1%	47.8%
Persons/Acre	3	1.76
Crime	151	9
Substandard Units	.05%	0.21%
Vacant Units	7.2%	5.00%
Foreclosure Risk	4	6.4
Age of Units	42 years	44 years
Public Transportation		Yes

## Below Average Stress (Score =-1.01)

### Description

Beautiful craftsman styles homes can be found in this upscale neighborhood. The University neighborhood is described as a good, quiet, woody area, extremely low crime area. The neighborhood is well kept although, some of the houses need a few minor repairs, however, none of them need major rehabilitation. The neighborhood contains houses that are of diverse types and styles. Well to do professionals and an elderly population live in this neighborhood that is also home to some of the localities best and finest physicians, lawyers and Presidents of banks. A Golf Course is located in this neighborhood as well as the Middletown campus of Miami University.

### Assets

Miami University Middletown; Wildwood Country Club & Golf Course

# Wildwood

## Potential Investment Strategies

- Spot Demolition (Score =-0.12)
- Minor Rehabilitation Need (Score =0.24)
- Lowest Redevelopment Need (Score =-0.57)
- Normal Crime Prevention (Score =-0.428)
- Extensive Homebuyer Effort (Score =1)
- Normal Code Operations (Score =-0.12)

## Neighborhood Indicators

	<u>All</u>	<u>Wildwood</u>
Total Population	51994	1080
Youth Population	11567	212
Housing Units (#)	23996	611
Area (acres)	15626	128
Household Income	\$39600	\$35134
Owner Occupied Units	59.1%	83.8%
Household Size	2.4	1.77
% Low Income	86.1%	55.1%
Persons/Acre	3	8.44
Crime	151	96
Substandard Units	.05%	0%
Vacant Units	7.2%	5.00%
Foreclosure Risk	4	10
Age of Units	42 years	54 years
Public Transportation		Partial

## Above Average Stress (Score =0.07)

### Description

This neighborhood has some older homes that were built by the people who worked for the steel company. Residents in the neighborhood range from retirees, blue collar workers, and young families. Some of the housing stock has made good starter homes. Wildwood includes a diversity of land uses such as banks, hotels, car dealerships and a variety of other types of small businesses. It's a neighborhood that also includes banks and a variety of businesses. The new school, Wildwood Elementary School has been an uplift to the neighborhood and there is a new subdivision located next to it.

### Assets

Wildwood Elementary School; John XXIII; Marsh Supermarket; University Park

**Neighborhood Photographs (alphabetical order)**

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# **2010-2014 Consolidated Plan**

*February 10, 2010 - Draft*

City of Middletown  
One Donham Plaza  
Middletown, OH 45042

*Prepared by Training & Development  
Associates, Inc. in cooperation with the City  
of Middletown Department of Community  
Revitalization*

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# GENERAL

## Executive Summary

The City of Middletown, Ohio was recently ranked the 10<sup>th</sup> Fastest-Dying Town in the United States according to Forbes magazine.<sup>1</sup> In the wake of the housing market collapse and the decrease in available credit, the City has a substantial oversupply of vacant undesirable housing leading to almost complete disinvestment in some neighborhoods. The City currently has almost 2000 vacant housing units, representing almost 9% of the total available housing stock in the City. Many of the vacant homes approach 100 years old and are functionally obsolete by outdated construction standards including;

- Lead base paint contamination
- Mold from water leaks resulting from poor maintenance
- Unacceptable energy efficiency from poor insulation practices during construction, deteriorated windows, and low efficiency heating units
- Inadequate electrical service and protection
- Insufficient bedrooms and bathrooms
- Small living spaces
- Small lot sizes

These older functionally obsolete homes are often clustered, encouraging disinvestment in entire areas of the City. During the past five years, the City increased the number of Section 8 vouchers to assist low income residents, to reduce vacancy rates of older, less desirable homes no longer being used for single family owner residences, and to ensure that those older homes remained compliant with the City's housing code (IPMC). The City increased the number of Low Income Tax Credit properties over the same time period. As a result, the City now has over 3600 subsidized housing units, representing 15% of our total housing stock.

With almost 2000 vacant housing units and 3600 subsidized households, the City of Middletown has approximately 25% of its properties not financially supporting vital city services through income and/or property taxes. Additionally Middletown has nearly double digit unemployment, and 38% of the population is either too young or too old to be considered part of the work force. As a result, many of our neighborhoods no longer function as they should. The deterioration of neighborhoods has resulted in an increase in crime and demand for services from police and fire<sup>2</sup>; additionally, these neighborhoods have failed to financially

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<sup>1</sup> *America's Fastest-Dying Towns - Ten spots where jobs are vanishing, incomes are dropping and poverty levels are rising.* Matt Woolsey, Forbes Magazine, December 9, 2008; [http://www.forbes.com/2008/12/08/towns-ten-economy-forbeslife-cx\\_mw\\_1209dying.html](http://www.forbes.com/2008/12/08/towns-ten-economy-forbeslife-cx_mw_1209dying.html), accessed 06/12/09.

<sup>2</sup> Over the last decade, the City of Middletown has reduced active patrol policemen by 13 officers while calls for service and reported crime has escalated above State and National averages.

support vital infrastructure maintenance needs for roads and parks. The result has been a reduction in vital city services and a deteriorated infrastructure. This plan is designed to start the process of reversing that trend.

For the past 30 years, the City of Middletown has funded a wide variety of priority needs and programs. The central piece of the CDBG program has been housing rehabilitation. The execution has been a shotgun approach in low-mod areas throughout the City. While the impact to individual homeowners and houses has been great, the impact of prior projects on revitalization of overall neighborhoods has been minimal. In 2009, the City amended its previous Consolidated Plan to permit the City to operate city-wide on a LMA basis and the City will continue to operate City-wide in this Plan.

Prior CDBG funds have assisted other neighborhood revitalization efforts, including residential and commercial property maintenance code enforcement. A 2008 survey revealed over 2300 residential properties in violation of the local property maintenance code. Approximately 350 of those residential properties are in a seriously dilapidated condition. As discussed in detail in the Neighborhood Study, many neighborhoods suffer from years of deferred maintenance, resulting in serious code enforcement problems requiring repairs costing \$5,000-\$30,000 just to bring the exterior of the property back into code compliance. In a City where almost 22% of the residents are living below the poverty level, matching required maintenance repairs against available income has made voluntary compliance difficult or impossible in many cases.

The Community Revitalization Department over the next five years will focus on the revitalization of our neighborhoods. Individual Action Plans will include components designed to increase home ownership, require demolition of blighted structures, continue increased residential and commercial property code enforcement, and will include housing rehabilitation, infrastructure improvements and crime prevention assistance where appropriate. Distribution of funding will generally be implemented on a neighborhood by neighborhood basis. Although review and adjustments will be ongoing during this plan period, the use of CDBG dollars will primarily be focused on a limited number of neighborhoods in each Annual Action Plan to make the most impact.

# Strategic Plan

## Mission:

To create a thriving, self-sustaining community that includes decent affordable housing, safety, infrastructure and economic opportunities for all residents.

## 1) Affordable Housing

Strategy: To retain safe and affordable housing for low and moderate income households

### ***Consolidated Plan Priority 1a - Residential Rehabilitation***

Goal: To improve the condition of owner occupied housing stock by providing targeted rehabilitation assistance to housing units consistent with the City Master Plan and the Neighborhood Study.

#### Objectives:

1. Rehabilitate single family owner occupied housing units using the Neighborhood Study to select target neighborhoods.
2. Provide adequate funding for emergency home repairs using CDBG funds

### ***Consolidated Plan Priority 1b - Home Ownership***

Goal: To create stable neighborhoods by increasing homeownership opportunities.

Objective: Use HOME funds to provide down payment and closing cost assistance to low and moderate income first time homebuyers in target areas dictated by the Neighborhood Study. Use Neighborhood Stabilization Program funds to select rehabilitation projects that stabilize individual streets by putting vacant residential properties back into productive use with new homeowners.

### ***Consolidated Plan Priority 1c - Code Enforcement***

Goal: To improve the condition of existing housing stock and commercial property and leverage private investment in the clean up of deteriorated structures.

#### Objectives:

1. Expand housing code enforcement efforts during the period 2010-2014 to ensure that renters, owners, at risk homeless and other persons with special needs live in safe, decent housing that complies with code using CDBG funds; bring all residential property into compliance by the end of the Plan period; Remove or abate blighted commercial property as funding permits.
2. Enforce existing city housing code by utilizing criminal and civil remedies to force compliance or abatement with liens consistent with the Neighborhood Study.

## **2) Homeless Needs**

Strategy: To provide technical assistance and coordinate regional efforts that improve the delivery of services to homeless and those “at risk” of homelessness.

### ***Consolidated Plan Priority 2a - Homeless Services***

Goal: To provide assistance for at risk homeless and to assist chronic homeless with shelter and appropriate services

Objective:

1. Review appropriate levels of Section 8 vouchers, BMHA unit levels, and other existing subsidized housing to assist low income residents with securing safe affordable housing
2. Coordinate with local and regional governments and service agencies to provide technical assistance for homeless service providers.
3. Assist Hope House Rescue Mission in opening a new women’s transitional shelter.

## **3) Community Development**

Strategy: Establish healthy neighborhoods by providing services and facilities that meet community needs.

### ***Consolidated Plan Priority 3a - Clearance and Demolition***

Goal: Demolition and clearance of vacant, abandoned, deteriorated and unsafe commercial and residential structures.

Objective: Utilize CDBG and NSP funds to demolish dilapidated and dangerous structures.

***Consolidated Plan Priority 3b - Public Services***

Goal: To provide public services to complement and supplement existing communitywide efforts for empowerment and self-sufficiency. Coordinate efforts increase capacity and leveraging abilities for social service agencies.

Objectives:

1. Provide funding to expand Community Center programming by partnering with social service agencies to provide needed social and recreational activities.
2. Coordinate efforts with other funding providers to enhance capacity of social service agencies by leveraging funding from outside the community for services.

***Consolidated Plan Priority 3c - Infrastructure***

Goal: To improve infrastructure for all citizens

Objectives:

1. Utilize CDBG funds as leverage to start the repaving of city streets
2. Start to address sidewalks/curbs/gutters/dead trees in target neighborhoods and on all NSP rehabilitation projects.

***Consolidated Plan Priority 3d - Public Safety Improvements***

Goal: Improved public safety

Objective: Where appropriate, utilize CDBG funds to assist law enforcement with expanded eligible public safety efforts.

***Consolidated Plan Priority 3e – Fair Housing***

Goal: Support Fair Housing

Objective: Where appropriate, utilize CDBG funds to fund local agencies supporting fair housing initiatives such as Housing Opportunities Made Equal and the Legal Aid Society of Southwest, Ohio LLC.

## General Questions

1. *Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.*
2. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*
3. *Identify any obstacles to meeting underserved needs (91.215(a)(3)).*

### ***About the City of Middletown, Ohio***

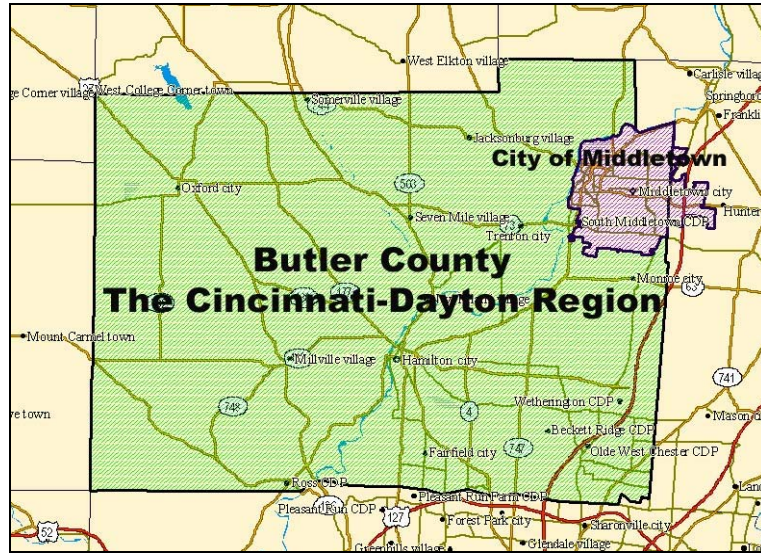
Middletown, Ohio was founded by Daniel Doty in 1791 and received its name because an early settler had come from Middletown, New Jersey. Another writer believed that the town was named Middletown because it was the midway point of navigation on the Great Miami River. An All-America City<sup>3</sup> located in Butler and Warren counties in the southwestern part of the state of Ohio. Formerly in Lemon, Turtlecreek, and Franklin townships, Middletown was incorporated by the Ohio General Assembly on February 11, 1833, and became a city in 1886.

From the mills at AK Steel, to the city's biggest employer and one of the nation's top 100 hospitals, Atrium Medical Center, Middletown is home to a wide variety of business and industry. Most new commercial development is centered around the campus of the newly built Atrium Medical Center, located just east of Interstate 75. Atrium Medical Center replaces the former Middletown Regional Hospital. There has been much dissent in the community on the moving of the hospital from its former site to its new site three miles away. However, the new hospital offers a much larger emergency room, private rooms, and newer and better technology and equipment. In addition, the City Council has been focusing on renewing the business prospects of downtown Middletown.

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<sup>3</sup> [http://en.wikipedia.org/wiki/Middletown, Ohio](http://en.wikipedia.org/wiki/Middletown,_Ohio) - cite\_note-2#cite\_note-2 (National Civic League <http://ncl.org>)

**Figure 1. Area Map**



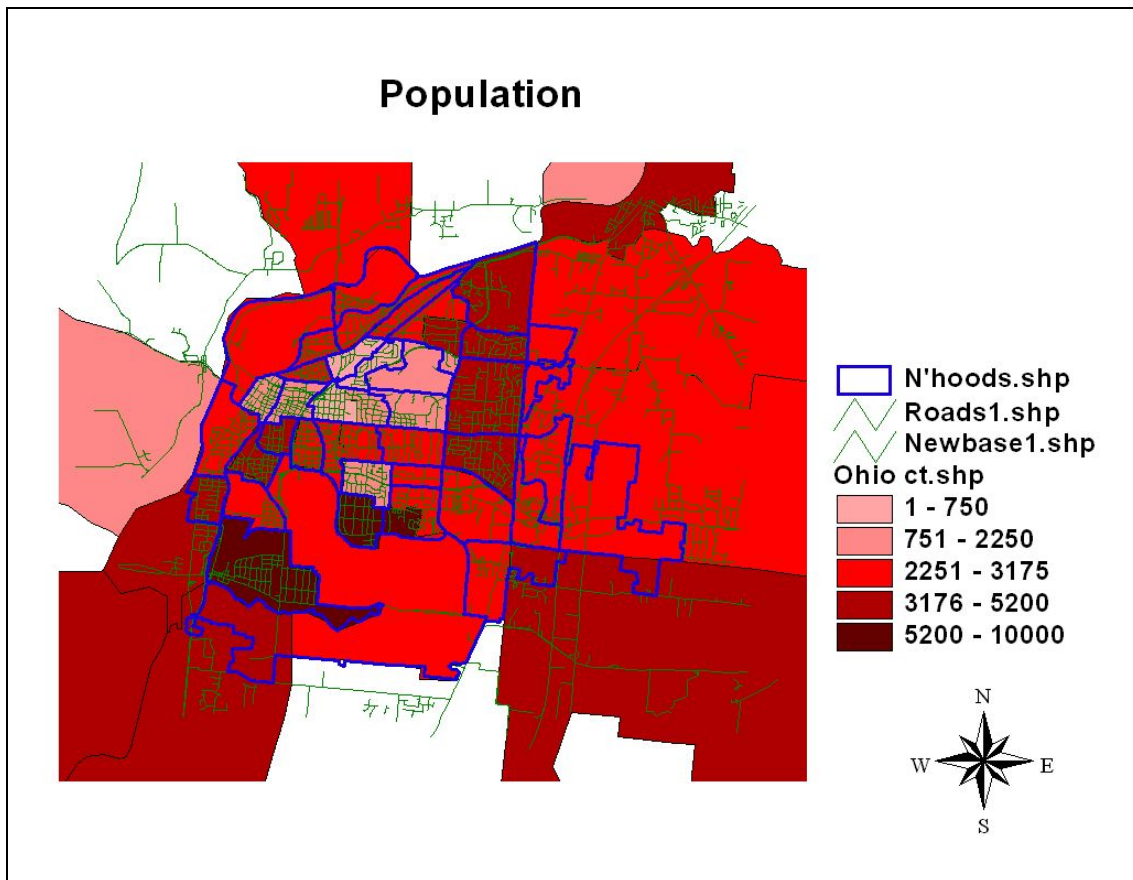
## ***Demographics***

Socio-economic data provide a necessary foundation for effective fair housing needs assessment and planning efforts and help local decision-makers and service providers develop a clear picture of the human characteristics of the community. Information such as the number of residents, along with their race, age composition, and family status; income and employment data; household characteristics; and information on educational attainment and other related factors are instrumental in guiding the development of relevant policies, programs and services to meet the needs of low income and special populations. This section highlights much of this information.

From 2005-2007, Middletown city had a total population of 49,000 which consisted of 26,000 (54 percent) females and 23,000 (46 percent) males. The median age was 34.5 years. Twenty-five percent of the population was under 18 years and 13 percent was 65 years and older. For people reporting one race alone, 86 percent was White; 12 percent was Black or African American; less than 0.5 percent was American Indian and Alaska Native; 1 percent was Asian; less than 0.5 percent was Native Hawaiian and Other Pacific Islander, and 1 percent was Some other race. Two percent reported two or more races. Two percent of the people in Middletown city were Hispanic. Eighty-three percent of the people in Middletown city were White non-Hispanic. People of Hispanic origin may be of any race. The map below illustrates the distribution of population in Middletown in 2009.



**Figure 2. Demographics**



Middletown continues to be modestly diverse with slightly decreasing black and slightly increasing Hispanic minority populations. Black population is projected to decrease to 8.9 percent by 2014 from its present level of 11.1 percent. Hispanic population is projected to increase to 2.8 percent from 1.9 percent in the same period. Coupled with the decrease projected for the white population, this will result in the entry level working age population decreasing to 14.1 percent by 2014 from its present level of 14.3 percent. The town is also experiencing a general aging of its resident population with the population over the age of 50 projected to increase by more than 6 percent while the population as a whole is projected to decrease by approximately 2 percent between 2009 and 2014.

Other significant and noteworthy demographic features about Middletown include that fact that even with the decrease in population and the labor force, there is a projected increased in the number of households and renter occupied dwelling units. This tracks with general demographic trends elsewhere led by an increase in single person households, especially among the retired and the elderly.

**Table 1. Population Distribution**

City: Middletown					
Population (2009)			Population (2014)		
	Total			Total	
2009 Population	49,762		2014 Population	48,787	
Sex (2009)			Sex (2014)		
	Total	%		Total	%
Male	24,039	48.3%	Male	23,830	48.8%
Female	25,723	51.7%	Female	24,956	51.2%
Age Distribution (2009)			Age Distribution (2014)		
	Total	%		Total	%
0-4	3,516	7.1%	0-4	3,401	7.0%
5-9	3,171	6.4%	5-9	3,120	6.4%
10-19	5,887	11.8%	10-19	5,268	10.8%
20-29	7,126	14.3%	20-29	6,881	14.1%
30-39	5,853	11.8%	30-39	5,737	11.8%
40-49	6,823	13.7%	40-49	5,918	12.1%
50-59	6,537	13.1%	50-59	6,565	13.5%
60-64	2,810	5.6%	60-64	3,231	6.6%
65+	8,037	16.2%	65+	8,666	17.8%
Race Distribution (2009)			Race Distribution (2014)		
	Total	%		Total	%
White	42,084	84.6%	White	41,996	86.1%
Black	5,533	11.1%	Black	4,327	8.9%
American Indian	168	0.3%	American Indian	175	0.4%
Asian	407	0.8%	Asian	599	1.2%
Pacific Islander	21	0.0%	Pacific Islander	23	0.0%
Other	314	0.6%	Other	433	0.9%
Multirace	1,236	2.5%	Multirace	1,233	2.5%
Hispanic	953	1.9%	Hispanic	1,365	2.8%
2009 Total Households			2014 Total Households		
	Total	%		Total	%
Households	21,357		Households	22,449	
Families	13,422	62.8%	Families	14,208	63.3%
2009 Household Income Distribution			2014 Household Income Distribution		
	Total	%		Total	%
<\$10 K	1,723	8.1%	<\$10 K	1,674	7.5%
\$10-\$20K	2,533	11.9%	\$10-\$20K	2,563	11.4%
\$20-\$30K	2,367	11.1%	\$20-\$30K	2,217	9.9%

\$30-\$40K	2,430	11.4%	\$30-\$40K	2,398	10.7%
\$40-\$50K	2,513	11.8%	\$40-\$50K	2,400	10.7%
\$50-\$60K	2,022	9.5%	\$50-\$60K	2,175	9.7%
\$60-\$75K	2,273	10.6%	\$60-\$75K	2,517	11.2%
\$75-\$100K	2,580	12.1%	\$75-\$100K	2,769	12.3%
> \$100K	2,914	13.6%	> \$100K	3,735	16.6%

Source: Applied Geographic Solutions, Thousand Oaks, CA, 2009

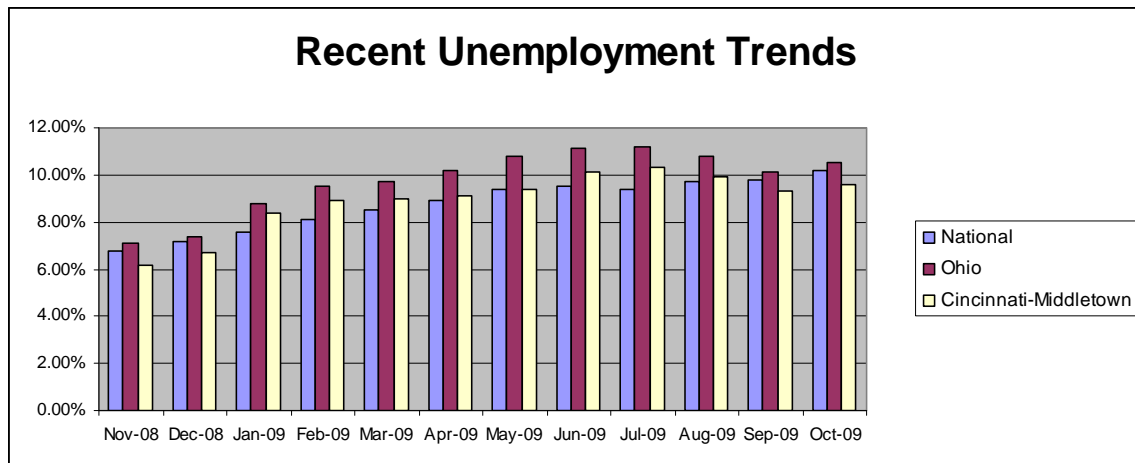
**Table 2. Labor Force**

2009 Labor Force Status			2014 Labor Force Status		
	Total	%		Total	%
Labor Force	24,670		Labor Force	24,159	
Employed	21,487	87.1%	Employed	22,195	91.9%
Unemployed	3,167	12.8%	Unemployed	1,951	8.1%
In Armed Forces	16		In Armed Forces	13	
Not In Labor Force	14,825		Not In Labor Force	14,818	
2009 Total Number of Housing			2014 Total Number of Housing		
	Total	%		Total	%
Total Dwellings	23,322		Total Dwellings	23,242	
Owner-Occupied Dwellings	12,706	59.5%	Owner-Occupied Dwellings	13,028	58.0%
Renter-Occupied Dwellings	8,650	40.5%	Renter-Occupied Dwellings	9,421	42.0%
Housing Units Occupied	21,357	91.6%	Housing Units Occupied	22,449	96.6%
2009 Education Attainment			2014 Education Attainment		
	Total	%		Total	%
Population Age 25+	33,994		Population Age 25+	34,109	
< Grade 9	1,566	4.6%	< Gr 9	1,286	3.8%
Grade 9-12	3,960	11.6%	Gr 9-12	3,239	9.5%
High School	14,194	41.8%	High School	14,037	41.2%
Some College	6,181	18.2%	Some College	6,289	18.4%
Assoc Degree	2,304	6.8%	Assoc Degree	2,328	6.8%
Bach Degree	3,492	10.3%	Bach Degree	4,091	12.0%
Grad Degree	2,297	6.8%	Grad Degree	2,839	8.3%
2009 Size of Household			2014 Size of Household		
	Total	%		Total	%
1 Person	6,896	32.3%	1 Person	7,171	31.9%
2 Person	6,973	32.6%	2 Person	8,294	36.9%
3 Person	3,556	16.7%	3 Person	4,227	18.8%
4 Person	2,460	11.5%	4 Person	1,719	7.7%
5 Person	992	4.6%	5 Person	700	3.1%
6+ Person	325	1.5%	6+ Person	227	1.0%

## Unemployment

Until 2009 unemployment rates in the Cincinnati-Middletown area were running slightly lower than those for the nation and for the state of Ohio. During the middle months of 2009, those rates occasionally surpassed those of the nation but have consistently stayed below the rate for the state of Ohio. However, as 2009 draws to an end, the unemployment rate in the area has once again dropped below that for the nation and the state of Ohio. This seems to be due to the fact that the City of Middletown has enjoyed a rich history of innovation and manufacturing prowess. From its early days as a steel and paper town, Middletown has always taken advantage of its location in the heart of Southwest Ohio. The City continues to capitalize on this strategic location as a destination for new business and aims to become the next retail destination for local and regional consumers given its proximity to Interstate 75.

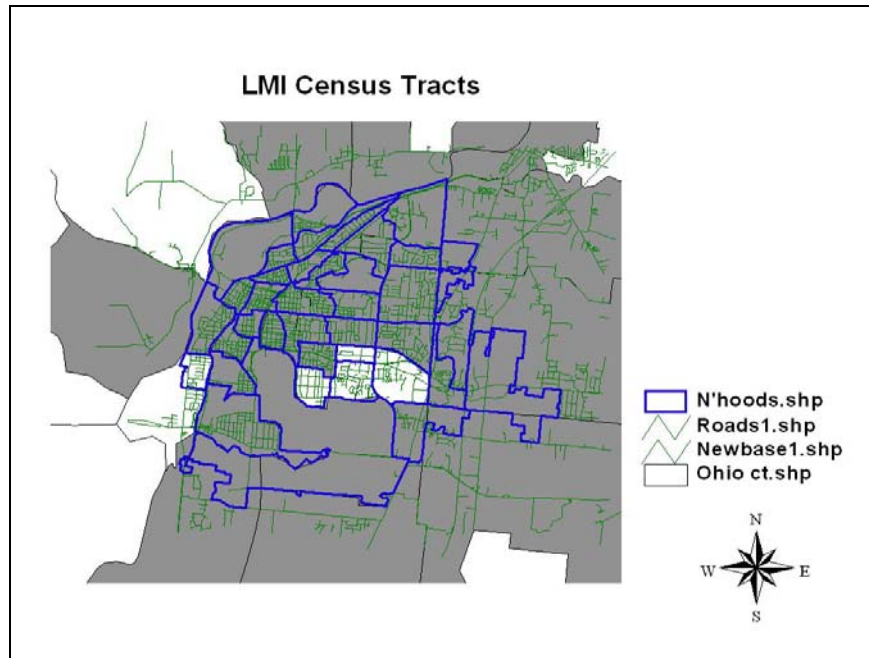
**Figure 3. Recent Unemployment Trends**



## Low and Moderate Income Concentrations

As can be seen in the graphic below, most of Middletown's census tracts are classified as low or moderate income. The exceptions are those tracts that encompass the neighborhoods of Douglass, Mayfield, Greenfields, Lewis/Clifton Farms and Far Hills. All of these neighborhoods are in the central band of Middletown neighborhoods. The low/moderate income (LMI) neighborhoods, comprising the majority of the town, do differ somewhat in their demographic make up from those neighborhoods just identified. Specifically, the LMI areas tend to have a slightly younger population and a slightly larger proportion of the white population, and consequently a slightly lower proportion of the minority population, running somewhat counter to normal circumstances in many urban areas. In 2009, the City amended its previous Consolidated Plan to operate city-wide on an LMA basis and will continue to do so.

**Figure 4. LMI Census Tracts**



**Table 3. LMI Information**

	LMI Areas	Middletown
<b>Ages</b>		
> 5	8.6%	7.1%
5 - 17	18.4%	18.2%
18 - 64	61.2%	58.5%
65+	12.3%	16.2%
<b>Race</b>		
% White	86.8%	84.6%
% Black	10.8%	11.1%
%Hispanic	0.9%	1.9%
% Other	1.5%	2.4%

## **Managing the Process (91.200(b))**

1. *Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.*
2. *Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*

3. *Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.*

The City of Middletown Department of Community Revitalization is the lead entity for overseeing the development of the Consolidated Plan. The Department will be responsible for administering all programs covered by the Consolidated Plan.

Consultations were made with local agencies, civic organizations, a professional consultant and the Consolidated Planning Committee to review initial drafts and to offer input into refining and completing the final Plan. There were several meetings held with the Consolidated Planning Committee, a public meeting, a public hearing, and a 30 day comment period to receive input from the residents of Middletown.

## **Citizen Participation (91.200(b))**

1. *Provide a summary of the citizen participation process.*
2. *Provide a summary of citizen comments or views on the plan.*
3. *Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*
4. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

The City Manager and City Council of the City of Middletown wish to provide for maximum citizen participation in the development and implementation of the Consolidated Plan and the Annual Action Plan in accordance with the objectives of the Housing and Community Development Action of 1974.

Accordingly, the City of Middletown will take affirmative actions to provide adequate opportunity for citizens to participate in the development of the Consolidated Plan and the Annual Action Plans. These actions will include placing advertisement in the local newspapers and a public hearing at the televised city council meeting. The City Council, however, will have the full responsibility and authority for the application and execution of its Community Development Block Grant program.

The city will not only run legal notices, but distribute copies of the Plan to the library and the Senior Citizen Center. All information will be posted on the City's website in the Community Revitalization pages of the site. Public meetings will be held at the city building. The City building is considered "neutral" in terms of ward affiliation and because the council meetings are televised they can reach a large number of residents.

The Citizen Participation Plan describes the following with respect to the Community Development Block Grant (CDBG) and HOME Investment Partnership programs:

1. Recognition of existing citizen committees (Middletown Consolidated Planning Committee). Groups and organizations represented could include local and county governments, social service agencies, recipients of social services, private businesses representatives, community service organizations, and public housing representatives.
2. When and how information will be disseminated concerning the amount of funds available for projects that may be undertaken, along with other important program requirements
3. When, during the various stages of the planning process, public meetings/hearings will be held
4. When and how citizens will have the opportunity to participate in the development of the Community Development Application prior to submission
5. When and how technical assistance will be provided to assist citizen participants to understand program requirements

The continuing nature of Citizen Participation in the development of any future community development program amendments, including the reallocation of funds and designation of new activities or locations, and the role of the citizen committees with respect to program implementation, monitoring and evaluation.

#### Statement of Applicability of the Citizen Participation Plan

The City of Middletown will encourage citizen participation in the following manner:

1. Citizens of Middletown will be encouraged to participate in the development of the Consolidated Plan, any substantial amendments to the Consolidated Plan, the Annual Action Plans and the performance report (CAPER). A review group, the Consolidated Planning Committee will convene at least annually in the development of the Action Plans.
2. Participation will be especially encouraged in regards to the low and moderate income residents, particularly those living in slum and blighted areas, non-English speaking persons and persons with disabilities. Information will be placed at strategic locations such as the Middletown Public Housing Agency (MPHA), the Senior Citizens Center and the local library.
3. The City of Middletown will make every effort to provide information to the Middletown Public Housing Agency and Butler Metropolitan Housing Authority about Consolidated Plan initiatives and activities related its development and surrounding communities.

#### Development of Consolidated Plan

1. The City of Middletown has established the Middletown Consolidated Planning Committee (MCPC) to aid in the development and review progress on the implementation of the Consolidated Plan. The MCPC is composed of a broad base of community representatives. Groups and organizations represented could include local and county governments, social service agencies, recipients of social services, private

businesses representatives, community service organizations, and public housing representatives.

Before the adoption of the Consolidated Plan, the City of Middletown will make available to citizens, public agencies, and other interested parties information that includes the amount of assistance the jurisdiction expects to receive (including grants and program income) and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low and moderate income.

The City of Middletown will take steps to choose projects that minimize displacement through reviewing the Annual Action Plans to insure that the activities will not create any displacement that is unnecessary. Families and individuals displaced by the community development program will be provided the full opportunity of occupying housing that is decent, safe, and sanitary, is within their financial means, is in reasonably convenient locations and available on a non-discriminatory basis. Relocation payments will be made on an individual basis in accordance with Federal Regulations.

2. The plan will also be made available at the Middletown Public Library, the City of Middletown public website, and the Community Revitalization office on the 4<sup>th</sup> floor of the City building. The publication will include the contents and purpose of the consolidated plan, and will also include a list of the locations where copies of the entire plan may be examined. The city of Middletown will provide a reasonable number of free copies of the plan to citizens and groups that request it.
3. This Consolidated Plan provides for a public hearing to obtain citizens views and respond to citizen proposals and questions prior to submission of the application to HUD. The public hearing will be during the City Council meeting at the City building, which permits broad participation, particularly by low and moderate-income persons and by residents of blighted neighborhoods, and disabled citizens.
4. The City of Middletown will publish in the local paper, the Middletown Journal, details of where and how to review the Consolidated Plan during the 30-day comment period prior to submission. These ads will be in the legal and the print ad sections.
5. The City of Middletown will consider any comments or views of citizens received in writing, or orally at the public hearings, in preparing the final consolidated plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final Consolidated Plan.

#### Policy Regarding Amendments to the Consolidated Plan

1. A substantial change to the Consolidated or Annual Action Plan is an increase or decrease of over 50% of the budgeted funding amount or a change in the general activity or national objective of an activity.
2. In accordance with 24 CFR 91.505, other amendments to the plan shall include:
  - a. Making changes in allocation priorities or change in method of distribution of funds;



- b. Carrying out an activity, using funds from any program covered by the Consolidated Plan, including program income, not previously described in the action plan; or
  - c. Changing the purpose, scope, location or beneficiaries of an activity.
3. There will be a 30-day period to receive comments on a substantial amendment to the Consolidated Plan or the Annual Action Plan prior to the amendment being implemented. The notice of the 30-day comment period will be issued as a legal notice of the activity printed in the Middletown Journal. At or within 15 days of the 30-day comment period a public hearing will be held to give citizens a forum in which to comment.
4. All comments and views of citizens received in writing or orally at the public hearing will be considered. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the substantial amendment of the consolidated plan.

#### Policy Regarding Performance Reports

1. The City of Middletown will provide a period of 15 days to accept comments on the Performance report (CAPER) before submittal to HUD. Reasonable notice will be given through the local paper, the Middletown Journal. The City will accept written comments and oral comments made during the public hearing during the comment period.
2. The city will consider any comments or views of citizens received in writing in preparing the CAPER. A summary of these comments or views will be attached to the performance report.

#### Policy Regarding Public Hearings

1. There will be at least two public hearings per year to obtain citizens' views and to respond to proposals and questions. One hearing will be held prior to the submission of the annual action plan.
2. Adequate advance notice will be given to citizens of each hearing, with a publication in the local paper at least one week prior to the hearing. In addition, sufficient information will be published about the subject of the hearing to permit informed comment. This will include the topic of discussion and the amount of funding.
3. Hearings will be held at times and locations convenient to potential and actual beneficiaries, and with accommodation for persons with disabilities. The hearings will be held, and televised, at the City Council meetings. The City Council Chambers are handicapped accessible.
4. The City of Middletown will have a translator available at meetings in the case of public hearings where a significant number of non-English speaking residents can reasonably be expected to participate.

### Policy Regarding Meetings

The City of Middletown must provide citizens with reasonable and timely access to local meetings. Each meeting discussing the CDBG or HOME program will be advertised in the local paper at least seven days in advance.

### Availability to the Public

The Consolidated plan as adopted, substantial amendments and the CAPER will be available to the public, including the availability of materials in a form accessible to persons with disabilities, upon request.

Copies of the Citizen Participation Plan, the proposed and approved application and the Consolidated Annual Performance and Evaluation Report (CAPER) will be available at the office of the Director of Community Revitalization, the Middletown Senior Citizens Center and the Middletown Public Library. Drafts and final versions of all documents will be posted on the City's public website.

### Access to Records

This plan provides for full and timely disclosure of program records and information consistent with applicable State and local laws regarding personal privacy and obligations of confidentiality. Documents relevant to the program shall be made available at the office of the Director of Community Revitalization, 4<sup>th</sup> Floor, City Building, One Donham Plaza, Middletown, Ohio, during normal working hours for citizen review upon a written public records request. Such documents include the following:

1. All mailings and promotional material
2. Records of hearings
3. All key documents, including all prior applications, letters of approval, grant agreements, the Citizen Participation Plan, CAPERs, other reports required by HUD, and the proposed and approved application for the current year
4. Copies of the regulations and issuances governing the program
5. Documents regarding other important program requirements, such as contracting procedures, environmental policies, fair housing and other equal opportunity requirements, and relocation provisions

### Technical Assistance

Technical Assistance will be made available to citizens seeking to further understand the community development requirements. Information will be available at public hearings and at the office of Community Revitalization for the duration of the program and planning period. In addition, the Community Revitalization staff will be able to answer any questions concerning

the program during normal working hours. All appropriate program regulations will be on file in the Community Revitalization Department office.

This plan provides for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals for funding assistance under any of the programs covered by the consolidated plan. The assistance will not necessarily include the provision of funds to the groups.

### Complaints

The citizen participation process includes answering complaints in a timely manner, during program implementation and application processing. Persons will be requested to submit project proposals and/or complaints in writing to the Community Revitalization office. Every reasonable effort to provide written responses to written proposals and complaints will be processed and answered within 15 days.

A file will be available in the Community Revitalization office to record receipt and response to any complaints received.

### Implementation of the Citizen Participation Process.

The City of Middletown established the Consolidated Plan Committee to provide input and review of the Consolidated Planning process. The Members of the Committee were:

Dan Picard	Middletown City Council
A.J. Smith	Middletown City Council
Joshua Laubach	Middletown City Council
Jeff Michel	Citizen/Volunteer
Mike Sanders	United Way
Kathy Becker	Butler County Homeless Coalition
Lorie DiStaola	Neighborhood Housing Services of Hamilton, Inc.
Doug Adkins	Community Revitalization Director
Kyle Fuchs	HUD Program Administrator
Marty Kohler	Planning Director
Lt. Scott Reeve	Middletown Police Dept.

The Consolidated Plan Committee met on the following dates:

January 22, 2010  
January 29, 2010  
February 5, 2010 (Cancelled due to heavy snow)  
February 12, 2010

The City of Middletown held a Public Meeting on November 5, 2009, at the Middletown City Building to gather input from citizens and to respond to citizen proposals. The meeting was published as both a legal and print ad and ran on dates: 10/14, 10/21, 10/25, 10/28, 11/01, and 11/04/2009. The attendance sheet and comments are included as Appendix x."

The City of Middletown held a Public Hearing on February 16, 2010. The hearing was published as a print ad on February 1st as well as a legal ad on February 1st and 8th and was held in the City Council Chambers. The hearing was televised.

The Public Comment Period for the Consolidated Plan began on February 10, 2010. The ad was placed in the Middletown Journal. A copy of the plan was available at the Middletown Public Library, the Senior Citizen Center, and at the City Community Revitalization Department office at the City Building. The draft plan was also published on the City website with a link to email comments. The City of Middletown was prepared to provide a reasonable number or copies of the plan to citizens and groups that requested it. No copies were requested.

Before the adoption of the Consolidated Plan, the City of Middletown made available to citizens, public agencies, and other interested parties information that included the amount of assistance the jurisdiction expected to receive (including grants and program income) and the range of activities that may be undertaken, including the estimated amount that would benefit persons of low and moderate income. This information was published in the local paper February 1st and 8<sup>th</sup>, 2010 (please see Appendix x) and was discussed during a televised public hearing on February 16, 2010 (please see Appendix x). The public hearing held on February 16, 2010, discussed the entire plan and specific projects. The plan was taken for a first reading during the February 16, 2010 meeting (See Attachment # x, legislative Agenda item x) and was adopted on March 2, 2010 (See Attachment x, Legislative Item # x).

The City of Middletown will consider any comments or views of citizens received in writing or orally at the public hearing, in preparing the consolidated plan. No comments were received.

## **Institutional Structure (91.215(i))**

- 1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.*
- 2. Assess the strengths and gaps in the delivery system.*
- 3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.*

The delivery system in the City of Middletown is structured so that members of the Community Revitalization Department interact with representatives from social service agencies, housing providers and economic and small business development professionals on a regular basis.

The City of Middletown Community Revitalization Department will administer the CDBG, HOME and NSP programs that the City receives. Funds will be used for a wide variety of activities as spelled out in the Strategic Plan in general and in each annual Action Plan specifically.

Code enforcement activities are handled in-house with City staff. HOME first time home buyer down payment assistance is being transferred from the City to a non-profit housing organization. As funding available for city services has dwindled in recent years forcing layoffs of City staff, the Community Revitalization Department has reorganized its reduced staff to handle specific functions and has utilized the services of outside professionals and non-profits to assist in large projects beyond the scope of existing City staff. This approach has worked well and the City has been successful in finding talented consultants to handle a specific project or activity without retaining them on an ongoing basis.

The Community Revitalization Director is active in the Butler County Homeless Coalition and the Butler County Foreclosure Prevention Group. The Department interacts, cooperates and coordinates on an ongoing basis with many non-profits to ensure the best delivery of services without duplication of efforts. Butler County and the City of Middletown have a joint HOME Consortium for utilization of HOME funds.

The Middletown Public Housing Agency (MPHA) will continue to administer the Section 8 Housing Choice Voucher Program. The City of Middletown has direct control over the Middletown Public Housing Agency. The Board is comprised of the seven Middletown City Council members and administered on a daily basis by Consoc Housing Consultants of Columbus. The Community Revitalization Director is the City point of contact for all Section 8 matters.

Butler Metropolitan Housing Authority continues to operate public housing in the City of Middletown. The Community Revitalization Director has a good working relationship with BMHA and they cooperate with City staff on crime and code enforcement issues. The City has no direct control over the Butler Metropolitan Housing Authority, which is run through a board appointed by the Butler County Commissioners.

## **Monitoring (91.230)**

- 1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements including minority business outreach and comprehensive planning requirements.*

Prior to implementation, all housing and community development projects are first approved by the Community Revitalization staff and are reviewed for: consistency with the Consolidated Plan and Annual Action plan, overall activity eligibility, meeting a national objective, adherence to all regulations, consistency with the housing analysis and the City's Master Plan, citizen input where required, capacity of staff, timeliness expectations, priorities of City Council and the City

Manager, the need for specific public services, and the expertise of all parties to complete the activity. Once the projects are implemented, they are monitored to ensure that all regulations are being fully adhered. This includes but is not limited to: proper procurement practices, minority business outreach, section 3 applicability, Davis-Bacon applicability, etc. This overall project monitoring is accomplished by having the HUD Project Field Manager ensure on-site compliance, having proper signatures obtained by the HUD Programs Administrator on every payment request, and having proper signatures obtained by the Community Revitalization Director on every claim voucher. This triple tiered approach will have three sets of eyes reviewing all projects to ensure nothing is missed. In addition, all projects will be reviewed on an ongoing basis to ensure the City is on track to reach goals specified in the Annual Action Plan. If the goals can not be reached, adjustments will be made to the project in the following program year, or the project will be replaced where appropriate.

The City will reach out to minority businesses by keeping the approved contractor database open in order to give new businesses the chance to get on the City's approved contractor list. In the process of soliciting new contractors, it is strongly encouraged that minority businesses apply. Further efforts to reach out will be accomplished by placing ads in the local newspaper and placing notices in organizations such as the NAACP, the local Ministerial Alliance and the United Way.

There are many instances where the Community Revitalization Department will make use of subrecipients to implement programs or to provide public services. The City will monitor these subrecipients to ensure program compliance regarding eligibility, national objective, and all appropriate regulations. This monitoring strategy will involve mandating quarterly progress reports from each subrecipient listing the amount of funding they have spent, the number of people served, the race and ethnicity of people served, and the income bracket of all people served. In addition to the quarterly progress reports, a member of the Community Revitalization staff will perform at least one on-site visit per program year to each funded subrecipient. At the on-site visit, random files will be checked for overall compliance, accounting practices reviewed, and the funds allocated to them for the program year will be checked for timeliness.

## **Priority Needs Analysis and Strategies (91.215(a))**

- 1. Describe the basis for assigning the priority given to each category of priority needs.*
- 2. Identify any obstacles to meeting underserved needs.*

### ***Basis for Allocating Resources***

#### Community Input

Priority assigned to each category was based on input from the Consolidated Plan Committee, the public meeting held on November 5, 2009, recommendations of City staff, consistency with the City Master Plan, and the results of the community-wide online survey (**Appendix X**).

## Neighborhood Revitalization

Neighborhoods are the basic building blocks of our community. One neighborhood by itself should have all the elements of a village with housing, parks, schools, shopping, employment and civic uses, etc. A new, more comprehensive strategy must be enacted to overcome market forces. Given the condition of some neighborhoods, reliance on the private sector to turn undesirable neighborhoods around is an unlikely strategy. Public sector leaderships and incentives are needed to entice private sector participation through a comprehensive multi-year revitalization process. All blighting influences must be removed and housing units must meet the minimum building code before a neighborhood's revitalization process can be concluded. Fixing one or two problem properties will not bring about the holistic change required to develop a functional neighborhood.<sup>4</sup>

This strategy requires a proactive approach and a concentration of resources into select neighborhoods. This deliberate concentration of resources, if implemented, will be a policy shift from using available resources citywide on a first come, first serve basis. The steps to implement the revitalization strategy [are]:

1. As part of this Plan we have prepared a sustainable Neighborhood Study database to identify healthy neighborhoods, neighborhoods in transition and degraded neighborhoods<sup>5</sup>. Though classification could have been done on visual inspection alone, the real underlying trends at the neighborhood level were not known until a comprehensive analysis of available data had been undertaken. Review of current physical conditions includes a review by neighborhood of population, number of housing units, average household income, percentage of owner occupied properties, percentage of low income residents, density per acre, crime rates, percentage of vacancy, age of the neighborhood structures, and foreclosure risk. Consideration is also given to proximity to highways, public transportation, waterways, industrial areas, parks and playgrounds, and the condition of public improvements including sidewalks, streets, street lighting and parking. Attention will be given to the City's and residents' perception of the neighborhood and any ongoing efforts by residents to improve the neighborhood.
2. We will then use the Neighborhood Study to select and prioritize neighborhoods for targeted revitalization in our individual annual Action Plans. Selection neighborhood should be based on criteria important to the community and:
  - a. Be in obvious decline or transition
  - b. Have an "above average" overall neighborhood stress ranking in the Neighborhood Study.
  - c. Be located adjacent to a healthy neighborhood
  - d. Be large enough to achieve a critical mass of change.

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<sup>4</sup> As recommended in the Middletown Master Plan 2005-2010, p. 5-4.

<sup>5</sup> Attached as Appendix x.

- e. Be assimilated in with the adjacent healthy neighborhood after revitalization is complete or it must be able to stand as its own compact area that is supported by the market.
3. Where possible, we should select neighborhoods that have or will receive an infusion in capital investment to use as a springboard for revitalization. Middletown City School District's new schools initiative is an example. Similarly, consideration should be given to neighborhoods that have one or more key anchors such as places of worship, employment centers, neighborhood business districts, historic or unique structures or districts, or parks, etc. These elements must be provided as part of the revitalization effort if not present beforehand consistent with the Neighborhood Design Standards.

Homeless Needs – The City has limited resources and has generally limited activities in the area of homeless needs to support and cooperation with regional homeless providers. During this Plan period, we will actively assist the Hope House Rescue Mission in its project to open a transitional shelter designed to help at-risk and homeless women and women with children move from homelessness to self sufficiency.

Community Development Needs – We will expand eligible programming available at the Middletown Community Center. We will partner with existing social service agencies to expand programming opportunities at the Center and will assist in funding and support of those partners by adding CDBG money to the Community Center 2010 City budget. We will open discussions with the YMCA, United Way and the Salvation Army. We have completed surveys from school age children currently attending the center with suggestions on expanded programming. The programming should be a mix of social programs, family events, educational opportunities and adult activities, and we intend to open up the meeting room for civic organizations city-wide. The goal is to get our children off the streets and involved in productive activities, and to engage the entire community to utilize the Center. We intend to work with the Middletown City School District to provide cultural & academic programs at the Community Center that will aid in bridging the academic gap in the Middletown education system.

#### Non-Homeless Special Needs – Education

The high level of poverty in Middletown affects more than just housing needs. Education is one of the greatest measures of future success. The 2007-08 high school graduation rates for Ohio's economically disadvantaged students were 72.7%, compared to 88.7% for students who were not economically disadvantaged.<sup>6</sup> Only 17% of Middletown residents have a Bachelor or Graduate degree.<sup>7</sup> Even if higher paying jobs are brought to the City, if strides are not made to

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<sup>6</sup> The State of Poverty in Ohio: Building a Foundation for Prosperity; January 2010. Ohio Association of Community Action Agencies.

<sup>7</sup> See Table 2. Labor Force.



improve the education level of our citizens, residents may not be qualified to take advantage of newer higher paying positions.

In the 2008-2009 school years, the Middletown City School District met only 5 of the 30 State Indicators for successful schools. The gaps in the education system begin at home, and the City of Middletown trails every school district in Butler County but one for aggregate Kindergarten readiness.<sup>8</sup> More than 30% of the children who enter kindergarten in Ohio each year now require some type of intervention services. A large number of students in the Middletown City School District are on free or reduced lunches. The local school district trails state averages for all recorded indicators from 3<sup>rd</sup> to 8<sup>th</sup> grade, and graduates 5% less students than the average for the State of Ohio.<sup>9</sup> The City must be an active partner with the school district in raising the education level of our citizens.

### ***Obstacles to Meeting Underserved Needs***

1. Obstacles to meeting these goals include a lack of funding availability. It is estimated that to address all of the property needs in Middletown, we would require 10 times the current funding available. Leadership of the program at a City Council and staff level must be strong and consistent. Building consensus throughout the community is important but not critical to success. The City must take the initiative and move the city forward.
2. The areas of racial concentration in Middletown in many areas overlap the low-income areas of the City and are the focus of the City's efforts to eliminate blight. The basis for concentrating CDBG dollars in this area is the high level of blight. The high level of blight in the community is affecting not only the opportunities for safe, decent, and affordable housing, but also economic development opportunities in those areas.
3. Widespread and concentrated levels of poverty. With over 2000 vacant households throughout the City, many caused by foreclosure, the City's revenues from income tax and property taxes are down substantially. Of our +/- 50,000 residents, 41.4% (20,611) are ages 18 or younger or over 65. Almost 30% (14,825) of our residents are not in the labor force at all.<sup>10</sup> Almost 20% of Middletown's housing units are occupied by extremely low income (11.8%) or very low income (7.3%) renters. Another 11% are occupied by extremely low income (4.9%) or very low income (6.7%) owners. This, along with the high number of vacant or foreclosed properties, continues to stress the funds available for providing core city services including not only affordable housing, but also police and fire protection and upkeep of City infrastructure including streets and sidewalks/curbs and parks.
4. The nature and extent of problems keeps changing. With the City in the middle of a national economic recession second only to the Great Depression, the levels of

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<sup>8</sup> See United Way Success by 6; 2008-2009 Student KRA-L Performance

<sup>9</sup> See [www.Reportcard.ohio.gov](http://www.Reportcard.ohio.gov).

<sup>10</sup> See Table 1. Population Distribution and Table 2. Labor Force.

unemployment, foreclosures, poverty and unmet needs fluctuate in time and in geographic areas of the City. This plan is a starting point made with the understanding that fluctuating needs and availability of resources may require ongoing adjustments to be most successful.

## **Lead-based Paint (91.215(g))**

- 1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.*
- 2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.*

It is estimated that there are 18,910 housing units that contain lead based paint, and that at least 75% (12,607) are occupied by extremely low, low and moderate income families. The City takes various steps to evaluate and reduce lead-based paint hazards. When executing the City's Rehabilitation Program, the HUD Field Project Manager reviews the site for a preliminary estimate of work items and evaluates the condition of the house. The age of the house is determined by County Auditor records. If the possibility of lead is present in a home, a licensed Lead Risk Assessor performs a risk assessment to determine any lead hazards and areas of concern which could be damaged during construction. At the conclusion of rehabilitation work, a clearance test is performed to ensure that the area is free of any lead based paint contamination.

The City of Middletown will generally cap its rehabilitation projects at \$25,000, to avoid full lead abatement. NSP rehabilitated homes will be abated as necessary according to State and federal law.

The HUD Field Project Manager and the HUD Program Administrator are licensed Lead Safe Renovators. The Community Revitalization Department will send appropriate staff to the proper courses to achieve Lead Abatement Contractor certification during 2010 which will permit City staff to write specs for rehabilitation work involving disturbance of lead based paint surfaces. Until completion of those courses and licensing, any required lead compliance work will be procured.

## HOUSING

### Housing Needs (91.205)

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

### Overall Needs

Of the 21,357 households in Middletown, approximately 8,053 of them or 54.1 percent of all households have income at or below 80 percent of the area median income of \$39,600. These households can be segmented as follows:

- Approximately 3599 with incomes less than or equal to 30 percent of the median income (extremely low income)<sup>11</sup>;
- Approximately 2,986 with incomes of 30 to 50 percent of the median income (very low income)<sup>12</sup>; and
- Approximately 4,970 with incomes of 50 to 80 percent of the median income (low income)<sup>13</sup>.

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<sup>11</sup> Extremely low-income households are households earning 30% or less of the area median income (adjusted for family size). Given that the aggregate area median household income for the Middletown in 2008 was \$39,600 (for a household of four), households earning \$11,880 or less annually are considered extremely low-income.

<sup>12</sup> Very low-income households are households earning between 31% and 50% of the area median income (adjusted for family size). Given that the aggregate area median income for the in 2008 was \$39,600 (for a household of four), households earning \$19,800 or less annually are considered very low-income.

<sup>13</sup> Low-income households are those earning between 51 and 80% of the area median income (adjusted for family size). Given that the aggregate household area median income for Middletown in 2008 was \$39,600 (for a household of four), households earning \$31,680 or less annually are considered low income.

A housing problem is defined as a cost burden of greater than 30% of household income and/or other housing problems such as overcrowding (1.01+ persons /room) and/or without complete kitchen or plumbing facilities. Costs burden is defined as the fraction of a household's total gross income that is spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payments, taxes, insurance and utilities. In Middletown approximately 300 households (1.4 percent of the town's households) have housing problems associated with substandard conditions such as overcrowding or incomplete kitchen or plumbing facilities. These 300+ substandard structures need to be rehabilitated or removed from our housing stock as funding permits. The breakdown on substandard housing units includes 143 vacant houses, 225 rental properties, and 99 home-owner occupied houses.

### **Extremely Low Income Households.**

Extremely low income households represent approximately 16.9% of total households in Middletown. A high percentage of this segment will be subject to at least one housing burden, and many face overlapping burdens of cost burden, overcrowding and substandard living conditions. This group will have an ongoing need for housing assistance.

### **Very Low Income Households.**

Very low income households represent approximately 14.0% of total households in Middletown. A high percentage of this segment will also be subject to at least one housing burden, and many will face overlapping burdens of cost, overcrowding and substandard living conditions.

### **Low Income Households.**

Low income households represent approximately 23.2% of total households in Middletown. This segment will see mixed housing burdens. At upper income levels in the low income range, households can rent smaller units at fair market rent without exceeding their cost burden of 30%<sup>14</sup>. Likewise, with mean average sales prices of single family homes under \$45,000 as of the most recent data<sup>15</sup>, a household in the low income range could afford a smaller 2 bedroom home in Middletown. There are an abundance of these homes for sale in the City at this time. Housing needs for this group will need to focus on cost burdens and overcrowding, where the household cannot afford a large enough housing unit for the income and the city must guard against substandard structures, where large substandard housing may be all the household can afford to house all family members.

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<sup>14</sup> See Table 11. Housing Affordability.

<sup>15</sup> See Table 13, Median Sales Price.

Table 4. Housing Problems for all Households

Housing Problems for All Households											
Name of Jurisdiction: <b>Middletown city, Ohio</b>			Source of Data: CHAS Data Book					Data Current as of 2000			
Household by Type, Income, & Housing Problem	Elderly 1 & 2 member households	Small Related (2 to 4)	Renters		Total Renters	Owners		Large Related (5 or more)	All Other Households	Total Owners	Total Households
			Large Related (5 or more)	All Other Households		Elderly 1 & 2 member households	Small Related (2 to 4)				
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
1. Household Income <=50% MFI	1,025	1,334	350	1,388	4,097	1,476	514	116	382	2,488	6,585
2. Household Income <=30% MFI	775	729	182	855	2,541	652	189	44	173	1,058	3,599
3. % with any housing problems	73.5	73.3	81.3	79.5	76	60.9	84.7	100	71.1	68.4	73.8
4. % Cost Burden >30%	73.5	73.3	75.8	79.5	75.6	60.9	84.7	100	71.1	68.4	73.5
5. % Cost Burden >50%	50.3	53.5	48.9	62.6	55.3	36.7	68.8	65.9	51.4	46	52.5
6. Household Income >30% to <=50% MFI	250	605	168	533	1,556	824	325	72	209	1,430	2,986
7. % with any housing problems	64	57	58.3	57.8	58.5	28.4	64.6	65.3	59.3	43	51.1
8. % Cost Burden >30%	64	57	40.5	57	56.4	28.4	64.6	45.8	59.3	42	49.5
9. % Cost Burden >50%	8	6.6	2.4	5.4	6	10.8	18.5	5.6	33.5	15.6	10.6

10. Household Income >50 to <=80% MFI	313	1,090	163	785	2,351	1,024	973	188	434	2,619	4,970
<b>Housing Problems for All Households</b>											
Name of Jurisdiction: <b>Middletown city, Ohio</b>			Source of Data: CHAS Data Book					Data Current as of 2000			
			Renters		Owners						
Household by Type, Income, & Housing Problem	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
11. % with any housing problems	17.3	8.7	29.4	12.1	12.4	18	35.8	30.9	40.1	29.2	21.2
12.% Cost Burden >30%	14.1	5.5	2.5	10.8	8.2	18	35.4	20.7	40.1	28.3	18.8
13. % Cost Burden >50%	1.3	1.4	0	0	0.8	5.4	5.7	0	7.8	5.5	3.3
14. Household Income >80% MFI	159	1,059	95	820	2,133	1,644	4,655	655	805	7,759	9,892
15. % with any housing problems	0	0.4	10.5	2.4	1.6	3.6	4.3	12.2	11.8	5.6	4.7
16.% Cost Burden >30%	0	0	0	0	0	3.6	4.1	3.8	9.9	4.6	3.6
17. % Cost Burden >50%	0	0	0	0	0	0.2	0.3	0	2.5	0.5	0.4
<b>18. Total Households</b>	<b>1,497</b>	<b>3,483</b>	<b>608</b>	<b>2,993</b>	<b>8,581</b>	<b>4,144</b>	<b>6,142</b>	<b>959</b>	<b>1,621</b>	<b>12,866</b>	<b>21,447</b>
19. % with any housing problems	52.4	28.1	50	36.9	36.9	21.1	14.9	23.9	31.8	19.7	26.6
20. % Cost Burden >30	51.7	27	34.5	35.7	34.9	21.1	14.7	14.7	30.9	18.8	25.2
21. % Cost Burden >50	27.7	12.8	15.3	18.8	17.7	9.3	4.2	3.4	13.1	6.9	11.2

## Renter Households

Some 6,448 households (75.1 percent of all renter households) have incomes at or below 80 percent of the area median income. Of this number 46.4% (2,991) have housing burdens more than or equal to 30% of their income and 1,517 (23.5%) have housing burdens that exceed 50% of their income. There are also 142 (2.2%) of the target rental households have housing problems associated with substandard conditions alone.

**Table 5. Household by Type, Income, & Housing Problem**

Household by Type, Income, & Housing Problem	Elderly	Small Related	Large Related	All
	1 & 2	(2 to 4)	(5 or more)	Other
	Member			Households
	Households			
	(A)	(B)	(C)	(D)
1. Household Income <=50% MFI	1,025	1,334	350	1,388
2. Household Income <=30% MFI	775	729	182	855
3. % with any housing problems	73.5	73.3	81.3	79.5
4. % Cost Burden >30%	73.5	73.3	75.8	79.5
5. % Cost Burden >50%	50.3	53.5	48.9	62.6

### Extremely Low-Income Renters

The 2,541 extremely low-income renters represent 11.8 percent of the total households in Middletown. Of that number 1,931 (76.0 percent) have some type of housing problem. More than 75 percent of this group (1,921 households) pay at least 30 percent of their income or more for housing and 55.3 percent of them (1,405) pay more than 50 percent of their income. In addition there is a small group of only 10 households that also have housing problems associated with substandard conditions alone. Within this group, more than 70 percent of every sub-group (i.e. elderly, small related households, large related households and unrelated individuals in households) are experiencing housing cost burdens in excess of 30 percent. Unrelated individuals in households are experiencing cost burdens in excess of 50 percent.

### Very Low-Income Renters

The 1,556 low-income renters represent 7.3 percent of the total households in Middletown. Of that number, 910 (58.5 percent) have some type of housing problem. More than 56 percent of them (878 households) are experiencing cost burdens of at least 30 percent while only 6.0 percent of them (93 households) are experiencing cost burdens in excess of 50 percent. An additional 33 households (2.1 percent) are experiencing housing problems associated with substandard conditions. More than 57 percent of all housing sub-groups are experiencing some sort of housing problem, with 64 percent of elderly households experiencing cost burdens in excess of 30 percent.

## Low-Income Renters

There are 2,351 low income households, representing 11.0 percent of the total households in Middletown. Of that number, 12.4 percent (292 households) are experiencing housing problems. Some 193 households (8.2 percent) are experiencing cost burdens in excess of 30 percent and only 19 households (0.8 percent) are experiencing cost burdens in excess of 50 percent. There are 99 households (4.2 percent) that are experiencing housing problems associated with substandard conditions. Large related households fare most poorly within this group with 29.4 percent of them experiencing housing problems, and those mostly associated with substandard conditions.

## Owner Households

More than 53 percent (11,436 households) of Middletown's households are owner occupied and have incomes equal to less than 80 percent of area median income. This represents nearly 90 percent of all owner occupied households in the city. Of these households at this income level 1,923 (16.8 percent) are experiencing housing problems of some sort. More than 1,800 (15.9 percent) are experiencing cost burdens of more than 30 percent and some 670 households (5.9 percent) are experiencing cost burdens in excess of 50 percent. An additional 101 households (0.9 percent) are experiencing housing problems associated with substandard conditions.

**Table 6. Owner Households**

Owner Households				
		% of owner HH <=80%	% of total HH	% of owner HH
owner HH <=80%	11,436	100.0%	53.3%	88.9%
w/hsg problems	1,923	16.8%	9.0%	14.9%
w/30% cost burden	1,822	15.9%	8.5%	14.2%
w/50% cost burden	670	5.9%	3.1%	5.2%
w/substd problems	101	0.9%	0.5%	0.8%

## Extremely Low-Income Owners

There are 1,058 extremely low income home owner households in Middletown representing 4.9 percent of the total households. Of that number 724 (68.4 percent) are experiencing housing problems of cost burdens of at least 30 percent. Some 487 households (46.0 percent) are experiencing cost burdens in excess of 50 percent. All related large households are experiencing cost burdens of at least 30 percent while nearly 85 percent of the small related households have the same problem. The elderly households are experiencing the least severe burdens of all the sub-groups in this category with only 61 percent laboring under a cost burden of at least 30 percent.



### **Very Low-Income Owners**

More than 1,400 households comprise this segment representing 6.7 percent of all households in Middletown. Some 43 percent (615 households) are experiencing some sort of housing problem with 42 percent (601 households) experiencing cost burdens of at least 30 percent and 223 households (15.6 percent) experiencing cost burdens in excess of 50 percent. Only 14 households (1.0 percent) in this segment are experiencing housing problems associated with substandard conditions. Approximately 64 percent of both small related and large related households are experiencing housing problems. Elderly households in this segment have the least stressful housing conditions with only 28 percent experiencing cost burdens in excess of 30 percent.

### **Low Income Owners**

The 2,619 households that fall into this segment represent 12.2 percent of all Middletown households. Of their number, 765 (29.2 percent) are experiencing housing problems. Those with cost burden problem of at least 30 percent represent 28.3 percent of the group (741 households) and 144 households (5.5 percent) are experiencing cost burdens of greater than 50 percent. There are, however, 24 households (0.9 percent) whose housing problems are associated with substandard conditions. The sub-group of unrelated individual in households is having the most housing problem in this segment with more than 40 percent experiencing cost burdens of at least 30 percent.

## **Priority Housing Needs (91.215(b))**

- 1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.*
- 2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.*
- 3. Describe the basis for assigning the priority given to each category of priority needs.*
- 4. Identify any obstacles to meeting underserved needs.*

The housing needs in Middletown were highlighted in the previous section. It is clear that the needs significantly exceed to the availability of funding. The Priority Housing Needs table identifying the needs expected to be funded in the coming five years. The priorities are based on the following:

- High priority = expects to fund in the coming year
- Medium priority = may funds in the coming five years based on funding availability
- Low priority = not expected to fund in the coming five years.

**Table 7. Priority Housing Needs (Households)**

Priority Housing Needs (Households)			Priority Need Level
Renter	Small Related	0 to 30%	Low
		31 to 50%	
		51 to 80%	
	Large Related	0 to 30%	Low
	31 to 50%		
	51 to 80%		
	Elderly	0 to 30%	Low
		31 to 50%	
		51 to 80%	
	All Other	0 to 30%	Low
		31 to 50%	
		51 to 80%	
Owner		0 to 30%	Medium
		31 to 50%	Medium
		51 to 80%	High
Special Needs		0 to 80%	Low

## Housing Market Analysis (91.210)

1. *Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.*
2. *Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).*
3. *Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.*

### Overall Housing Market

Through the 1990s, the economy of the Hamilton-Middletown Housing Market Area (HMA) grew rapidly because of an influx of commuters seeking affordable housing and an expansion in employment. Resident employment and non-farm employment both recorded increases that

continued until the economic slowdown in 2002. Through mid 2005, resident and non-farm employment had both recovered and now exceed their highest levels recorded in 2001. Low mortgage interest rates and population growth have contributed to a strong home sales market in the area. From 2000 through 2005, single-family home sales, as well as the median single-family home price, had increased by almost 4 percent annually. Conditions in much of the rental market have been competitive. As an increasing number of renter households have become homeowner households and renter household growth has slowed, vacancy rates have increased. As a result, rents had remained nearly constant through the middle of the decade. Demand for development of 6,500 new housing units was expected through the end of this decade, including 6,000 sales units and 500 rental units.<sup>16</sup> However, between 2005 and 2009 only 141 single family and 22 multi-family units have been built in Middletown according to the office of the Chief Building Official. This indicates the severe impact of recent economic conditions on this town whose employment has historically based in steel and paper production but has in recent years seen increasing employment at regional campus of Miami University.

### **Number of Housing Units**

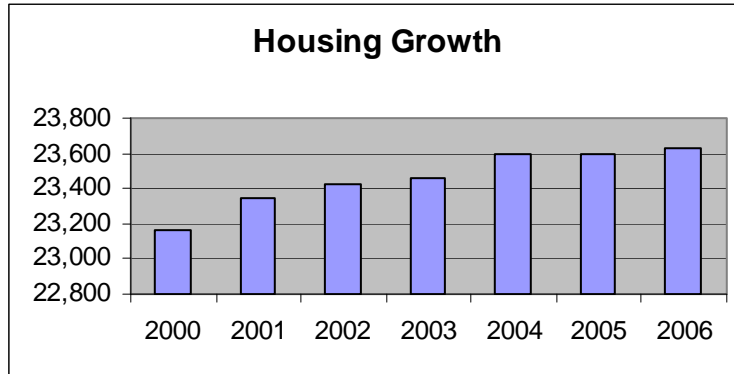
The strong population and household growth between 1990 and 2000 caused the housing unit inventory in the Hamilton-Middletown HMA to grow by 1.6 percent annually, to 129,793 units. By 2005 the HMA had an estimated 140,000 housing units. Strong single-family development occurred in the HMA in the 1990s. Job growth and commuters looking to relocate from Cincinnati or Dayton increased the demand for single-family homes. With its abundance of land and reasonable housing prices, the HMA became a center of homebuilding in the region. Building activity peaked in 1999 with 2,200 building permits issued for single-family residences. Single-family building permit activity continued to be strong between 2000 and 2005, averaging 2,124 units annually. Low mortgage interest rates and household growth continue to stimulate demand for new housing production. Although some new single-family homes are being built in the cities of Hamilton and Middletown, most new single-family construction is happening in the southeastern unincorporated townships.

Middletown has been at a stable to slightly declining level of housing inventory for more than a decade. As shown in the figure below, that number has been slightly higher than 23,000 since the beginning of the decade. Permit data for single family homes has been slowly declining for more than a decade until it has nearly come to a halt during this most recent economic slump. Multifamily development was also strong throughout the 1990s, averaging more than 500 units permitted a year. From 1995 to 1999, 3,325 multi-family units were permitted, including a record 1,200 units in 1999. Multifamily developers responded to demand as rapid net immigration from adjacent metropolitan areas and strong job growth stimulated renter household growth. Although multi-family development continued at a rate of 430 units annually between 2000 and 2005, some of these permits were for condominiums. After 2005, when 22 new multi-family units constructed, there have been no additions to the multi-family inventory in Middletown.

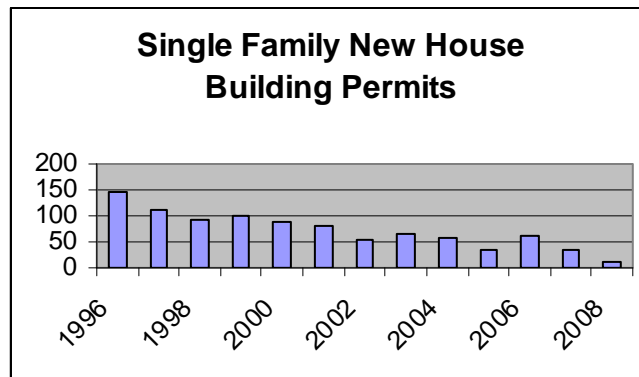
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<sup>16</sup> Source: Analysis of the Hamilton-Middletown, Ohio Housing Market as of April 1, 2005; US Dept. of HUD, PD&R.

**Figure 5. Housing Growth**



**Figure 6. Single Family New House Building Permits**



**Housing Mix**

The figure below depicts the total mix of housing structures by classifications of single family detached, single family attached, multi-family and mobile home. Compared to the state and the counties in which it is located, Middletown has slightly fewer single family dwellings of both types and slightly more multi-family dwellings.

**Table 8. Housing Mix**

Housing Mix				
	Middletown	Butler County	Warren County	Ohio
SF Detached	68.3%	71.2%	75.8%	68.3%
SF Attached	2.7%	3.4%	6.6%	4.6%
Multi-Family	27.2%	22.1%	16.4%	23.1%
Mobile Home	1.8%	3.3%	1.2%	4.0%

**Age of Housing**

Middletown’s housing stock is generally older than the existing stock found in either Butler or Warren counties, as well as the state of Ohio as a whole. On average, most of Middletown’s housing was built before 1970 with only 18.7 percent of its stock being built after 1970. This compares with the 59.5 percent and 74.4 percent of the housing stock in Butler and Warren counties, respectively, and 43.4 percent for the state of Ohio. This would seem to indicate both the lack of available and suitable land for such development, increasing opportunities for development in its region but outside its town boundaries, as well as the impact of the economic downturns suffered by the town during this decade.

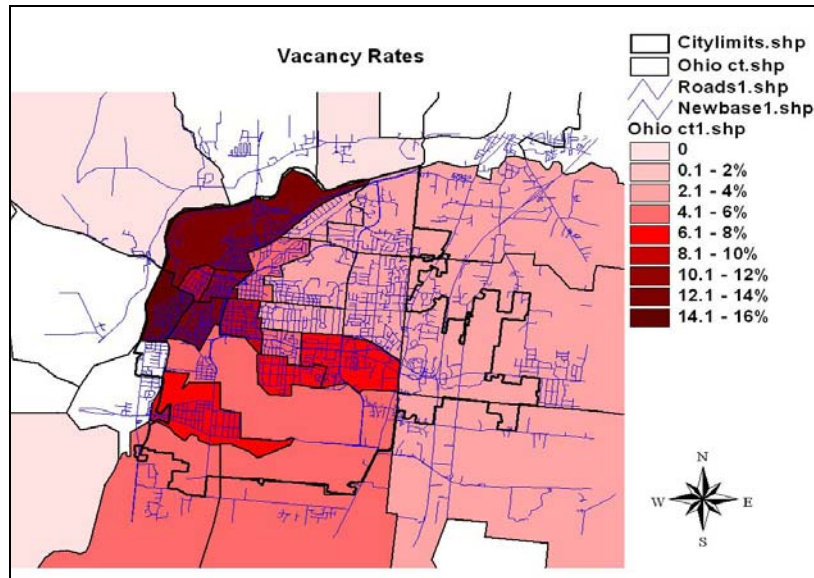
**Table 9. Housing Age**

Housing Age				
	Middletown	Butler County	Warren County	Ohio
Built 2005 or later	0.7%	3.3%	6.6%	1.9%
Built 2000 to 2004	0.6%	9.9%	19.7%	6.7%
Built 1990 to 1999	4.4%	15.8%	25.2%	11.5%
Built 1980 to 1989	4.9%	13.5%	11.0%	8.9%
Built 1970 to 1979	8.1%	17.0%	11.8%	14.4%
Built 1960 to 1969	15.4%	9.6%	8.3%	12.5%
Built 1950 to 1959	14.3%	11.9%	8.8%	14.8%
Built 1940 to 1949	32.1%	5.5%	2.5%	7.0%
Built 1939 or earlier	19.6%	13.5%	6.1%	22.3%

**Occupancy**

Middletown’s vacancy rate in 2009 ranged as high as 14%+ in some areas. As noted in the graphic below there is a tendency for housing in the Westside communities like Riverside Village, South, Church, Oakland and Prospect – all clustered around the downtown area – to have the highest vacancy rates. These high vacancy rates are a combination of markedly depressed rental housing activity, older homes which have seen deferred maintenance and therefore are less attractive to incoming home buyers, increased crime levels in those neighborhoods, and the foreclosure crisis. Somewhat more modest vacancy rates are evident in the southern communities such as Meadowlawn, Mayfield, Greenfields, Amanda/Oneida and Far Hills. The northeastern and eastern communities like Springhill, Sawyer’s Mill, The Oaks and Renaissance have the lowest vacancy rates.

**Figure 7. Vacancy Rates**



## Rental Housing

### Trends

In Middletown, an estimated 40.5 percent or 8,650 households rented their home in 2009. By 2014, 9,421 households are projected to rent their homes.<sup>17</sup> Distributions by number of bedrooms are not available for more recent years, but according to the U.S. Census Bureau, the distribution of rental units by number of bedroom in the year 2000 is noted in the chart below. Middletown's rental housing stock is composed mostly (50.51 percent) of 2 bedroom units, which is a slightly higher proportion of their rental stock than is the case in either Butler County or Ohio as a whole.

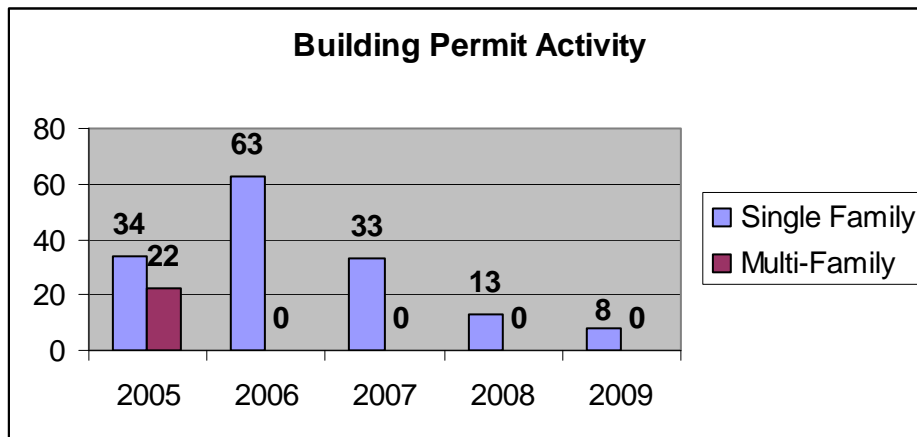
**Table 10. Rental Housing**

	Middletown		Butler County		Ohio	
	Number of Units	Percent of All Rental Units	Number of Units	Percent of All Rental Units	Number of Units	Percent of All Rental Units
0 or 1 Bedroom	2,380	28.80%	9,535	28.65%	420,718	32.68%
2 Bedrooms	4,174	50.51%	16,090	48.35%	564,664	43.87%
3 or more Bedrooms	1,709	20.68%	7,655	23%	301,885	23.45%
All	8,263	100%	33,280	100%	1,287,267	100%

<sup>17</sup> See Table 2. Labor Force.

Rental housing activity for the second half of this decade has been markedly depressed. As an increasing number of renter households have become homeowner households and renter household growth has slowed, vacancy rates have increased. As a result, rents had remained nearly constant through the middle of the decade. Demand for development of 6,500 new housing units was expected through the end of this decade, including 6,000 sales units and 500 rental units. However, between 2005 and 2009 only 141 single family and 22 multi-family units have been built in Middletown according to the office of the Chief Building Official.

**Figure 8. Building Permit Activity**



### **Affordability**

In Cincinnati-Middleton (Housing Market Area) HMA, the Fair Market Rent (FMR) for a two-bedroom apartment is \$733. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$2,443 monthly or \$29,320 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$14.10.

In Cincinnati-Middleton HMA, a minimum wage worker earns an hourly wage of \$7.30. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 77 hours per week, 52 weeks per year. Or, a household must include 1.9 minimum wage earner(s) working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Cincinnati-Middleton HMA, the estimated mean (average) wage for a renter is \$13.33 an hour. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 42 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.1 worker(s) earning the mean renter wage in order to make the two-bedroom FMR affordable.

Monthly Supplemental Security Income (SSI) payments for an individual are \$674 in Cincinnati-Middleton HMA. If SSI represents an individual's sole source of income, \$202 in monthly rent is affordable, while the FMR for a one-bedroom is \$566.

**Table 11. Housing Affordability**

Unit Size	2009 Fair Market Rent (FMR)	Annual Income needed to Afford FMR	% of Family AMI Needed to Afford FMR	Housing Wage as % of Minimum Wage	Housing Wage as % of Mean Renter Wage	Jobs at Mean Renter Wage Needed to Afford FMR
0-Bedroom	\$478	\$19,120	28%	126%	69%	0.7
1-Bedroom	\$566	\$22,640	33%	149%	82%	0.8
2-Bedroom	\$733	\$29,320	42%	193%	106%	1.1
3-Bedroom	\$981	\$39,240	57%	258%	142%	1.4
4-Bedroom	\$1,019	\$40,760	59%	268%	147%	1.5

As the table above shows, the average renter in Middletown must work 0.7 jobs at the mean renter wage of \$13.33 per hour to be able to afford a studio (zero-bedroom) apartment. This means that many service and entry level jobs can support a single individual in the Middletown area. If the average renter has a family to support and requires a two-bedroom apartment, the minimum salary needed rises to \$29,320 in an area where the average renter's salary is \$32,416. As shown in Table 1. Population Distribution, approximately 6,623 households in Middletown earn less than \$30,000 per year annually and these households would have trouble renting a two bedroom apartment at Fair Market Rent.

This could lead to doubling up and crowding, as households share accommodation, and may be intensified by a dampening of job creation for entry level positions which pay at or below the average renter's salary.

What this means to the average hourly worker is that a significant number of minimum wage service workers essential to the continuing economic vitality of Middletown and its surrounding counties cannot readily afford the cost of basic housing without incurring a housing burden of more than 30% of their income. The chart below illustrates many of the types of workers who, without incurring a housing burden, cannot afford to house themselves and their families in Middletown.

## **Owner-Occupied Housing**

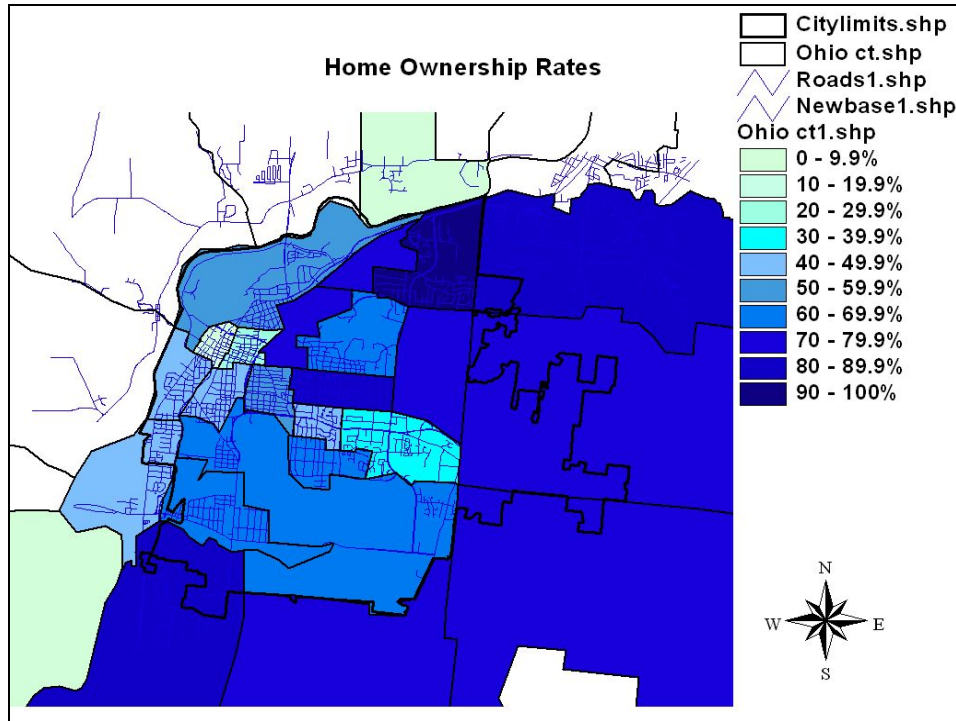
### **Trends**

Home ownership in Middletown is lowest in the communities ringing the downtown area and becomes increasingly higher as one moves outward from that area. The northeastern and



eastern communities are very heavily owner occupied with a more than 70 percent rate. A still significant, but slightly lesser rate of home ownership is evident especially in the communities in the southern areas of Middletown. There the rates hover in the range of 40 to 60 percent. However, the housing in the Greenfields and Far Hills areas, immediately adjacent to the Butler-Warren county line are in the 30 percent range. On average, Middletown has approximately 59 percent of its housing owner occupied and 41 percent renter occupied.

**Figure 9. Home Ownership Rates**



As noted in the charts below, home sales activity had dropped precipitously as Middletown and Butler County were impacted by the recent economic slump. From the strong showing in 2007, activity fell by more than 20 percent in Middletown in 2008. In Butler County the impact was slightly less with a decrease in home sales of slightly less than 15 percent. With over 1000 vacant single family homes in Middletown at the time of this Plan, the City has at least a 12 month supply of homes for sale using 2008 numbers.

**Table 12. Number of Home Sales**

Number of Home Sales	2007	2008Q1	2008Q2	2008Q3	2008Q4	2008	2009Q1
City (Middletown)							
Number of Sales	1,160	179	331	317	226	900	202

County (Butler)							
Number of Sales	6,779	991	2,169	2,227	1,568	5,832	1,094

However, even with the potential for a recovery in the volume of home sales in the first quarter of 2009 compared to the same period in 2008, the median sales prices for those homes has been on a downward trajectory from \$64,850 in 2007 to \$55,584 in 2008 to \$44,600 in the first quarter of 2009 for Middletown. This represents a 14 percent sales price decline and a nearly 23 percent sales volume decline between 2007 and 2008. This trajectory seems like to continue given the even lower median sales price registered for the first quarter of 2009, even though that trend has not been as marked in the sales volume itself. Butler County has likewise seen a 7 percent drop in median sales prices which, though not as precipitous as Middletown's, appears to be continuing on a downward trajectory given the report of the first quarter of 2009.

**Table 13. Median Sale Price**

Median Sale Price	2006	2007	2008	2009Q1
City (Middletown)				
Median Price	\$69,900	\$64,850	\$55,584	\$44,600
County (Butler)				
Median Price	\$134,000	\$124,000	\$115,000	\$94,000

The first quarter of 2009 figures for Middletown would seem to indicate an improvement from at least the levels of sales volume seen during the first quarter of 2008. However, between the fourth quarter of 2008 and the first quarter of 2009, the number of home sales in Middletown still decreased by 10.62 percent and the median sales price decreased by 12.2 percent, as illustrated in the charts below. While Middletown's sales volume was considerably more volatile than median sales prices, both have been on a consistently downward trajectory for the nearly two years preceding the first quarter of 2009, with the exception of home sales volume in the first quarter of 2008.

**Table 14. Home Sale Variation**

Home Sale Variation	2007Q1 - 2007Q2	2007Q2 - 2007Q3	2007Q3 - 2007Q4	2007Q4 - 2008Q1	2008Q1 - 2008Q2	2008Q2 - 2008Q3	2008Q3 - 2008Q4	2008Q4 - 2009Q1
City (Middletown)								
Percent Change in	32.56%	-17.32%	-46.15%	-11.82%	84.92%	-4.23%	-28.71%	-10.62%

Number of Sales								
County (Butler)								
Percent Change in Number of Sales	65.74%	-12.34%	-53.53%	-13.45%	118.87%	2.67%	-29.59%	-30.23%

The trends in Butler County are similarly variable to those seen in Middletown itself. Home sales volumes and median prices have generally trended downward, with notable exceptions in the first quarter of 2008.

**Table 15. Home Sale Price Variation**

Home Sale Price Variation	2007Q1 - 2007Q2	2007Q2 - 2007Q3	2007Q3 - 2007Q4	2007Q4 - 2008Q1	2008Q1 - 2008Q2	2008Q2 - 2008Q3	2008Q3 - 2008Q4	2008Q4 - 2009Q1
City (Middletown)								
Percent Change in Median Price	-2.45%	3.55%	0%	-5.97%	-6.67%	-0.48%	-13.19%	-12.2%
County (Butler)								
Percent Change in Median Price	5%	6.27%	-1.27%	-15.3%	11.16%	0.08%	-10.29%	-14.47%

These more recent patterns in home sales are really a continuation of trends that manifest themselves at the beginning of the decade. While the median sale price of a single family home between 2007 and 2008 decreased in Middletown by 14.29 percent, as can be seen on the chart below, this trend is nothing new. Between 2001 and 2006, median sales prices in Middletown had declined by nearly 13 percent. Interestingly, however, the trend did not manifest itself in Butler County until 2006 even though the vigor of its positive trajectory during the first half of the decade can be seen to have been waning. By 2006 and through 2008, Butler County can be seen to be suffering a similar, though not as intensive, a downward trajectory in median home sales prices as Middletown.

**Table 16. Home Sale Trends**

Home Sale Trends	2001-2006	2003-2006	2005-2006	2006-2007	2007-2008
City (Middletown)					
Percent Change Median Sale Price	-12.9%	-6.8%	-6.8%	-7.22%	-14.29%
County (Butler)					
Percent Change Median Sale Price	12.7%	8.94%	4.24%	-7.46%	-7.26%

Aggregate housing prices provide a measure with which to understand the behavior of housing prices and their influence on the economy. These amounts represent the total dollar volume of sales that occurred in an area. For all areas with complete coverage, Boxwood Means, Inc. sums the home sale price for each transaction made within the time period and reports the total amount per year or quarter.

**Table 17. Aggregate Home Sale Amount (2006-2007)**

Aggregate Home Sale Amount	2006	2007Q1	2007Q2	2007Q3	2007Q4	2007
City (Middletown)						
Aggregate Amount	\$313,922,181	\$26,482,992	\$33,820,812	\$29,423,467	\$15,938,401	\$87,702,333
County (Butler)						
Aggregate Amount	\$1,255,989,330	\$232,177,959	\$395,188,825	\$358,462,919	\$160,897,248	\$945,245,494

**Table 18. Aggregate Home Sale Amount (2008-2009Q1)**

Aggregate Home Sale Amount	2008Q1	2008Q2	2008Q3	2008Q4	2008	2009Q1
City (Middletown)						
Aggregate Amount	\$12,163,688	\$22,650,308	\$21,516,144	\$14,006,134	\$58,851,647	\$11,359,274
County (Butler)						
Aggregate Amount	\$128,855,841	\$300,462,915	\$311,407,136	\$192,811,110	\$768,199,195	\$122,996,353

## Affordability

The median home value in the City of Middletown is significantly less than Butler County and the State overall. In Middletown, a family with an income of \$30,000 could afford to purchase a home valued at less than \$80,000. Only 6,623 households in Middletown (31.1%) have household incomes less than \$30,000.<sup>18</sup> With a median sales price for homes of just under \$45,000 in the first quarter of 2009, another 2,367 (11.1%) households in Middletown could afford to buy a house at the current median sales price, leaving 4,256 households effectively locked out of the housing market. The availability of credit must be factored into these projections as some lower income households will be locked out of the housing market due to past credit problems. Area Median Income is the median income for a family of a specified size as published by HUD. In Butler County, 51% of four-person households making 80% of the area

<sup>18</sup> See Table 1. Population Distribution.

median income could afford a home. Given the lower median home value in Middletown, it is reasonable to assume that even more household would find the city affordable.

### ***Existing Assisted Housing***

*[Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).]*

Middletown has a number of housing properties that are affordable for low and moderate income households, including public housing available through the Butler Metropolitan Housing Authority, privately-owned assisted housing, and the Section 8 Voucher Program.

### **Butler Metropolitan Housing Authority Inventory in Middletown as of 1/18/08**

The Butler (County) Metropolitan Housing Authority has a total of 594 units of public housing in Middletown. Of that number there are 17 handicap-accessible units. More than 90 percent of these units are in the 1, 2 and 3-bedroom range with a significant lack of studio/efficiency units. There are also 10 faith-based, not for profit and for profit providers of housing that is suitable and affordable for low income families, the elderly and the disabled. Some or all of the units offered by these groups are subsidized and many impose maximum tenant income limits. They primarily provide 1-bedroom with 2 of the projects having 2, 3, and 4-bedroom units. There are no non-public, affordable 5-bedroom units available in Middletown and only 14 such units available through the Butler Metropolitan Housing Authority.

**Table 19. Butler Metropolitan Housing Authority Inventory**

Name & Address	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	Total	Scheduled for Demolition
Townhomes West 1820 S. Main St.	0	12	42	40	4	0	98	
Townhomes East 1837 Minnesota -18th Ave.	0	0	12	24	12	4	52	X
The Townhouse 600 N. Verity Pkwy	0	78	4	0	0	0	82	
J. Ross Hunter Towners 112 S. Clinton St.	1	123	1	0	0	0	125	
Concord Green Middletown	0	0	0	12	0	0	12	
Franklin Court F.C. off Breille Blvd.	0	0	10	17	24	10	61	X
Midtonia Village Off of Sutphin	0	0	56	0	0	0	56	

Middletown Estates 9 Handicapped 64 Scattered Sites	0	0	49 (8H)	15 (5H)	0	0	64 (13H)
Reuben Doty Estates 4 Handicapped 44 Scattered Sites	0	0	0	44 (4H)	0	0	44 (4H)
<b>TOTALS</b>	<b>1</b>	<b>213</b>	<b>174 (8H)</b>	<b>152 (9H)</b>	<b>40</b>	<b>14</b>	<b>594 (17H)</b>

Note: H = Handicap-accessible

### Affordable Private and Not for Profit Housing in Middletown

The following tables also identify privately –owned housing in the area.

**Table 20. Privately-Owned Properties (Low Income Housing Tax Credit)**

Project Name	Address	Total Units	LI Units
VIENNA FOREST APARTMENTS	BAVARIAN ST & DIXIE HIGHWAY	107	107
ROYAL PINES	2900 N VERITY PKWY	94	94
CANTERBURY COMMONS	1910 AARON DR	90	90
LA MAIN APARTMENTS	600 ETHEL CT	60	60
ASPEN GROVE APARTMENTS	1925 AARON DR	83	83
ROBIN SPRINGS APARTMENTS	6930 MOUNT VERNON ST	120	120
WOODLANDS ON LAFAYETTE	560 LAFAYETTE AVE	50	42

Source: <http://www.hud.gov>

**Table 21. Privately-Owned Properties (Other Assisted Properties. 574 Total Units)**

Project Name	Address	Type	Number of bedrooms				
			1	2	3	4	5+
CURTIS STREET APARTMENTS	428 Curtis ST	Disabled	x				
CYPRESS COMMONS	2450 Saybrooke Drive	Family	x	x	x	x	
DUBLIN HOUSE OF MIDDLETOWN OH	1425 Central AVE	Disabled	x				
JACKSON LANE APARTMENTS	1531 Jackson Lane	Disabled	x				
MAYFIELD VILLAGE	2030 Aaron Drive	Elderly	x				
MIDDLEFAIR HOMES	1551 Jackson LN	Disabled	x				
TRAILBRIDGE TOWNEHOMES	660 LaFayette Ave	Family	x	x	x	x	
TRINITY MANOR SENIOR HOUSING	301 Clark ST	Elderly	x				
WOODRIDGE PARK I	4915 WOODRIDGE DR	Family					
WOODRIDGE PARK II	4940 Woodridge DR	Family					

Source: <http://www.hud.gov>

## **Section 8 Voucher Program**

For more than 30 years, the Middletown Public Housing Agency, one of two municipal housing agencies, has managed the voucher program. Currently, the city, through its contracted administrator, CONSOC Housing Consultants of Columbus, manages 1,663 housing choice vouchers or about 7 percent of Middletown's households. This represents about 56 percent of the housing choice vouchers in Butler County, condensed over 15 percent of the county's population. The program presently has 1,548 active housing choice vouchers servicing 608 handicapped/disabled households, which account for 39 percent of the vouchers. There are 281 male head of households, or 18 percent, and 1,267 female head of households, or 82 percent. The average income is \$10,841. BMHA is assigned 960 housing choice vouchers for qualifying low income residents for Section 8 federal rent assistance. In October 2009, for the first time in five years, BMHA's waiting list was opened for pre-applications and 2,300 people applied in six hours. BMHA still has 70 people remaining on its waiting list from five years ago. The elderly, disabled and veterans have first priority when vouchers become available. Taken as a whole, the City of Middletown has approximately 3,600 subsidized housing units to assist low income residents.

### ***Allocation of funds***

*[Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.]*

The Neighborhood Study, prepared as part of the planning process, will be used to guide revitalization of the City's neighborhoods. The associated weighting process incorporated into the Study will determine which activity is appropriate for each type of housing in that neighborhood. With the weighting process in place, no action should be taken that does not strengthen one of the Neighborhood's indicator levels or that does not positively address a weakness in that particular neighborhood.

## **Specific Housing Objectives (91.215(b))**

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*
- 2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

**Table 22. Priority Need 6 – Adequate, Safe & Affordable Housing**

Priority Need 6 – Provide and/or support adequate, safe, and affordable housing.									
Number	HUD Goal	Strategies	Outcomes	Measures					
				Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Total
6.1	1	Retain safe and affordable housing for low and moderate income households	Targeted Rehabilitation Assistance to Low/Mod Income Households consistent with the City Master Plan and Neighborhood Study - Revolving Loan Fund	5	5	5	5	5	25
			Targeted Rehabilitation of Vacant/Foreclosed Homes using NSP	5	4	2	1	0	12
			Increased home ownership opportunities using HOME downpayment and closing cost assistance	40	40	40	40	40	200
			Code Enforcement based on the number of inspections completed	2000	2000	1500	1500	1000	8000
			Homelessness Technical Assistance Annually	Yes	Yes	Yes	Yes	Yes	Yes

Targeted Neighborhood Approach.

The City has many at-risk neighborhoods which are listed in the Neighborhood Study as “above average stress.” The Neighborhood Study was reviewed in setting the ranking of these neighborhoods, along with the narrative above in Basis for Allocating Resources, Housing Needs: Neighborhood Revitalization Strategy. The Downtown neighborhood was removed because the downtown area has its own plan for redevelopment. The Highlands neighborhood incorporates a new historic district which requires more substantial regulations in rehabilitation moving it down the list. While this neighborhood deserves attention, we choose to focus on more manageable neighborhoods earlier in the Consolidated Plan process. We grouped neighborhoods together in clusters of approximately 1000 households per year. We chose neighborhoods that were “at risk” from adjacent more troubled neighborhoods in an attempt to stabilize the target area.

The Plan offers six areas of ranking. The timing of revitalization will be an ongoing evaluation of effectiveness in any given area. Some neighborhoods may respond quickly while other may take an extended amount of time and resources to make the optimum change in neighborhood health. If all six areas cannot be achieved during the five year plan, we will reevaluate the order and priority with the next five year plan.



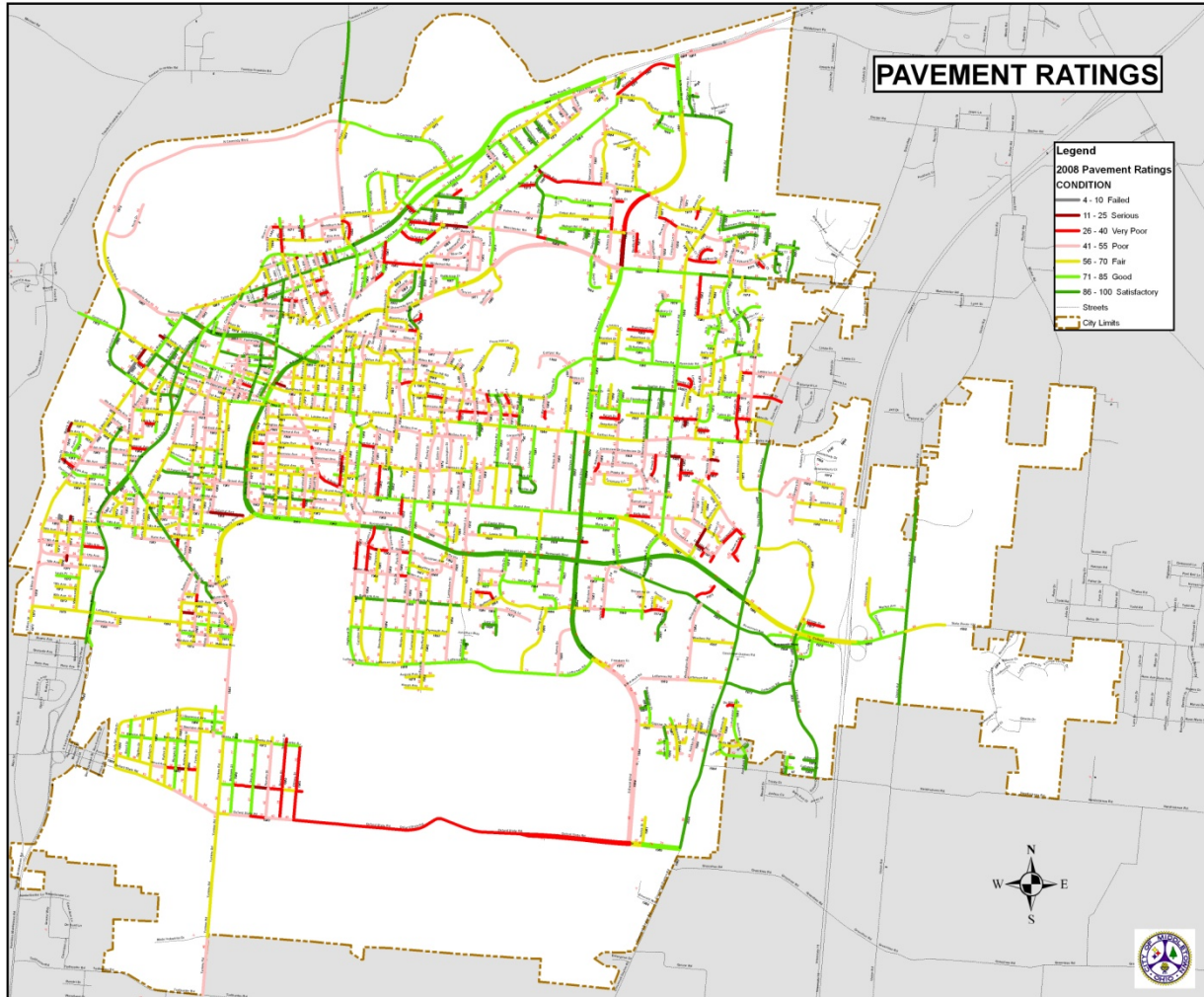
**Table 23. Target Revitalization Neighborhoods with Above Average Overall Stress**

Neighborhood	Total Housing Units	General Street Conditions	Flood Plain?	In a Historic District?	Overall Total Crime	% Vacant Housing	Neighborhood Assets	Overall Rank
Highlands	948	Poor	No	Yes	Moderate	4.00%	Goldman Park; Gladdell Park; Dillman's supermarket	2
Prospect	674	Fair/Poor	No	No	Moderate	8.00%	Michigan Park, BC Adult Training Ctr.	6
Harlan Park	39	Fair	No	No	Lower	9.00%		1
El Dorado /Williamsdale	384	Fair/Poor	No	No	Lower	4.04%	Bulls Run Arboretum	2
Meadowlawn	568	Poor	No	No	Lower	9.51%	Whitney Park, Woodside Cemetary Yankee Park, Garfield School	5
Lakeside	573	Fair	No	No	Moderate	9.08%	Lakeside Park	5
Sunset/Park Place	1323	Fair	No	No	Moderate	6.5%	Sunset Park, Miami Park	3
Wildwood	611	Poor	No	No	Lower	4.58%	Wildwood Elementary, St. John XXIII, Marsh Supermarket, University Park	4
Douglas	923	Poor	No	No	Moderate	11.48%	Com. Center, Douglass Park, Washington Park,	1
Dixie Heights	697	Fair	No	No	Moderate	4.88%	Maple Park, Dixie Hgts Park	4

The preference would be to address paving of each neighborhood as the final revitalization step. During the first few years of this Plan, however, it may be easier to leverage other funds to repave higher traffic main streets over the neighborhood streets. Paving of local neighborhood streets will be accomplished as funds are available for each project. The preference would be to address paving of each neighborhood as the final revitalization step. During the first few years of this Plan, however, it may be easier to leverage other funds to

repave higher traffic main streets over the neighborhood streets. Paving of local neighborhood streets will be accomplished as funds are available for each project.

**Table 24. Pavement Ratings of City streets**



Increased home ownership using HOME funds.

HOME funds will be utilized throughout the Consolidated Plan period to assist with down payment and closing cost assistance for low/mod first time homebuyers. A review of the Neighborhood Study and the target neighborhood in each year's Annual Action Plan will guide use of these funds to make the most impact on the target neighborhood.

Housing Rehabilitation using NSP and Revolving Loan Fund

During the earlier program years of this plan, the City will utilize NSP funds to rehabilitate housing in eligible areas, but will look for opportunities specifically in the target neighborhood as part of the overall revitalization strategy of the target neighborhood. The Revolving Loan

Fund was shut down in late 2009 to re-evaluate the focus and policies of that fund. During AAP 2010, the City will revisit the Revolving Loan Fund and reallocate those resources back into productive use.

Demolition

During program years where NSP funds are being expended on rehabilitation, the City will redistribute up to \$200,000 of program income from the sale of rehabilitated housing towards continued demolition of dilapidated and condemned properties. As the NSP program ceases to provide sufficient program income for demolition, the City will revisit the number of remaining residential demolitions and potential funding sources including CDBG funds.

Code Enforcement.

During 2009, a city-wide survey was completed that showed 2300 residential properties (over 10% of the housing stock) was not in compliance with the property maintenance code. After a year of working on voluntary compliance, the City starts program year 2010 with the following remaining code violations:

**Table 25. Code Enforcement/ Rehabilitation Policies**

Number of Residential Properties	Condition Rating	Criteria
	<b>1 In Compliance</b>	The structure, yard, walks and steps are well maintained and no exterior code violations are apparent – in compliance.
<b>+/- 1379</b>	<b>2 Minor Repair</b>	Minor maintenance tasks need to be performed; spot painting of exterior siding, trim, doors, gutter and/or downspouts; minor repairs to steps, yard, walks, driveways, fences
<b>305</b>	<b>3 Major Rehabilitation</b>	More extensive repairs needed. Replace items such as windows, doors, roof, porch and rebuilding of sections of the foundation and/or chimney may be necessary
<b>25</b>	<b>4 Dilapidated and Occupied</b>	The rehabilitation needs of these structures are similar to condition 2 but the scope and volume are such that reinvestment is not practical
<b>18</b>	<b>5 Condemnable and Vacant</b>	The entire structure is unsound and unsafe. Cost to bring exterior to minimum code standards would exceed 60% of the value of the home

At the 2010 City Council retreat in January 2010, City Council adopted the following statement regarding code enforcement:

**WE ARE COMMITTED TO FULL ENFORCEMENT OF THE CITY PROPERTY MAINTENANCE- NUISANCE CODES USING ALL TOOLS WITH COMPASSION AND UNDERSTANDING AND RESPECT. WHEN ALL TOOLS HAVE BEEN USED AND COMPLIANCE IS STILL NOT ACHIEVED, WE**

**WILL TAKE CASES INDIVIDUALLY TO THE HOUSING COMMITTEE TO REVIEW THE OPTIONS. STAFF WILL DEVELOP OPTIONS FOR DIFFERENT PROPERTIES THAT CAN BE REVIEWED AND CONSIDERED BY THE HOUSING COMMITTEE AND IF NECESSARY, THE ENTIRE COUNCIL.**

The Community Revitalization Department code enforcement staff will implement Council's directive with the goal of returning all properties to compliance by the end of the Consolidated Plan period.

#### Land Banking/ Land Reutilization.

Although HUD dollars will not be used for land banking, it is important to note that the City has a land bank and a land reutilization program in place whereby the City takes control of unproductive residential and commercial property through Sheriff's sales, tax delinquencies, volunteer donations of non-compliant property and purchases. The City demolishes dilapidated structures on these properties and then either plans to return the parcel to productive use or sells and/or gives the property to an adjacent property owner to reduce density and maintenance costs. In 2009, the City sold 10 empty residential lots to adjacent homeowners to expand their yard while reducing high density housing in the neighborhood. The City will continue to work on these projects in the target neighborhood and throughout the City as opportunities arise.

### **Needs of Public Housing (91.210(b))**

*In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.*

The chart below illustrates the need for public housing as defined in the FY 2008 Annual Plan for the Butler Metropolitan Housing Authority, whose service area includes Middletown. The "overall" needs column provides the estimated number of renter families that have housing needs. The characteristics rate the impact of that factor on the housing needs for each family type from 1 to 5, with 1 being "no impact" and 5 being "severe impact". Affordability, supply and adequately sized units are the most significant factors impacting families with incomes of 30 percent or less of the area media income. The issue is one of supply for target elderly households while simple supply is the continuing problem for the households of families with disabilities.

The overwhelming majority of those families in need of public housing are white (91.2 percent), an even higher than the 84 percent that this group represents in the general population of Middletown. African-American families in need of these services represent only 5.3 percent of the total, while this group is 11.8 percent of the general Middletown population.

**Table 26. Housing Needs of Families in the Butler County by Income**

Housing Needs of Families in the Jurisdiction by Income							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	7,026	5	5	3	4	5	4
Income > 30% but <= 50% of AMI	8,621	5	5	3	4	5	3
Income > 50% but < 80% of AMI	17,174	3	2	2	2	2	3
Elderly	24,755	3	4	3	4	4	4
Families with Disabilities	7,637	4	5	4	4	4	4

**Table 19. Housing Needs of Families in the Butler County by Ethnicity**

Housing Needs of Families in the Jurisdiction by Ethnicity							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Race/White	91.2%	2	3	3	3	4	4
Race/Black	5.3%	4	3	3	3	4	4
Race/Hispanic	1.4%	4	4	4	4	4	4
Race/Other	.7%	3	3	3	3	3	3

**Table 208. Housing Needs of Families on Public Housing Waiting List**

Housing Needs of Families on Public Housing Waiting List			
	# of families	% of total families	Annual Turnover
Waiting list total	543		408
Extremely low income <= 30% AMI	543	100%	
Very low income > 30% but <= 50%	0	0	
Low income > 50% but < 80%	0	0	
Families with children	283	52%	
Elderly families	8	1%	
Families with disabilities	67	12%	
Race/White	399	73%	
Race/Black	119	22%	
Race/Hispanic	25	5%	
Race/Other			
<b>Characteristics by Bedroom Size (Public Housing Only)</b>			
1BR	240	44%	
2BR	130	24%	
3BR	93	17%	
4BR	43	8%	
5BR	28	8%	
5+BR	8	1%	

Of the 543 families on the waiting list for public housing in FY 2008, all had incomes at or below the 30 percent of area median income level. Forty-four percent of these families are in need of

a one-bedroom apartment while 24 percent need a two-bedroom apartment. Fifty-two percent of these families have children, 12 percent have disabilities and only 1 percent of them are elderly. While more than 84 percent of the households in Middletown are white, only 73 percent of those families on the waiting list are white. Conversely, while 11.8 percent of Middletown's population is African-American, 22 percent of those on the waiting list are African-American.

## **Public Housing Strategy (91.210)**

- 1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.*
- 2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))*
- 3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))*

The City of Middletown formed the Middletown Public Housing Agency to administer its Housing Choice Voucher Program. The Board is made up of the six City Council members and the Mayor and meets monthly to discuss public housing issues. The Agency does not own any housing projects but utilizes 1662 housing choice vouchers. MPHA programs in place to address the needs of public housing include:

1. Mainstream Housing Opportunities for Persons with Disabilities Program – HUD provides financial housing assistance (Housing Assistance Payment) for adults with disabilities.
2. Family Unification Program – work with Butler County Children's Service to provide housing assistance for families whom they establish as needing housing in order to have their children returned to their household (In 2009, servicing 50+ families).
3. Housing Assistance for Non-Elderly Persons with Disabilities – HUD provides financial housing assistance subsidy (HAP) for non-elderly persons with disabilities.
4. Family Self Sufficiency Program – Middletown Public Housing Agency's FSS Coordinators counsel with families to connect them with support services and resources in the community to help the families move toward economic self-sufficiency. These

support services include referral to technical training, encouraging employment, achieving GED, attending college, etc. and supporting them with their efforts through counseling. (In 2009, 100 participant slots were allotted with 93 active Family Self Sufficiency Families.)

5. Escrow Account – When a family participating in the Family Self Sufficiency Program earns additional income, the family will pay a larger portion of the rent. The difference between what the person was paying before the increase in income and what he pays after the increase is matched with HUD funds and placed in an escrow account in a local bank. Once the family reaches the goal of self-sufficiency and graduates from the program, the family receives all of the escrow. (In 2009, 47 FSS families currently had escrow accounts.)
6. Homeownership Program – Enable Housing Choice Voucher Program Participants to become homeowners. Although the program is quite entailed, the end result is that the Housing Assistance Payment (HAP) is used to pay the family’s mortgage. The program must include:
  - Budget and money maintenance, credit counseling
  - Knowing the players and their roles in the home buying process
  - How to negotiate purchase price
  - Preparation for loan qualification and application
  - How to obtain homeownership financing
  - How to find a home
  - Advantages of purchasing a home in a more diverse neighborhood
  - Maintaining a home, avoiding delinquencies
  - Defaults and foreclosures

A minimum of 8 hours of homebuyer education must be completed before an applicant may use their voucher to purchase a home. Some families may require more extensive home education or financial fitness classes before they are determined ready to purchase a home. In 2008, between 40 and 55 families attended the sessions provided.

7. Single Room Occupancy – These 11 units are Project Based, meaning the subsidy is attached to the unit, rather than the individual. The units are located in Hope House Rescue Mission and currently 7 homeless men call these units “home.”

The MPHA Board will be reviewing subsidized housing levels of all types in the City of Middletown to determine if current needs are best being met by the current levels maintained, or whether current needs or unmet needs might be better served by adjusting the overall level of public housing in the City.

## **Barriers to Affordable Housing (91.210(e) and 91.215(f))**

- 1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.*
- 2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.*

### **Housing Availability and Affordability**

Rental housing remains unaffordable to many in the area. In Cincinnati-Middletown (Housing Market Area) HMA, the Fair Market Rent (FMR) for a two-bedroom apartment is \$733. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$2,443 monthly or \$29,320 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$14.10.

Despite affordable housing prices, homeownership remains out of reach for many Middletown residents. A family with an income of \$30,000 could afford to purchase a home valued at less than \$80,000. Only 6,623 households in Middletown (31.1%) have household incomes less than \$30,000.<sup>19</sup> With a median sales price for homes of just under \$45,000 in the first quarter of 2009, another 2,367 (11.1%) households in Middletown could afford to buy a house at the current median sales price, leaving 4,256 households effectively locked out of the housing market.

### **Foreclosures**

Nearly 3,000 properties were sent to foreclosure in Butler County in 2008, according to a new report by Policy Matters. Ohio recorded 85,782 new foreclosure filings in 2008, a 1.2 percent increase from 2007. Total 2008 foreclosure filings for Butler County were 2,988 and 1,306 for Warren County. The heaviest concentration of foreclosure activity has been found in the Amanda/Oneida in the southern part of Middletown and in the small residential clusters just inside Warren County north of Hendrickson Road. There is also a significant swath of

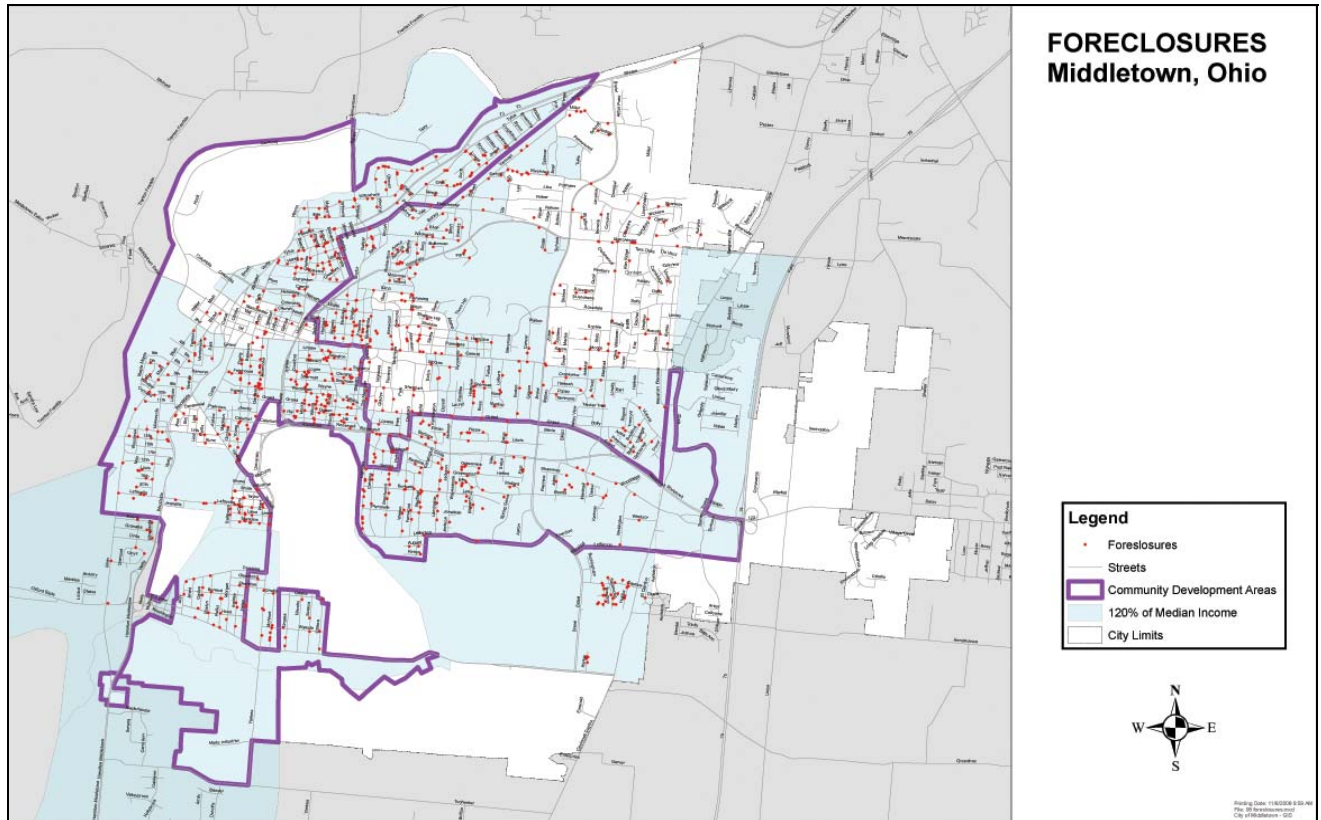
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<sup>19</sup> See Table 1. Population Distribution.

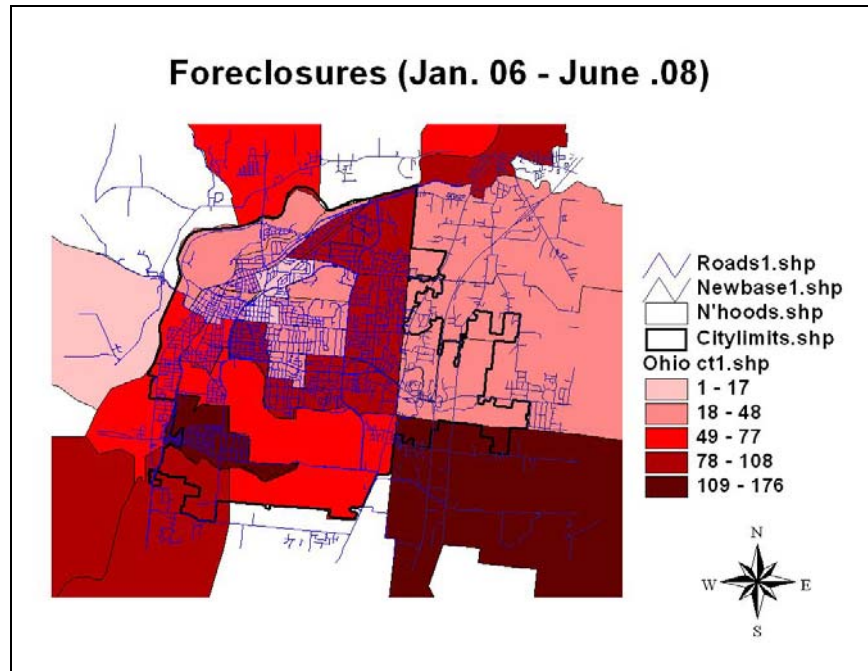


neighborhoods east of downtown, many adjacent to the county boundary, with foreclosure numbers hovering the census tract average of 60 in the 18 month period covered by the data. These communities include Highlands, Sherman, Mayfield, Greenfields, Far Hills, Creekview, Rosedale/The Oaks, Northeast, Manchester Meadows and Springhill. Neighborhoods with the lowest incidence of foreclosures in the period covered by the data include Roselawn, Wildwood and Sunset/Park Place.

**Figure 10. Foreclosures**



**Figure 11. Foreclosures (Jan '06 to June '08)**



## **The Mortgage Market**

Access to mortgage credit enables residents to own their homes, and access to home improvement loans allows them to keep older houses in good condition. Access to refinancing loans assures achievement of the dreams that all Americans have. All of these help keep neighborhoods attractive and residents vested in their communities.

Inadequate lending performance results in various long term and far ranging community problems, and of these, disinvestment is probably the most devastating. Disinvestment in Middletown by its lenders would reduce housing finance options for borrowers and weakens competition in the mortgage market for low- and moderate-income neighborhoods. High mortgage costs, less favorable mortgage loan terms, deteriorating neighborhoods, reduced opportunities for homeownership, reduced opportunities for home improvement and the lack of affordable housing are only a few of the consequences of inadequate lending performance. Financial decay in the business sector as well as in the private sector is also a result of disinvestment in the form of business relocation, closure and bankruptcy. Full service local lenders that have traditionally served residents and businesses are one of the main elements that keep neighborhoods stable.

Significant changes are occurring in the lending market not only in Middletown but throughout the United States. The number and type of lenders have changed over the last ten years, and it is a common occurrence to read about national lenders buying local lenders. These national lending institutions are becoming increasingly more active locally, as the market share of

national corporations is growing yearly. More and more we see local, commercial banks lose market share to lenders outside the city.

Like most suburbs of a Metropolitan Statistical Area (MSA), Middletown is highly influenced by lending activity throughout the area. In this context, much of the information in this section refers to the MSA as a whole.

There were 8 financial institutions with a home or branch office in Middletown, and whose data make up the 2009 report Offices and Branches of FDIC-Insured Banks. Home Mortgage Disclosure Act reporting methods do not allow for a distinction between those lenders that wrote business in Middletown from those that did not. In addition, other lending institutions that do not have a home or branch office in the MSA wrote business throughout Middletown. The lenders with offices and branches in the town are noted below.

The physical presence of financial institutions in communities facilitates relationships with banks, and the location of these institutions is a primary concern for a community. Areas left without branches or with access to only ATM machines must find alternative sources for services (such as checking cashing businesses or finance companies), which can be more expensive than traditional financial institutions or credit unions.

**Table 219. Financial Institutions in Middletown**

Institutions	Offices/Branches 2009
FIFTH THIRD BANK	3
FIRST FINANCIAL BANK, NATIONAL ASSOCIATION	2
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION	2
LCNB NATIONAL BANK	1
THE COMMUNITY NATIONAL BANK	1
THE HUNTINGTON NATIONAL BANK	1
U.S. BANK NATIONAL ASSOCIATION	2
WESBANCO BANK, INC.	1

Source: FDIC 2009

Middletown will continue to assess their cumulative impact on the construction and delivery of affordable housing. Practices that increase the cost of housing or limit the availability of financing, including utility and permitting fees, predatory lending, and zoning regulations will be assessed. Based on this reassessment, the County will develop recommendations for specific actions that can be taken to lessen the impact of the identified barriers.

## HOMELESS

### Homeless Needs (91.205(b) and 91.215(c))

1. *Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.*

On one night in 2008, 12,463 Ohioans were homeless. Of these, 10,720 were sheltered and 1,743 were unsheltered, representing 86 percent and 14 percent of the total homeless population, respectively. The Balance of State Continuum of Care (BOSCO), which is comprised of Ohio's 80 most rural counties (including Butler and Warren Counties), accounted for 38% of the state's total homeless. In Ohio, persons in families (both sheltered and unsheltered) made up about 37% of the total homeless population on one night in 2009. However, in the BOSCO, persons in families accounted for a full 51% of the total homeless population, compared to urban CoCs in which families account for 29 percent of homeless.<sup>20</sup> In the Middletown area these services are provided by a number of agencies including the Abuse and Rape Crisis Shelter (Warren County), the Middletown House of Hope (Butler County), the YWCA Dove House (Butler County), New Hope Opportunities (Warren County), and the Warren County Metropolitan Housing Authority.

In the Middletown area these services are provided by a number of agencies including the Abuse and Rape Crisis Shelter (Warren County), the Middletown House of Hope (Butler County), the YWCA Dove House (Butler County), New Hope Opportunities (Warren County), and the Warren County Metropolitan Housing Authority. The City of Middletown works cooperatively with the Butler County Housing and Homeless Coalition to ensure priority needs of homeless persons and families. The City has worked to ensure that all aspects of the Continuum of Care are being adequately addressed. Funding of supportive services, emergency/temporary shelter assistance, facilities acquisition and transitional units has and will continue to be done to support the needs of the homeless.

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<sup>20</sup> 2009 Ohio Homelessness Report

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

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

**Table 30. Point-in-Time Homeless Persons Count for Butler and Warren Counties (HUD Table 1A and 1B)**

Point-in-Time Homeless Persons Count for Butler and Warren Counties								
	Sheltered	Unsheltered	Total Homeless	Total Individuals – Sheltered	Total Individuals – Unsheltered	Total Persons in Families with Children – Sheltered	Total Person in Families with Children – Unsheltered	Data Source
Butler	126	0	126	100	0	26	0	2009 PIT
Warren	286	7	293	61	4	225	3	2009 PIT
<b>Totals</b>	<b>412</b>	<b>7</b>	<b>419</b>	<b>161</b>	<b>4</b>	<b>251</b>	<b>3</b>	

Source: 2009 Ohio Homeless Report

**Table 31. Total Homeless by Continuum of Care**

Total Homeless by Continuum of Care			
	Total Homeless	Percentage of Total Homeless	Percentage Change from 2008
Akron/Barberton/Summit County	800	6%	9%
Canton/Massillon/Alliance/Stark County	402	3%	-56%
Cincinnati/Hamilton County	883	7%	-22%
Cleveland/Cuyahoga County	2236	18%	-2%
Columbus/Franklin County	1380	11%	3%
Dayton/Montgomery County	861	7%	-3%
Toledo/Lucas County	945	8%	21%
Youngstown/Mahoning County	186	1%	-21%
Balance of State Continuum of Care	4470	38%	5%
<b>TOTAL</b>	<b>12463</b>	<b>100%</b>	<b>-3%</b>

**Figure 12. Total Ohio Homeless**

**2009 TOTAL OHIO HOMELESS: 12,463**

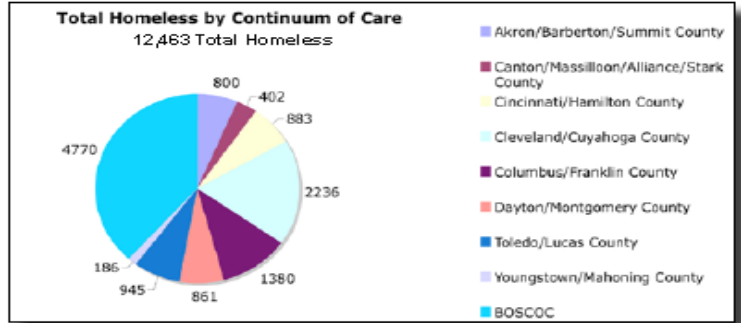
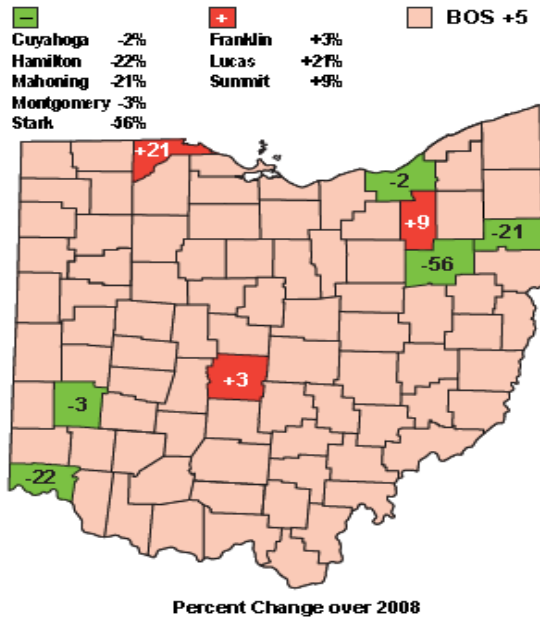


Figure 1: Total Homeless by CoC



2009 Ohio Homelessness Report

## **Priority Homeless Needs**

- 1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.*
- 2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.*

As highlighted in the “Housing Inventory Chart: Unmet Need Totals” (Appendix X) the primary need is for permanent supportive housing. Specifically, the need is for 690 beds for households with children, 229 units for households with children, 459 beds for households without children, for a total of 1149 year round beds.

## **Homeless Inventory (91.210(c))**

- 3. The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.*

A complete inventory of the homeless inventory is provided in Appendix X of this plan.

## **Homeless Strategic Plan (91.215(c))**

- 1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are*

*chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.*

2. *Chronic homelessness—Describe the jurisdiction’s strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.*
3. *Homelessness Prevention—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.*
4. *Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.*
5. *Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.*

*NOTE: The following narrative was excerpted from the CoC 2009 HUD NOFA application.*

## **Homelessness Strategy**

The CoC has a strategy for eliminating chronic homelessness by 2012 and reducing homelessness in other areas. The objectives and expected outcomes are outlined below. More detailed strategies are available in the CoC’s 2009 NOFA Application at [www.cohhio.org](http://www.cohhio.org)

### **Objective 1: Create new permanent housing beds for chronically homeless individuals.**

1. How many permanent housing beds do you currently have in place for chronically homeless persons? 81
2. How many permanent housing beds do you plan to create in the next 12-months? 55
3. How many permanent housing beds do you plan to create in the next 5-years? 65



4. How many permanent housing beds do you plan to create in the next 10-years? 80

Objective 2: Increase percentage of homeless persons staying in permanent housing over 6 months to at least 77 percent.

1. What percentage of homeless persons in permanent housing have remained for at least six months? 79
2. In 12-months, what percentage of homeless persons in permanent housing will have remained for at least six months? 78
3. In 5-years, what percentage of homeless persons in permanent housing will have remained for at least six months? 78
4. In 10-years, what percentage of homeless persons in permanent housing will have remained for at least six months? 79

Objective 3: Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.

1. What percentage of homeless persons in transitional housing have moved to permanent housing? 75
2. In 12-months, what percentage of homeless persons in transitional housing will have moved to permanent housing? 65
3. In 5-years, what percentage of homeless persons in transitional housing will have moved to permanent housing? 68
4. In 10-years, what percentage of homeless persons in transitional housing will have moved to permanent housing? 68

Objective 4: Increase percentage of persons employed at program exit to at least 20 percent.

1. What percentage of persons are employed at program exit? 38
2. In 12-months, what percentage of persons will be employed at program exit? 22
3. In 5-years, what percentage of persons will be employed at program exit? 25
4. In 10-years, what percentage of persons will be employed at program exit? 27

Objective 5: Decrease the number of homeless households with children.

1. What is the current number of homeless households with children? 943
2. In 12-months, what will be the total number of homeless households with children? 913
3. In 5-years, what will be the total number of homeless households with children? 785
4. In 10-years, what will be the total number of homeless households with children? 500

## **Institutional Structure**

The Balance of State Continuum of Care (BOSCO) is comprised of the 80 rural counties in Ohio, covers all regions of the state, and represents diverse populations, needs, and capabilities. The

Ohio Department of Development, Office of Housing and Community Partnerships (ODOD) and the Coalition on Homelessness and Housing in Ohio (COHHIO) serve as the lead agencies for the BOSCOG.

To better facilitate local coordination and planning efforts, BOSCOG members have also formed city, county, or multi-county Continua of Care (CoC). These local CoCs address community-level planning, identify service gaps, and plan and prioritize new and renewal homeless assistance projects. However, to compete for federal funding available through the Continuum of Care Homeless Assistance Programs, local CoCs in these 80 counties participate in the BOSCOG.

Every year, the U.S. Department of Housing and Urban Development (HUD) provides resources to communities around the country through its Continuum of Care Homeless Assistance Programs. ODOD and COHHIO coordinate the process and prepare the application for funding for the BOSCOG. To this end, the Advisory, Steering, Outcomes and Performance Committees, and the HMIS Core Group are in place to engage in planning and work related to the CoC application.

#### BOSCOG Advisory Committee

The Advisory Committee is the primary planning body for the BOSCOG. Its members are responsible for making recommendations on policy decisions and the work of the Steering Committee. In addition, the Advisory Committee reviews and approves the process for evaluation of projects and completion of the Continuum of Care application for HUD funding. Members include housing and homeless service providers, funders, and advocates from around the state. Final approval for all Advisory Committee decisions comes from the Office Chief, Office of Housing and Community Partnerships, Ohio Department of Development (ODOD), and the Director for Community Development, ODOD.

#### BOSCOG Steering Committee

The Steering Committee is responsible for leading and engaging in most of the work related to maintenance of the Continuum of Care and the completion and submission of the annual application for federal funding through HUD's Continuum of Care Homeless Assistance Programs. Committee members also develop the application process plan, review and score HUD applications submitted by BOSCOG members, and engage in long-term CoC strategic planning. Members of the committee include staff of ODOD, COHHIO, and the Ohio Department of Mental Health (ODMH).

#### BOSCOG Outcomes and Performance Committee

The Outcomes and Performance Committee is responsible for developing and implementing plans for the monitoring of BOSCOG homeless programs, with an emphasis on outcomes. Committee members engage in the development of improvement plans with programs, and

provide guidance to the Steering and Advisory Committees regarding renewal programs/outcomes for the CoC application process.

### BOSCOC HMIS Core Group

The HMIS Core Group coordinates statewide HMIS training and data collection for all BOSCOC homeless providers receiving state/federal funding for emergency shelter, transitional housing, and permanent supportive housing (PSH), as well as organizations opting to participate in the BOSCOC HMIS.

### **Discharge Coordination**

The CoC has several procedures in place for each system of care, to ensure that persons are not routinely discharged into homelessness (this includes homeless shelters, the streets, or other homeless assistance housing programs).

### Foster Care:

Each Public Childrens Service Agency (PCSA) shall provide appropriate services and support to former foster care recipients. The services and supports are to complement the young adult's own efforts and shall be available until the young adult's twenty-first birthday. Independent living services that are available to young adults aged eighteen to twenty-one include: daily living skills, assistance in obtaining a diploma or GED, entering post secondary education or training, career exploration, vocational training, job placement and retention, preventative health activities, financial, housing, employment, education and self-esteem counseling, drug and alcohol abuse prevention and treatment. An agency may use up to 30% of its federal IL allocation for room and board for the emancipated youth up to age 21, which includes assistance with rent, deposit, utilities, or utility deposits. Each county's protocol may be different as Ohio is a state supervised, county administered state. If a child is 16 years or older and is likely to remain in care the agency must have a written independent living plan to achieve self-sufficiency developed within thirty days of the completion of an assessment. The plan should be based upon the assessment and include input from the youth, the youth's case manager, the caregiver, and significant others in the youth's life. The independent living plan should be reviewed at least every ninety days thereafter until the agency's custody is terminated.

### Health Care:

The Ohio General Assembly has enacted laws governing the transfer and discharge of residents in nursing homes (NHs) and residential care facilities (RCFs) [Ohio Revised Code (ORC) section 3721.16], adult care facilities (ACFs) [ORC section 3722.14], and community alternative homes (CAH)[ORC section 3724.10]. As the licensing agency for these facilities, the Department of Health promulgated Chapter 3701-16 of the Ohio Administrative Code (OAC) that further

expounds on the transfer and discharge rights of NH and RCF residents and OAC rules 3701-20-24 (ACF) and 3701-16, 23 (CAH).

The Department ensures that these provider types follow the appropriate Department of Health promulgated Chapter 3701-16 of the Ohio Administrative Code (OAC) that further expounds on the transfer and discharge rights of NH and RCF residents and OAC rules 3701-20-24 (ACF) and 3701-16, 23 (CAH). The Department ensures that these provider types follow the appropriate regulations regarding transfer, discharge, or both, by reviewing documentation that the facility has initiated discharge planning and that alternatives have been explored and exhausted prior to discharge. Although Ohio does not license hospitals, ODH as the State Survey Agency for Medicare, surveys hospitals for compliance with Medicare certification regulations related to resident discharge rights 42 CFR 482.13 and discharge planning, 42 CFR 482.43, which establish hearing rights for premature discharge and requirements for planning for patients' needs after discharge.

#### Mental Health:

It is the policy of Ohio Department of Mental Health that homeless shelters are not appropriate living arrangements for persons with mental illness. Patients being discharged from ODMH Behavioral Health Organizations (BHO)/Hospitals are not to be discharged to a shelter or to the street. Community Support Network (CSN) programs are required to have appropriately approved emergency housing plans in place in the event their clients undergo unexpected residential change. These entities, in conjunction with the responsible or contracting Board or agency, must exhaust all reasonable efforts to locate suitable housing options for patients being discharged. Patients in ODMH BHO shall not be discharged to homeless shelters and clients in an ODMH CSN program shall not be removed or relocated from community housing options to homeless shelters unless the responsible board or contract agency has been involved in the decision making process and it is the expressed wish of the affected person and other placement options have been offered to the affected person and refused. When a discharge or relocation to a homeless shelter occurs under these guidelines, the reasons shall be thoroughly documented in the persons chart and reviewed via the BHO's quality improvement process. Persons may not be discharged or relocated to homeless shelters for the convenience of staff, as a punitive measure, or for expediency. ODMH BHO policies shall be consistent with this directive.

#### Corrections

Ohio Department of Rehabilitation and Correction policy is to not discharge persons to the streets or a shelter. Reentry planning addresses an offender's needs, linkages to the community and appropriate supervision activities subsequent to release. Prior to release, case managers assist in determining potential housing options for release; review with the offender the need for appropriate documents and assist in acquiring those documents; and make appropriate community linkages for offenders with substance abuse, mental health diagnoses and medical concerns. Case managers finalize housing and transportation plans and secure transportation, if

needed. All plans for final release are documented in the offenders reentry plan. Offenders are offered release preparation classes to address job search and retention, resume writing, interviewing skills, community resources, and substance abuse, mental health and medical issues. The Ohio Department of Youth Services' (ODYS) policy is to return all youth to their home, if possible. Alternatives include placement with extended family, foster care, independent living, etc. Transition/release planning for all youth begins within 60 days of admission to an ODYS facility and continues for the duration of commitment. For those youth who are committed to ODYS until a date equal to or near their 21st birthday, transition/release planning requires a formal case staffing process to begin one year prior to release.

## COMMUNITY DEVELOPMENT

### Community Development (91.215(e))

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.*
2. *Describe the basis for assigning the priority given to each category of priority needs.*
3. *Identify any obstacles to meeting underserved needs.*
4. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.*

**Table 32. Non-Housing Community Development Needs**

Priority Community Development Needs	Priority
Neighborhood Facilities	Medium
Parks and/or Recreation Facilities	Medium
Health Facilities	Low
Parking Facilities	Low
Solid Waste Disposal Improvements	Low
Asbestos Removal	Medium
Non-Residential Historic Preservation	Medium
Fire / EMS Stations & Equipment	Low
Law Enforcement Facilities	Medium
<b>Infrastructure</b>	
Water/Sewer Improvements	Low
Street Improvements	High
Sidewalks	Medium
Storm Water Improvements	Low
<b>Public Service Needs</b>	
Services for Mentally/Physically Disabled	Low
Transportation Services	Low
Substance Abuse Services	Medium
Employment Training	Medium
Health Services	Low
Emergency Assistance (Food, Shelter)	Low
Domestic Violence Services	Medium
Abused Children Services	Medium

Priority Community Development Needs	Priority
<b>Anti-Crime Programs</b>	
Crime Awareness/Prevention	Medium
Other Anti-Crime Programs	Medium
<b>Youth Programs</b>	
Youth Centers	Medium
Child Care Centers	Medium
Youth Services	Medium
Child Care Services	Medium
<b>Senior Programs</b>	
Senior Centers	Low
Senior Services	Low
Other Senior Programs	Low
<b>Economic Development</b>	
Rehabilitation of Publicly or Privately Owned Commercial and/or Industrial	Medium
Commercial-Industrial Infrastructure	Low
Other Commercial and/or Industrial Improvements	Low
Micro-Enterprise Assistance	Medium
Economic Development Technical Assistance	Medium
<b>Planning</b>	
Planning	Medium

For a description of the basis the City of Middletown used for assigning priorities to each category of priority needs and obstacles to meeting underserved needs, please refer to the previous discussion found on Page 25.

### ***Community Development Objectives***

**Table 33. Priority Need 1 – Pending**

Priority Need 1 – Pending									
Number	HUD Goals	Strategies	Outcomes	Measures					
				Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Total
1	3a	Clearance and Demolition - CDBG	Demolition of dilapidated and dangerous structures	0	10	10	10	10	40
	3b	Public Services	Expanded Programs for empowerment and self sufficiency - # Programs	3	3	3	3	3	15
			Public Education services such as homeowner education/ foreclosure prevention, etc. – persons served	40	40	40	40	40	200

Priority Need 1 – Pending									
Number	HUD Goals	Strategies	Outcomes	Measures					
				Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Total
	3c	Infrastructure	Paving of City Streets – as matching funds are available – Linear ft	1000	?	?	?	?	
			Sidewalks, curbs, gutters, removal of dead trees – as funds are available	?	?	?	?	?	
	3d	Public Safety Improvements – when matching funds are available	Increased patrol in Low/Mod areas - # add'l patrols	0	0	1	1	1	3
			Police Substations – as funds can be leveraged with other sources	0	0	0	1	1	2
	3e	Fair Housing – Utilize CDBG dollars to fund local agencies supporting fair housing initiatives	Housing Opportunities Made Equal or a similar agency – Persons served	15	15	15	15	15	75
			Legal Aid or a similar agency – Persons served	5	5	5	5	5	25

## Antipoverty Strategy (91.215(h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

A number of governmental and non-profit agencies operate programs within Middletown and Butler County to reduce dependency and poverty among city residents. The largest of these is the Butler County Department of Jobs and Family Services, which operates a branch on Central Avenue in downtown Middletown. Others include:

People Working Cooperatively – Providing critical home repairs, energy conservation and maintenance services for low-income homeowners and weatherization for renters. In 2009, PWC provided \$x in services to x Middletown families.



Middletown Homeownership Partnership/HOME Program-Funded Down Payment/ Closing Cost Assistance – Currently provides qualifying home buyers with up to \$6000 for down payment and closing cost assistance. In 2008, assistance was provided to 58 first time home purchasers within the City of Middletown. In 2009, 46 people received downpayment assistance.

Lifespan - Home Buyer Education Classes – presents a series of Middletown homebuyer classes each year designed to teach personal financial management and homebuyer education through discussions of credit reports, loan qualification, mortgage options, making offers and contracting, appraisals, inspections, and post-purchase home maintenance. In 2008, 354 people attended these classes. In 2009, 151 people attended classes.

Neighborhood Housing Services – NHS has been a past partner providing downpayment assistance and new construction development of the Maple Park project. They will be another partner we can leverage funds with to extend services. They have current programming to assist with home purchase, rehabilitations, downpayment assistance, homebuyer education, lease to own programs and construction services.

Housing Opportunities Made Equal – HOME provides fair housing assistance to people who feel they are victims of illegal housing discrimination. They investigate complaints of fair housing violations and offer courses of action to protect housing rights. Client services are free. In PY 2008, HOME investigated 11 claims, successfully resolving all complaints.

Revolving Loan Program – As of February 2009, the City has 43 outstanding no interest/ low interest loans totaling just over \$800,000 that have been used to rehabilitate over 50 properties in Middletown. During this Plan period, the Revolving Loan Fund will be utilized to offer low/no interest loans to eligible homeowners for rehabilitation expenses and sidewalk/curb/ gutter repairs and dead tree removal in the target neighborhood each year.

Legal Aid – The City of Middletown, through its CDBG funding, provides financial support to Legal Aid of Southwest Ohio to provide legal services to low and moderate income tenants to protect their rights and improve their access to quality affordable housing. Legal Aid has applied for federal funding to assist at-risk homeowners from losing their homes to foreclosure.

SELF – Supports to Encourage Low-Income Families – providing programs that impact the causes of poverty by empowering individuals through education, job support and life skill developments to gain employment, maintain jobs and build assets leading to long term self sufficiency. SELF was a prior CHDO with Butler County and would like to work with the City of Middletown on future projects.

Public transportation has been expanded to the City of Hamilton, the county seat, and new bus routes are opening in 2010 to Trenton and Oxford. A night jobs route will start in mid-2010 to bring low income employees back home after evening shifts. This increase in public transportation opens up transportation to jobs, interviews and public social services.

There are also collaborations between governmental agencies, Middletown Municipal Court, non-profits and various entities including the United Way, the BC Housing and Homeless Coalition, the Butler County Foreclosure Prevention group, and Habitat for Humanity. All of these converge on the premise of one goal: pulling people out of poverty to create a life of sustainability within an environment that is safe and sound to live and work.

The City of Middletown will continue to work with regional governments, county governments, and departments, agencies and non-profits, families and citizens to keep residents in their homes, assist families to purchase homes, and maintain and improve communities in which people wish to stay and raise families.

## NON-HOMELESS SPECIAL NEEDS

### Specific Special Needs Objectives (91.215)

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*
2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

As noted in the non-homeless special needs table, the City of Middletown considers many housing and supportive services high priority needs. The City will support and encourage social and public service providers to seek funding assistance from Federal, State and private sector resource to fund individual programs. Due to the limited funding the City of Middletown receives through its HUD grants, the City believes that in the interest of following the Consolidated Plan mission, it is best to focus resources on a few limited priorities that will create a measurable impact in neighborhoods.

### Non-homeless Special Needs (91.205(d) and 91.210(d)) Analysis

1. *Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.*
2. *Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.*
3. *Describe the basis for assigning the priority given to each category of priority needs.*
4. *Identify any obstacles to meeting underserved needs.*
5. *To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.*
6. *If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.*

Several population groups that have specific housing needs are discussed in this section, including:

- Elderly persons;
- Persons with a developmental or physical disability; and
- Persons with HIV/AIDS.

There are specific and unique needs for each special needs population; however, there are some common issues that are relevant to the category of the special needs population as a whole. The majority of special needs persons have limited incomes attributed to a lack of employment. Elderly persons who are no longer working, disabled persons with limited employment options, and persons who are chemically dependent or may have HIV/AIDS are often unable to obtain or sustain continued employment.

**Elderly, Including Frail Elderly**

Elderly persons generally need an environment that provides several areas of assistance or convenience. First, the availability of healthcare is important, since health problems generally become more prevalent with aging. Second, availability of assistance with daily activities such as shopping, cooking, and housekeeping becomes more important as people grow older. Also, the proximity of basic goods and services such as those provided by pharmacies and grocery stores grows increasingly important as a person becomes less able to drive or walk. Third, availability of ease of transportation is important for the same reason. Fourth, safety is a concern, since older Americans, especially those living alone, are particularly vulnerable to crime and financial exploitation. Fifth, weather and climate are considerations for many elderly people, since these are often factors in ease of transit as well as health.

In 1990, the first Baby Boomers turned 50; in 2003, the 50 and older segment of the population comprised one-fourth of the U.S. population, and the percent is still climbing. In 2005 it was 29.8, and, by 2015, it is estimated that it will grow to 34.5. In Ohio, the mature adult population is expected to comprise one-third of the state population by 2015.

**Table 3422. Elderly, Including Frail Elderly**

	Population 50 years+ (2005)	Total Population (2005)	Percent 50 Years+ (2005)	Population 50 years+ (2015)	Total Population (2015)	Percent 50 Years+ (2015)
Butler County	95,120	350,880	27.1%	120,670	385,920	31.3%
Warren County	45,730	184,210	24.8%	68,920	242,710	28.4%
Ohio	3,497,050	11,501,180	30.4%	4,056,190	11,816,170	34.3%
United States	85,723,000	287,716,000	29.8%	107,808,000	312,268,000	34.5%

Since this segment of the population is growing at such a pace, the county should anticipate several areas of need. Some of them include the availability of affordable, safe housing, whether this population will outlive its financial resources, whether Medicaid, Medicare, and

Social Security will be able to meet the needs of this growing population, how to provide healthcare infrastructure to meet the needs of an older population, how to pay for this care, and providing for the special needs of the elderly, such as caregivers.

Additional useful fact about this population and the trends influencing it are as follows:

- According to the 2000 Census, 91.1 percent of the 50 and older population was white, compared to 84.2 percent of the total population. In 1950, 81.0 percent of the 50 and older population was white.
- In 2000, 54.3 percent were women, compared to 51.4 percent of the total population. Women over 50 outnumbered men 51.4 percent to 48.6 percent in 1950.
- 63.6 percent of the population age 45 to 64 and 4.0 percent of the population age 65 and over used private insurance to pay for inpatient hospital services in 2002.
- 34.0 percent of residents 65 and older in 2000 had less than a high school education.
- As of 1999, 7.7 percent of those between 65 and 74 and 11.5 percent of those 75 and over had incomes below the poverty level.
- Poverty increases significantly among older African Americans. Almost 23 percent of those 65 to 74 and 30.2 percent of those 75 and over were below the poverty level.
- The 1999 poverty level was \$7,990 for a single person age 65 or older and \$10,075 for a two-person household with a householder 65 or older. The 2003 poverty level is \$8,825 for a single person age 65 or older and \$11,122 for a two-person household with a householder 65 or older.

**Table 235. Disabled Populations in 2008**

	Butler County		Warren County		Ohio	
	Percentage	Total Number	Percentage	Total Number	Percentage	Total Number
Total Number with a Disability, in the Civilian Noninstitutionalized Population, Age 5 and Over		50,269		19,946		1,909,489
Age 5-15		3,266		1,261		113,374
% of People with Disabilities:	6.49%		6.32%		5.93%	
% of Population:	1.06%		0.90%		1.08%	
% of Age Cohort:	6.08%		4.67%		6.26%	
Age 16-20		3,032		911		92,470
% of People with Disabilities:	6.03%		4.56%		4.84%	
% of Population:	0.98%		0.65%		0.88%	
% of Age Cohort:	10.60%		9.90%		11.60%	
Age 21-64		30,549		12,431		1,120,611
% of People with Disabilities:	60.70%		62.30%		58.60%	
% of Population:	9.95%		8.88%		10.70%	
% of Age Cohort:	15.90%		13.80%		17.50%	
Age 65-74:		6,356		2,538		248,115
% of People with Disabilities:	12.60%		12.70%		12.90%	

	Butler County		Warren County		Ohio	
	Percentage	Total	Percentage	Total	Percentage	Total
% of Population:	2.07%		1.81%		2.38%	
% of Age Cohort:	31.80%		29.60%		31.60%	
age 75+		7,066		2,805		334,919
% of People with Disabilities:	14.00%		14.00%		17.50%	
% of Population:	2.30%		2.00%		3.21%	
% of Age Cohort:	52.70%		51.50%		52.40%	

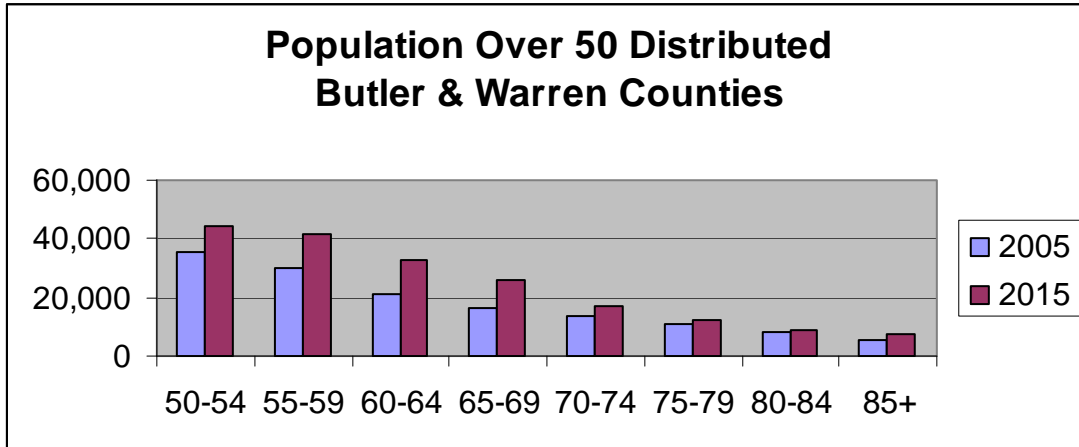
Source: [http://rtc.ruralinstitute.umd.edu/geography/state\\_age.asp?state=Ohio](http://rtc.ruralinstitute.umd.edu/geography/state_age.asp?state=Ohio)

### Persons with Developmental or Physical Disabilities

In 2000, in the U.S., one out of every five people lived with some type of disability or persistent condition. Presently in Butler and Warren Counties, among people at least five years old, 14.3 and 10.8 percent, respectively, reported a disability. The likelihood of having a disability varied by age - from 6 percent of people 5 to 15 years old, to 16 percent of people 21 to 64 years old, to 32 percent of those 65 to 74, and to 53 percent of those 75 and older. As a whole, these percentages are lower than that of the U.S., which is 19.3 percent.

Noted in the chart below is the distribution of existing elderly in Butler and Warren Counties. There were 54,490 persons (10.2 percent of their total population) over the age of 65 and a “soon to be elderly and needing services” population of 86,360 (16.1 percent of their total population) ages 50 to 64 in 2005. However, in 2009 for Middletown itself there were 8,037 persons (16.2 percent of the total population) over the age of 65 and 9,347 persons (18.7% of the total population) ages 50 to 64. For Middletown and the surrounding counties, this 50 to 64 age group will be a large part of the target for whom planning and facilities will be required over the period of this plan. By 2015 the 50 to 64 age cohort is projected to increase to 118,770 (18.9 percent of the total population of the 2 counties) and the over 65 age cohort is projected to increase to 70,820 (11.3 percent of the total population of the 2 counties). In Middletown itself, the 50 to 64 age cohort is projected to increase to 9,796 (20.1 percent) while the over 65 age cohort is projected to increase to 8,666 (17.8 percent).

**Figure 13. Population Over 50 Distributed**



**Persons with HIV/AIDS**

In 2007, the estimated number of persons diagnosed with AIDS in the United States and dependent areas was 37,041. Of these, 35,962 were diagnosed in the 50 states and the District of Columbia and 812 were diagnosed in the dependent areas. The cumulative estimated number of diagnoses of AIDS through 2007 in the United States and dependent areas was 1,051,875. Living with HIV/AIDS represents all persons ever diagnosed and reported with HIV or AIDS who have not been reported as having died as of the years noted. According to the Ohio Department of Health’s HIV/AIDS Surveillance Program from 2003 to 2007 there has consistently been approximately 1.9 percent of Ohio’s HIV/AIDS population living in Butler and Warren Counties.

**Table 246. Persons Living with HIV/AIDS by Year**

Persons Living with HIV/AIDS by Year					
	2003	2004	2005	2006	2007
Butler County	158	174	180	197	213
Warren County	60	63	70	76	80
Total	218	237	250	273	293
Ohio	11,556	12,456	13,834	14,410	15,413
Butler+Warren as % of Ohio	1.9%	1.9%	1.8%	1.9%	1.9%

Source: Ohio Department of Health HIV/AIDS Surveillance Program. Data reported through Dec. 31, 2008.





# First Program Year – Action Plan (FY 2010) – B-10-MC-39-0013 Narrative Responses

## GENERAL

### Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 1 Action Plan Executive Summary:

*The City of Middletown will utilize a results-oriented approach to community revitalization. Like the current FY 2009-2010 fiscal year, this plan includes funding for targeted, proactive housing code enforcement, a strategic property demolition initiative to help rid the city of blighted/abandoned structures utilizing NSP funds, an emergency repair program for low-income homeowners, a housing rehabilitation program, targeted down payment/closing cost assistance for income-eligible first-time homebuyers, and further utilization of the Neighborhood Stabilization Program to rehabilitate vacant/foreclosed residential properties to get them back to productive use. Thanks to this HUD funding, these measures will help to spur reinvestment and create incentives for Middletown's families and businesses.*

### General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state and local resources to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 1 Action Plan General Questions response:

*As noted in the Strategic Plan, based on the latest U.S. Census data and Comprehensive Housing Affordability Strategy (CHAS) information, the City of Middletown qualifies as a low-to moderate-income area on a citywide basis. The areas of racial concentration are primarily on the west side of town. The areas that the program will focus assistance on this year are broken down into 38 individual neighborhoods (see attached map). These are the city's target areas. Each year of this 5 year consolidated plan will focus the majority of all*



*activities to 1 to 2 of the neighborhoods in the most need of revitalization. The selection is based on the data listed in the neighborhood strategy section of the consolidated plan and with consultation of the consolidated planning committee. Work will continue in these selected neighborhood(s) until all available efforts have been depleted or until statistics show the area has become self-sustaining. For the FY 2010 action plan, the City will focus on the Douglass and Harlan Park neighborhoods. These areas were selected due to them having an "above average" stress level and being of a manageable size to have the most impact.*

*Also, as noted in the Strategic Plan, the major obstacle to meeting underserved needs is lack of resources. To help overcome this, the goal is to leverage non-federal funds to CDBG funds 2 for 1. Leveraging resources is critical to achieving our goal. During Program Year 2010, the City of Middletown intends to leverage private investment in neighborhoods by supporting minor to major housing renovation, homeownership incentives, property enhancement incentives, and enforce clean up of investor and other privately owned properties.*

*Federal funds to be utilized in PY 2010 include CDBG, HOME, NSP, and the Housing Choice Voucher Program, which supports more than 1600 units. We will utilize People Working Cooperatively to perform emergency repair services to low-income households in the City. We are also actively seeking funds from FHLB as leverage wherever possible.*

## **Managing the Process**

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 1 Action Plan Managing the Process response:

*The City of Middletown, Community Revitalization Department is the lead entity responsible for administering the programs covered by the Consolidated Plan. Partners in this process include organizations such as People Working Cooperatively, the Middletown Area Community Coalition, Legal Aid Society of Southwest Ohio, LLC, Housing Opportunities Made Equal (H.O.M.E.), and Neighborhood Housing Services of Hamilton, Inc.*

*The process of drafting the Year 1 Annual Action Plan was developed by working with the Consolidated Planning Committee and through consultations with the general public, as described in the Consolidated Plan.*

*It is the City of Middletown's intent that during the next year, coordination between public and private housing and social service agencies will be enhanced by expanding NSP's scope of work and inviting private businesses to invest funds in the same neighborhoods that are to be revitalized with both CDBG and NSP funds. We plan on community participation to achieve this goal by partnering with citizens, landscapers, contractors, churches, and non-profits to invest private dollars and time to help improve these target neighborhoods.*



## Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Program Year 1 Action Plan Citizen Participation response:

*The Middletown Consolidated Planning Committee, a diverse group of community representatives, met on January 22<sup>nd</sup> and 29<sup>th</sup> and February 12, 2010 to discuss both the Consolidated Plan and the PY 2010 Annual Action Plan. The discussion included the approval of the overall scope of the Consolidated Plan and the development of the annual action plan through recommended program activities, annual budget, and the selection of target neighborhoods. Members of the Consolidated Planning Committee included representatives from: the United Way, the Butler County Homeless Coalition, Neighborhood Housing Services of Hamilton, Inc., the City's Planning Director, the Middletown Police Department, 3 members of City Council, 2 members of the Community Revitalization staff, and a citizen and volunteer from "Keep Middletown Beautiful".*

*In addition to the Consolidated Planning Committee, the Middletown City Council held a public hearing to obtain citizen views and respond to citizen proposals:*

<b>Public Hearing: February 16, 2010</b>	<b>Published in Middletown Journal Paper: February 1<sup>st</sup> and 8<sup>th</sup>, 2010</b>	<b>City Council Chambers, televised</b>
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*The **30-day Public Comment Period** ran from **February 10, 2010** through **March 11, 2010**. The City of Middletown will consider any comments or views of citizens received in writing, or orally at the public hearings, in preparing the final consolidated plan.*

*Comments: TBA*

## Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 1 Action Plan Institutional Structure response:

*The City of Middletown plans to undertake the following actions during the next year to continue to develop an improved institutional structure:*

- 1) *Continue and enhance private sector involvement.*
- 2) *Continue as an active member in the Butler County Housing and Homeless Coalition.*
- 3) *Continue regional meetings with adjacent jurisdictions to discuss community needs.*
- 4) *Continue cooperation with local funding agencies, such as the United Way and the Middletown Community Foundation, to assist wherever possible.*



## Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 1 Action Plan Monitoring response:

*The City of Middletown, Community Revitalization Department, will take the key role for implementation and monitoring its housing and community development projects to ensure long-term compliance with program requirements and comprehensive planning requirements. Community Revitalization staff will conduct one on one annual monitoring visits with all sub-recipients, desk reviews, and financial and performance monitoring on a quarterly basis.*

*Monitoring of all City operated projects will be done through desk reviews, periodic reviews of the Action Plan and Consolidated Plan, reviews of funding applications, and through compliance with all applicable federal regulations.*

*Each housing program funded by the City of Middletown will be reviewed for compliance with federal regulations such as Section 504/Handicapped Accessibility, Lead Based Paint requirements, Housing Quality Standards (IPMC), Davis Bacon, Section 3, and other federal requirements.*

## Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.

Program Year 1 Action Plan Lead-based Paint response:

*Actions being taken to evaluate and reduce lead based paint are incorporated into the housing rehabilitation program. It is our intent that at least 10 households will receive the following services during this program year:*

***Inspect homes for housing code violations*** *After receiving a rehab or down payment application, homes will be inspected for housing code violations with the age of the housing noted for possible lead hazards.*

***Lead risk assessor identifies lead-based paint hazards*** *A licensed Lead Risk Assessor will perform a risk assessment to determine any lead hazards and areas of concern which could be damaged during construction. A copy of this assessment is supplied to the owner and is also documented in the file.*

***Estimate the cost of work to be done*** *The project specs and cost estimate include the standard construction work on the project and any lead renovation/abatement work to be performed. A licensed lead abatement contractor will be utilized to assist the contractors in selecting the best abatement methods.*



**Clearance** A clearance test is performed on any project that will disturb lead based paint surfaces. Contractors performing this work must be a certified lead safe renovator. Final project payout is not released until the site passes the clearance test(s). This allows the city to control costs on a project as well as provide the clearance in a timely manner.

## HOUSING

### Specific Housing Objectives

Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

*Priorities that the City of Middletown hopes to achieve during the next year include:*

- Comprehensive Rehabilitation of 10 vacant/foreclosed homes through NSP
- Emergency repair services to 20 owner occupied homes
- Rehabilitate 5 owner occupied low and moderate income housing units
- Use HOME funds to provide down payment assistance to 40 low and moderate income first-time homebuyers
- Utilize housing code enforcement efforts to conduct 2,000 inspections resulting in 500 properties returned to property maintenance code compliance.

*The City has earmarked a share of its federal (CDBG, HOME and NSP) funds to assist these projects and private investment will be sought where possible for construction projects.*

### Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 1 Action Plan Public Housing Strategy response:

*The City of Middletown along with Consortium partner Butler County will continue to offer technical assistance to Butler Metropolitan Housing Authority (BMHA).*

*The City of Middletown formed the Middletown Public Housing Agency to administer its Housing Choice Voucher Program. The Board is made up of the six City Council members and the Mayor and meets monthly to discuss public housing issues separate from the Community Development Division of the Community Revitalization Department. The Agency does not own any housing projects but utilizes 1662 housing choice vouchers. MPHA operates the following programs to address the needs of public housing:*



1. *Mainstream Housing Opportunities for Persons with Disabilities Program – HUD provides financial housing assistance (Housing Assistance Payment) for adults with disabilities.*
2. *Family Unification Program – work with Butler County Children’s Service to provide housing assistance for families whom they establish as needing housing in order to have their children returned to their household*
3. *Housing Assistance for Non-Elderly Persons with Disabilities – HUD provides financial housing assistance subsidy (HAP) for non-elderly persons with disabilities.*
4. *Family Self Sufficiency Program – Middletown Public Housing Agency’s FSS Coordinators counsel with families to connect them with support services and resources in the community to help the families move toward economic self-sufficiency. These support services include referral to technical training, encouraging employment, achieving GED, attending college, etc. and supporting them with their efforts through counseling.*
5. *Escrow Account – When a family participating in the Family Self Sufficiency Program earns additional income, the family will pay a larger portion of the rent. The difference between what the person was paying before the increase in income and what he pays after the increase is matched with HUD funds and placed in an escrow account in a local bank. Once the family reaches the goal of self-sufficiency and graduates from the program, the family receives all of the escrow.*
6. *Homeownership Program – Enable Housing Choice Voucher Program Participants to become homeowners. Although the program is quite entailed, the end result is that the Housing Assistance Payment (HAP) is used to pay the family’s mortgage. The program must include:*
  - *Budget and money maintenance, credit counseling*
  - *Knowing the players and their roles in the home buying process*
  - *How to negotiate purchase price*
  - *Preparation for loan qualification and application*
  - *How to obtain homeownership financing*
  - *How to find a home*
  - *Advantages of purchasing a home in a more diverse neighborhood*
  - *Maintaining a home, avoiding delinquencies*
  - *Defaults and foreclosures*

*A minimum of 8 hours of homebuyer education must be completed before an applicant may use their voucher to purchase a home. Some families may require more extensive home education or financial fitness classes before they are determined ready to purchase a home.*

7. *Single Room Occupancy – These 11 units are Project Based, meaning the subsidy is attached to the unit, rather than the individual. The units are located in Hope House Rescue Mission and currently 7 homeless men call these units “home.”*

*The MPHA Board will be reviewing subsidized housing levels of all types in the City of Middletown to determine if current needs are best being met by the current levels maintained, or whether current needs or unmet needs might be better served by adjusting the overall level of public housing in the City.*

## **Barriers to Affordable Housing**

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.



Program Year 1 Action Plan Barriers to Affordable Housing response:

*As documented in the Consolidated Plan, the City of Middletown has a housing stock that is valued significantly lower than surrounding areas. The biggest barrier surrounding many of these properties is their overall condition. During Program Year 2010, the City of Middletown will strive to improve its affordable housing stock by:*

- 1) Maintaining code enforcement efforts so that all occupied property is safe.*
- 2) Continue the oversight of Housing Choice Voucher Program to serve low income households.*
- 3) Strictly enforce inspection requirements and housing quality standards under Section 8.*
- 4) Providing residential rehab assistance.*
- 5) Providing down payment/closing cost assistance.*
- 6) Subsidizing the sale price of NSP properties to an affordable level.*

## **HOME**

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
  - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
  - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
  - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
  - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
  - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
  - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

Program Year 1 Action Plan HOME:

*The City of Middletown is a Participating Jurisdiction (PJ) through a Consortium with Butler County. Butler County, as the lead agency is responsible for completing the HOME section on our behalf.*



## HOMELESS

### Specific Homeless Prevention Elements

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
2. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
3. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
4. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 1 Action Plan Special Needs response:

*It is expected that one agency in the Butler County Housing and Homeless Coalition will apply for and receive funding through the Balance of State Continuum of Care process.*

**Homelessness:** *Objectives identified in the strategic plan are to review the proper level of section 8 vouchers to assist low income or homeless individuals and families in securing safe and affordable housing and coordinate with local and regional governments and service agencies to provide technical assistance for homeless service providers. These specific objectives were designed to meet the overall goal of providing the best assistance for the homeless and those at risk of homelessness. The major obstacles to completing these steps are funding.*

**Chronic Homelessness:** *In order to end chronic homelessness by 2012, the City of Middletown, in conjunction with regional partners in the Butler County Housing and Homeless Coalition will continue to provide outreach and appropriate social services to assist the homeless.*

**Homeless Prevention:** *Services offered to residents of Middletown and Butler County include the Emergency Money Fund administered through St. Raphael. There are also funds available for emergency rent and utility payment through SELF, the local Community Action Program (CAP) agency. Additionally, Butler Metropolitan Housing Authority (BMHA) has a working relationship with Transitional Living who provides mental health assessment and permanent housing placement services.*



**Discharge Coordination Policy:** *Activities planned to implement a community-wide discharge policy begin with the Butler County Housing and Homeless Coalition. Homeless providers serving not just Middletown, but the entire county meet monthly and are developing a community-wide policy.*

**Emergency Shelter Grants (ESG)**

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 1 Action Plan ESG response:

*n/a*

**COMMUNITY DEVELOPMENT**

**Community Development**

Identify the jurisdiction’s priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

1. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

\*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 1 Action Plan Community Development response:

<b>Priority Need</b>	<b>Priority Need Level</b>	<b>5 Yr Goal Plan/Act</b>	<b>Annual Goal Plan/Act</b>	<b>Percent Goal Completed</b>
<b>Acquisition of Real Property</b>	<b>Medium</b>	<b>3</b>	<b>0</b>	<b>0</b>
<b>Disposition</b>	<b>Medium</b>	<b>3</b>	<b>0</b>	<b>0</b>
<b>Clearance and Demolition (CDBG funds only)</b>	<b>High</b>	<b>40</b>	<b>0</b>	<b>0</b>
<b>Clearance of Contaminated Sites</b>	<b>Low</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Code Enforcement (Number of Inspections)</b>	<b>High</b>	<b>8000</b>	<b>2000</b>	<b>0</b>
<b>Public Facility (General) - TOTAL</b>	<b>Medium</b>	<b>27</b>	<b>6</b>	<b>0</b>
Senior Centers	Low	0	0	0
Handicapped Centers	Low	0	0	0
Homeless Facilities	Medium	1	1	0
Youth Centers	Medium	1	0	0
Neighborhood Facilities	Medium	1	1	0
Child Care Centers	Medium	1	0	0

Health Facilities	Low	0	0	0
Mental Health Facilities	Low	0	0	0
Parks and/or Recreation Facilities	Medium	2	0	0
Parking Facilities	Low	0	0	0
Tree Planting	Medium	50	0	0
Fire Stations/Equipment	Low	0	0	0
Abused/Neglected Children Facilities	Medium	1	0	0
Asbestos Removal (housing units)	Medium	20	4	0
Non-Residential Historic Preservation	Medium	0	0	0
Other Public Facility Needs	Medium	0	0	0
<b>Infrastructure (General) – TOTAL</b>	<b>Medium</b>	<b>1500</b>	<b>1000</b>	<b>0</b>
Water/Sewer Improvements	Low	0	0	0
Street Improvements (lineal feet per lane)	High	1000	1000	0
Sidewalks (lineal feet)	Medium	500	0	0
Solid Waste Disposal Improvements	Low	0	0	0
Flood Drainage Improvements (lineal feet)	Low	0	0	0
Other Infrastructure	Medium	0	0	0
<b>Public Services (General) - TOTAL</b>	<b>Medium</b>	<b>410</b>	<b>76</b>	<b>0</b>
Senior Services	Low	0	0	0
Handicapped Services	Low	0	0	0
Legal Services – people served	Medium	200	50	0
Youth Services – people served	Medium	50	10	0
Child Care Services – people served	Medium	10	0	0
Transportation Services	Low	0	0	0
Substance Abuse Services – people served	Medium	10	0	0
Employment/Training Services – people served	Medium	10	0	0
Health Services	Low	0	0	0
Lead Hazard Screening – people served	Medium	5	0	0
Crime Awareness – people served	Medium	50	0	0
Fair Housing Activities – people served	High	75	15	0
Tenant Landlord Counseling – people served	Medium	5	1	0
Other Services	Medium	0	0	0
<b>Economic Development (General) - TOTAL</b>	<b>Medium</b>	<b>16</b>	<b>0</b>	<b>0</b>
C/I Land Acquisition/Disposition	Medium	5	0	0
C/I Infrastructure Development	Low	0	0	0
C/I Building Acq/Const/Rehab	Medium	3	0	0
Other C/I	Medium	0	0	0
ED Assistance to For-Profit	Low	0	0	0
ED Technical Assistance	Medium	3	0	0
Micro-enterprise Assistance	Medium	3	0	0
Other	Medium	0	0	0

## Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 1 Action Plan Antipoverty Strategy response:

*Over the next year the City of Middletown will attempt to reduce the number of poverty*



*level families through the following methods:*

- 1) Stabilizing the housing base through code enforcement, housing rehabilitation, emergency housing repair and homeownership assistance programs. The city realizes that with out stable housing, it is difficult to focus on educational attainment and employment goals.*
- 2) The Economic Development Director. Mike Robinette, will focus on creating and maintaining quality jobs that will enable individuals to rise from poverty to self sufficiency.*
- 3) Provide social, educational, and networking activities through the Community Center.*

## NON-HOMELESS SPECIAL NEEDS HOUSING

### **Non-homeless Special Needs (91.220 © and (e))**

Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

*Non-homeless special needs such as senior services, mental services, services for persons with HIV/AIDS, and Alcohol and Drug treatment are all extremely important to the City of Middletown. However, due to extremely limited resources, the City of Middletown has chosen to focus primarily on neighborhood revitalization.*

*The Middletown Area Community Coalition – an organization funded as a collaboration between they City, the Community Foundation and the United Way- will assist many of these service providers in identifying and securing state, federal and private sector funding for services.*

### **Housing Opportunities for People with AIDS**

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on the accomplishments under the annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.



5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 1 Action Plan HOPWA response:

*n/a*

### **Specific HOPWA Objectives**

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 1 Specific HOPWA Objectives response:

*n/a*

### **Other Narrative**

Include any Action Plan information that was not covered by a narrative in any other section.

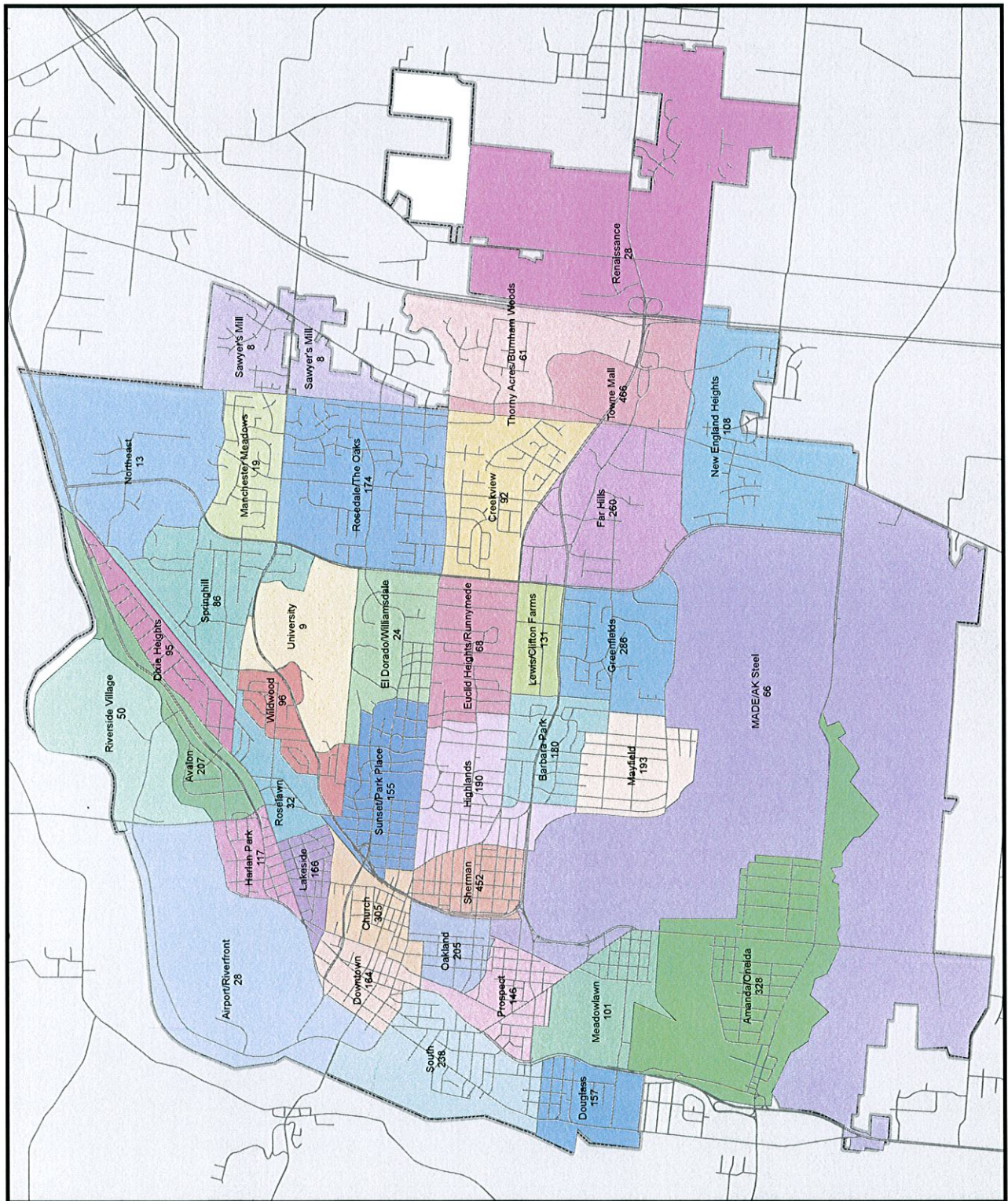
### **Fair Housing**

Program Year 1 Fair Housing response:

*The City of Middletown is committed to providing a housing environment that is free of any discrimination whether real or apparent. A portion of the FY 2010 CDBG budget is being utilized to fund Legal Aid Society of Southwest Ohio, LLC and Housing Opportunities Made Equal (H.O.M.E.). Among other things, Legal Aid provides legal advice and counseling to those individuals who feel they have been discriminated against and provides legal representation to those individuals who otherwise may not be able to afford it. H.O.M.E. provides investigative services into landlords who have been reported by individuals who feel they were discriminated against. If a case is validated, H.O.M.E. will inform the landlord of their violation and laws that prevent such activity. Where possible, H.O.M.E. will work with the individual and the landlord to mediate a resolution. In rare cases where a resolution cannot be determined, H.O.M.E. will assist the individual by referring them to the appropriate places (such as Legal Aid) in pursuing the case legally if they so desire. H.O.M.E. also distributes educational materials regarding fair housing laws and requirements to realtors, lenders, and landlords.*

*The City of Middletown will continue to fund both of these organizations in 2010 and will continue to look for other resources available to promote fair housing.*





**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM  
HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM  
PY 2010 PROJECTED BUDGETED USE OF FUNDS (5/1/2010 - 4/30/2011)**

	<u>CDBG</u>	<u>HOME</u>	<u>OTHER</u>	<u>NSP</u>	<u>TOTAL</u>
<b><u>Housing Revitalization</u></b>					
Down Payment/Closing Cost Assistance		\$255,100			\$255,100
Comprehensive Housing Rehabilitation		\$0	\$150,000 a	\$850,000 c	\$1,000,000
Emergency Repair Program (PWC)	\$50,000				\$50,000
Volunteer Improvement Program (V.I.P.)	\$20,000				\$20,000
Rehab Program Delivery	\$17,000				\$17,000
Acquisition/Rehab of foreclosed properties				\$357,000 e	\$357,000
Hope House Transitional Housing Rehab		\$68,900			\$68,900
<b>Category Total</b>	<b>\$87,000</b>	<b>\$324,000</b>	<b>\$150,000 a</b>	<b>\$1,207,000</b>	<b>\$1,768,000</b>
<b><u>Public Services</u></b>					
Fair Housing: H.O.M.E. (Matrix Code 21D)	\$4,000				\$4,000
Community Center Programming	\$30,000				\$30,000
Legal Aid of Greater Cincinnati	\$10,000				\$10,000
<b>Category Total</b>	<b>\$44,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$44,000</b>
<b><u>Public Facilities and Improvements</u></b>					
Street Paving	\$200,000				\$200,000
<b>Category Total</b>	<b>\$200,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$200,000</b>
<b><u>Neighborhood Revitalization</u></b>					
Code Enforcement	\$221,000				\$221,000
Property Demolition and Clearance	\$0			\$102,000 e	\$102,000
<b>Category Total</b>	<b>\$221,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$102,000</b>	<b>\$323,000</b>
<b><u>GRANTS MANAGEMENT</u></b>					
Planning/Program Administration	\$133,000	\$36,000		\$100,000 d	\$269,000
Misc.	\$0		\$20,000 b	\$51,000 e	\$71,000
<b>Category Total</b>	<b>\$133,000</b>	<b>\$36,000</b>	<b>\$20,000 b</b>	<b>\$151,000</b>	<b>\$340,000</b>
<b>TOTAL</b>	<b>\$685,000</b>	<b>\$360,000</b>	<b>\$170,000</b>	<b>\$1,460,000</b>	<b>\$2,675,000</b>

a) Past CDBG Housing Rehab Portfolio - Revolving Loan fund; b) Carryover - Unliquidated Obligations; c) NSP funds to acquire/rehab and sell foreclosed property and (d); d) Must be obligated by September 2010 and spent by March 2012; e) NSP Program income based on estimated 60% of sale proceeds from Comp Rehab to be split 70/20/10 over future acq/rehab, demolition, and NSP admin

# **CITIZEN COMMENTS**



**CITY  
MANAGER  
REPORTS**

# **CONSENT AGENDA**

**Council Retreat** At 9:00 A.M. Mayor Mulligan reconvened the meeting that had recessed from January 19, 2009. The meeting was held in the Chamber of Commerce Conference Room, 1500 Central Avenue, Middletown. Council Members present: L. Mulligan, J. Armbruster, B. Becker, A. S. Jones, J. Laubach, Dan Picard and A.J. Smith. Staff members present: City Manager Gilleland, Clerk Parr, M. Kohler, L. Landen, R. Carolus, D. Duritsch, M. Robinette, and D. Adkins. Others present: Kent Bradshaw and college student Alex Vicertoski.

Facilitating the meeting Mr. Bradshaw asked individuals to share any 2009 highlights.

Going around the conference room table, staff and council highlighted good things going on both personally and within the city organization. The personal highlights included grandchildren, birth of a third grandchild, twenty grandchildren, children graduating high school, first year college children, five-year college children, completing the last residency requirement for a Doctorate, surviving a heart attack, great campaign efforts, hiking over 300 miles, getting engaged and married, forty-seven year marriage anniversary, career path changes, surviving home renovations, and employment anniversary milestones. Work related highlights included election to council and looking forward to the next four years, in house supervisory and organizational wide diversity training efforts, 28,000 new court cases prosecuted last year, financially, Middletown survived 2009, it could have been better, could have been worse, Council and management had good foresight with changes in the budget to cut expenses, Middletown is really poised to thrive, focusing on what Middletown should be and what we can do to thrive, the tremendous breadth of resources in Middletown, Middletown is the center of Southwest Ohio and offers things other cities don't, and an ugly and stressful year dealing with staff reorganization, lay offs, and getting a grip on Section 8 housing and housing code enforcement efforts.

Mr. Bradshaw stated his role as facilitator was to keep things moving along. He explained the process for staff presentations. Council would hear reports, ask questions for clarity and debate would occur in the afternoon after all staff presentations. Lists would be made for action items. He explained use of non-verbal signals and weighing in with thumbs up if you were solidly on board, thumbs down if you don't like nor cannot support the issue, and sideways thumb signal if you are on the fence. Mr. Bradshaw distributed an ice-breaking or thought provoking quiz to council members to complete. Answers were revealed.

## **STAFF PRESENTATIONS**

### **REVIEW AGENDA 2009 AND ACCOMPLISHMENTS**

Judy Gilleland distributed a list of department goals for 2010 and accomplishments from 2009.

Regarding a question about balancing the community, Ms. Gilleland explained that was the socioeconomic balance, trying to retain all levels of income and all age ranges. Middletown is losing wealth and low income is moving up, Council needs to discuss these trends.

### **REVIEW OF CITY'S MASTER PLAN**

Marty Kohler, Planning Director explained when he came back to the city late 2002, an early thing he discovered was the Master Plan adopted in the early 70's had not been updated. The Master Plan was grossly outdated. A Master Plan is considered to be a unified development policy allowing for efficient use and targeted use of resources and supports zoning and development issues. Having a MP helps with grants and funding that will help accomplish a community goal. The 2005-2010 Plan that was adopted had some unique assets. This plan sought to be realistic with our regional share of southwest Ohio growth. A broad based Market Study was completed and incorporated into the plan. The City hired a specialist that looked at our City budget, all types of land uses have fiscal impacts on the city's budget and balance and diversity are needed, but it is also good to know where the money is. A lot of this plan has been accomplished in these past five year, but there are some gaps. Council appointed a steering committee to oversee the development of the plan. Each council person nominated two persons to be interviewed about community concerns. Those persons were interviewed and gave the names of additional residents that might be interviewed. Focus groups, key person interviews, open houses, surveys, were all utilized in the data gathering process. Issues identified were economic development and jobs at the top of the list, diversity of housing stock, Brownfield's and vacant factories, and revitalizing downtown. An overall vision was adopted, "A Thriving, Self-Sustained Community". Mr. Kohler stated the goals were to diversify and modernize our local economy; turn current liabilities into future assets; and improve our community image. These all inter relate. Mr. Kohler discussed each of these three goals and how they inter relate. An extensive market research study was done when this plan was adopted. He said questions to ask today include: does the current economy need to be considered when updating this plan, there is a completely new council and does council see a value in reevaluating this plan. When this plan was written, it was with the intent to do a reevaluation in 5 years.

Ms. Gilleland added this plan was a part of a bigger plan. Understanding work has gone on before and will go on after us needs to be taken into account. There are things we need to talk about. Some goals in the plan are dead on and many have been accomplished. The question to Council was do they want to establish a council committee or put this in the Housing Committee for discussion.

Mr. Laubach reminded Council of the recent appointment of council members to the Master Plan Implementation Committee.

Mr. Mulligan said council's intent was to revisit the Master Plan. His question was do we see moving differently, do you take out the accomplishments and leave in those that we want to continue on to be positioned for the future.

**This went on the list of Action Items.**

### **CODE ENFORCEMENT AND HOUSING**

Doug Adkins, Community Revitalization Director told council they will continue to hear the same theme all morning. Since taking his position in March, he has been from one emergency or big project to another. He needs to talk about the revitalization department and what that means going forward. He wants input from council on what that means. There is always trepidation about code enforcements, housing stock, etc. He asked where we are setting the bar. He has everything he needs to do his job as long as council will let him do it. Code enforcement efforts for 2009 were mild, please fix your property requests. Approximately 400 or so were brought back into compliance, about 1400 still need minor repair. He had categorized many from minor to condemnable. There are about 305 that need major rehab; 25 are dilapidated and occupied; 18 are condemnable and vacant. The categories ranged from 1-mild to 5-worst. The ones, twos and fives are being worked out of the system. Of the remaining 300+ noncompliant properties, about 100 are homeowner occupied; about 140 are rentals, some are foreclosed and bank owned. Now that staff is reorganized, they are computerizing code enforcement efforts and staff is ready to tackle the more difficult threes and fours. The question is where do we go moving forward? The efforts show they are getting close to the place where those that can comply, will. Are we going to enforce our code and does Council understand that by doing so, we are going to be taking people to court? As we get to harder properties we are going to find some little old widows and veterans and it will scare you how they are living. He has volunteers, including Berachah Church, willing to help as compassionately as we can. There are some who will not or cannot fix up their properties. Policy choice options were explained including, voluntary compliance, city paying for repairs, forcing property owners into compliance and abatement. Staff has in the past been told to back off. The first question to ask is if we are going to enforce the codes. He stated he needed some direction.

There was much discussion on home-owner occupied, elderly, disabled, landlord-owners and vacant properties.

Mr. Adkins explained it wasn't his concern if landlords made money on their rental properties. Landlords had a responsibility to keep up their properties. Landlord-owned properties were pretty straight forward to deal with in code enforcement efforts. Vacant structures are a little harder because of the foreclosure process and bank ownership, etc. Those could have court cases pending.

There was more discussion on the percentage of home owner occupied dwellings, landlord owned dwellings and the difference between those that don't have the resources to comply but would and those that could but won't comply. Concerns were expressed about picking on those that can't as opposed to those that won't.

Mr. Adkins stated it is a city wide effort and explained the need for consistency in enforcement. You can't single out rentals or you are going to have landlords say you are picking on them and not enforcing the issue city wide. The current system for tracking noncompliant properties is literally a hand written system and he may not be able to supply the number of landlord owned properties.

Discussion ensued about enforcement. There may be entire city blocks that need to be demolished. Without enforcement, things are only getting worse. During the first four or five months of code enforcement, residents were yelling how dare you tell me what I can do on my property. The past four or five months, the complaints are why aren't you cleaning things up.

Ms. Gilleland explained that dollars are limited and they carefully look at resources. There is not enough dollars to buy boards to board up all the windows that need to be boarded.

Mr. Armbruster explained there are at least two other churches that may be untapped resources for assistance. Other churches asking to help in the efforts are New Covenant and

Towne Boulevard. Mr. Adkins asked Mr. Armbruster to please funnel all those requests to him. He has met with Berachah Church who spends close to \$60,000 on one home makeover each year. Berachah would like to complete a city blitz in May and hopefully assist 50 home homeowners using the budget they have. If the City had another couple of churches do the same, we could possibly repair all those with minor issues. The question still lies at the end of the day, how aggressively are we pursuing our enforcement. The Consolidated Plan Committee will be taking the approach of the Master Plan and will be recommending that we pick one neighborhood for lifting up including sidewalks, curbs, gutters, etc. Stabilizing at risk neighborhoods was discussed. Identifying five or six neighborhoods and over the next five years we could choose one neighborhood at a time and concentrate the assistance there and put all the tools in one place to make a huge impact in that one place instead of taking those limited resources and spreading them throughout.

Ms. Gilleland explained another tool the City can use is landlord, rental-registration programs stating that it is a fire storm. The City can create a rental inspection program. It is tough to get these programs through, but it is a tool available. Everything we have talked about with housing applies to business areas as well. She could argue that our commercial areas are even more important than housing. Staff is trying to get a program up and running on commercial inspection, it's not a business friendly tool.

There was a comment about the storefront improvement program extending further east than just downtown. Also, data from some of the cities that have a rental, registration program was requested for comparison.

**This went on the list of action items.**

## **ECONOMIC DEVELOPMENT**

Mike Robinette, Economic Development Director said since he arrived in February, he has met with business and city leaders to create a strategies list. Jobs and businesses go where cities have the work force and skills within a radius they can draw from. A project coming up next Tuesday is the Greentree Health Sciences Project. Also identified was the support to help sustain and grow the existing business and industries. Incentives programs have challenges. Most are for new development. They'd like to restructure a program to assist existing business. Our income tax structure gives the same incentives for those that bring us an \$8 per hour job as well as a \$20 per hour job. If we don't grow income and education levels, we are at a disadvantage. Infrastructure that helps with growing the economy is an important component. Regarding the Renaissance areas, it's important to think about infrastructure out there. We have to stay ahead of the curve. Businesses don't want to wait on infrastructure. Grants are being sought for infrastructure. Marketing Middletown is also an ongoing project. The perception of Middletown outside of Middletown is misaligned with the perception in town. There is currently a branding campaign that will be developed and implemented in the city to impact that image. Our image is out of tune with reality. The data will show that and we can impact that. We want to be thought of as the center of southwest Ohio. He expressed some value statements that have been addressed including: how we grow is more important than how much we grow. We can be selective and becoming more prosperous is more important than becoming bigger. In 2009, he tried to look at building the foundation for economic opportunity giving us some time to put in place a strategic plan for downtown, Towne Mall, and then aggressively pursuing Brownfield redevelopment programs, business retention and expansion programs. Some good tools were put into place while the economy was at a downturn and things were slow. The laws changed in January that allowed for land banking, residential and/or abandoned, underutilized properties are being reused and repurposed through that tool. For 2010 staff is working on Project 116, to relocate a research center out into the Renaissance area. This is a highly educated, skilled workforce and they are having a hard time attracting employees to the location they are in. As a part of discussions, they have talked about taking the old location to get remediated and demolished for Brownfield purposes. If staff comes to Council asking for something at the last minute, you will be aware of these potential issues. This would be a great boost to the Renaissance area and the city. They have also been working with developers in Renaissance East and West areas.

## **REVIEW OF FINANCES**

Finance Director Russ Carolus said the City has had twenty-three consecutive years of awards for financial reporting. Finance has a number of employees and has worked to develop a policy with dealing with customers efficiently and consistency. The City is a service organization and with Water Billing and the Income Tax Division, they have a broad interface with almost every citizen in Middletown. They pride themselves on customer service and being compassionate, but also drawing the line when they have to. The Departments of Finance include Water, Tax, Information Systems, and Purchasing. The Finance Department prepares monthly financial reports for Council to review. The Finance Subcommittee meets quarterly in open meetings for all who want to participate. They establish a five-year financial plan. Each year they undergo financial audits. The General Fund reserve is monitored to avoid service fluctuations, and interruptions in service. The current policy is for a 15% minimum reserve that could be

used in the event of an emergency or natural disaster. Debt services were discussed. The City does have debt and we maintain a Moody's A1 rating that is the upper medium tier.

Ms. Gilleland explained these are a sampling of some policy level discussions to prepare Council for discussing the 2010 priorities. Regarding restoring balance to the community, she stated Middletown is a city in crisis. We can turn things around or continue to decline. We can align to facilitate the rebirth of Middletown by restoring the socioeconomic balance to Middletown.

At 11:15 the staff presentations were completed and the City Manager called upon the Law Director to discuss the Health Center expansion location that was reported on during the January 19<sup>th</sup> Council meeting. Mr. Landen explained staff is looking for some direction on locations of land to swap with the school district for the Health Center expansion. He said he has had some discussions with the school's attorneys. They are looking for property adjacent to a school facility or a vacant building where they can store stuff for five to seven years. Middletown has sent a list to the school officials for review. The list consisted of:

Wilson Park – behind Highview School

Dowling Park – minus the detention basin – located next to Central Academy

A triangular portion of Lefferson Park – adjacent to Verity School

The old Amanda School Building – the problem there is an \$88,000 Federal drug fine lien against the property

Barnitz Park – the back end of Barnitz that's about 7.7 acres – it would be bigger than what we are getting – we'd have to partner that up and try and get the old Garfield School and Taft in exchange for Barnitz

Two options to them on buildings were the Swallens or Orman buildings - neither has power, heat, or running water. The district would have to restore those utilities. The other thing with both of those buildings is we are trying to get a development at Swallens and purchased the Orman building for demolition.

There was general consensus to take the Orman building off the list for consideration.

**Lunch Break** Shortly after noon, council members and staff took a break for lunch.

## **ACTION ITEMS**

**Housing Issues and Code Enforcement.** Council members expressed discomfort in taking property from someone who cannot comply. If a landlord cannot comply, Council was asked if they had any problem taking the property. It was agreed there is a fine line with a lot of gray areas and all considerations have to be fair processes. It was determined that there has to be enforcement of the code violations. Compliance needs to happen and there will be only a few that are really tough situations. The majority of Council was in favor of moving ahead as fast as they can as long as the City has done everything it can for those who cannot comply. Compassion for those that don't have the resources to comply has to be given. Before people are put out of their homes, the City has to sit down with all resources available that can make things happen. There are landlords out there that have inherited 3<sup>rd</sup> and 4<sup>th</sup> generation rentals where all the money has been milked from those properties with no maintenance through the years.

A draft policy statement was written for council's consideration.

**WE ARE COMMITTED TO FULL ENFORCEMENT OF THE CITY PROPERTY MAINTENANCE AND NUISANCE CODES USING ALL AVAILABLE TOOLS WITH COMPASSION AND UNDERSTANDING AND RESPECT. WHEN ALL TOOLS HAVE BEEN USED AND COMPLIANCE IS STILL NOT ACHIEVED, WE WILL TAKE CASES INDIVIDUALLY TO THE HOUSING COMMITTEE TO REVIEW THE OPTIONS. STAFF WILL DEVELOP OPTIONS AVAILABLE FOR DIFFERENT PROPERTIES THAT CAN BE REVIEWED AND CONSIDERED BY THE HOUSING SUBCOMMITTEE AND IF NECESSARY, THE ENTIRE COUNCIL.**

There was consensus from council on agreement with the policy statement.

**Master Plan** – Marty Kohler will champion the update of the Master Plan with Council liaisons to the Master Plan Implementation Committee.

## **REESTABLISH YOUTH COMMISSION**

Mayor Mulligan led the discussion on reestablishing a Youth Commission. He stated this effort will tie into the 40 Developmental Assets Program for our youth. The purpose of youth commission was discussed as well as age ranges of the youth participants. He and A.J. Smith will work on a proposal that will be brought back for council to review. Getting feedback from youth laborers and young adults, not under the age of eighteen was also discussed. Other organizations that have current youth organizations was discussed as well as having limited staff commitments for staff support for minutes, notices of meetings, etc. A proposal will be worked on.

**BARK PARK**

Ms. Gilleland explained there has been some discussion by a lot of people in the community and a couple of council members to establish a Bark Park. An under utilized park could be used to attract people to area parks by having a dog park. The area needs to be fenced with possibly some toys for dogs to jump through or over. They are very popular in other communities and most hip, young people have dogs. Ms. Gilleland explained most urbanized populations have a tendency to have the muscle dog species. She will talk with the City's Animal Control Officer and get some information from other communities.

Mr. Armbruster reported that the Park Board has talked about this for years. He felt Sunset Park would be an excellent location because the pool will have to shut down. The area around the pool is lit, it is fenced in, we could keep the baby pool open for those breeds that enjoy the water and there is a building that can be used for Keep Middletown Beautiful storage. There are bathroom facilities there as well. He felt the idea should originate with Council and be sent to the Park Board for a recommendation.

The idea of a Bark Park was generally accepted with some concerns about liability.

Ms. Gilleland will have staff work on a feasibility study and will bring the findings back to council. Council can then refer the findings to the Park Board for a recommendation. Staff will also look at uses for the building.

**GRANTS AND STIMULUS FUNDS**

Ms. Gilleland spoke about the grants and stimulus funds. She said of the 100M dollar City budget, it is at least 30M dollars short of being self-sufficient. Being self-sufficient and not dependent on any grants or stimulus funds is a good goal and she hopes we get there in some time, but it won't happen any time soon. If not for the stimulus funds, the City would not have a street resurfacing program this year. There is a lot of staff time and energy taken when applying for these grants. Most of these programs are quick turn around with a lot of staff time or consultant time. We should be looking down the road and have projects lined up, but currently are in a reactive mode. If we are not interested in pursuing stimulus funds, we can save a lot of staff time by not filling out these applications. She wanted council's direction. Council may not love the idea of stimulus money, but we will accept it very graciously. She asked if Council were going to support staff when applying for stimulus funds for street improvement projects?

There was discussion about being self-supported. Several Council members stated their opposition to the whole Federal stimulus fund policy, but for the good of the City of Middletown, would support accepting funds for streets and infrastructure projects.

There was additional discussion about City Council's control of only 18M dollars of a 100M dollar budget. The current general fund can't support police and fire budgets.

It was the general consensus to seek street funding through grants and stimulus funds.

**DISCUSSION OF PROPOSED RULES OF COUNCIL AND APPOINTED BOARDS, COMMISSIONS AND COMMITTEES** – Mr. Mulligan and Ms. Scott Jones explained the Rules of Council document was drafted a few years ago. The hope would be that as a council they would be able to adopt and sign this document as well as the board and commission members. In every business and organization there are rules and guidelines. Council members are the leaders of this community and region.

There was some discussion about the protocol for addressing council members at council meetings and public functions.

Consensus was reached that all will sign the document during an upcoming council meeting.

**MISCELLANEOUS**

A proposal to do a street light assessment will be reviewed and come back for discussions as Council addresses the budget and police and fire issues.

Requiring residents to have Rumpke toters was also discussed. Additional information for council's consideration will be gathered. The City Manager will re-investigate the possibility of implementing the requirement.

Office space for council members or the mayor was discussed. Council talked about the pros and cons of an on site or off site location for council persons. Ms. Gilleland said she has seen it done differently in different municipalities. The legality of all council members showing up at the same time to use the office space was questioned, is that a meeting of council?

Several council members felt it was a bad idea. There are other options available such as the library. This topic has come up before, and it would put staff in uneasy positions for council to have offices in the city building. Off-site locations were discussed that could be shared by all. Some stated they did not have the need for office space. Others questioned the expense of paying rent, utilities and providing supplies for an off-site office location. The council position is a part-time position. The city building could be opened for Council if they need the space for a meeting. Council was not inclined to expend money at this time for that purpose.

The majority of council members did not support providing office space on-site or off-site for council members.

### **COUNCIL TRAVEL POLICY**

Council's travel and training budget was discussed. For 2010, there is \$2000 budgeted for the year for all seven council members. These funds cover expenses for any and all business lunches, dinner meetings, and training opportunities.

The consensus of council was to divide the \$2000 by seven. Expenditures will be tracked accordingly. Once a council member expends the allotted \$286 each, they will pay for anything over that amount that they want to attend.

### **COUNCIL PRIORITIES**

Mr. Bradshaw asked council members to work in groups and list what they saw as City priorities. The following list was developed:

**FINANCES**  
**PUBLIC SAFETY**  
**HOUSING REVITALIZATION**  
**JOBS**  
**REDEVELOPMENT OF COMMERCIAL AREAS**  
**MORE INDUSTRIAL AREAS**  
**RENAISSANCE EAST DEVELOPMENT**  
**COMMUNITY BALANCE**  
**DIVERSITY AFFAIRS**  
**EMBRACE MIDDLETOWN UNIQUENESS**  
**DEMO BLIGHTED INDUSTRIAL STRUCTURES**  
**STREET IMPROVEMENT**  
**PARK IMPROVEMENT**  
**REGIONAL COOPERATION**  
**PARTNER WITH SCHOOLS**  
**PROPERTY MAINTENANCE**  
**IMPROVE CITY IMAGE**  
**PRESERVE NEIGHBORHOODS AT RISK**  
**COMBINED SEWER SYSTEM**

Council then individually worked to identify the Top Five Priorities:

#### **TOP 5 - PRIORITIES**

**#1 - PUBLIC SAFETY**

**#2 - JOBS**

**TIED FOR #3 - FINANCES AND DEMOLITION OF BLIGHTED INDUSTRIAL STRUCTURES**

**TIED FOR #4 - STREET IMPROVEMENT AND REDEVELOPMENT OF COMMERCIAL AREAS**

**#7 - Community Balance**

**#8 - Improve City Image**

**#9 - Regional Cooperation**

**#10 - Partner with Schools - Preserve Neighborhoods at Risk**

**#11 - Combined Sewer System**

**#12 - Renaissance East Development - Housing Revitalization**

#### **TOP 3 - PRIORITIES**

**#1 - FINANCES**

**#2 - PUBLIC SAFETY**

**#3 - STREET IMPROVEMENT**

**Adjournment** At 2:35 P.M. Council thanked Mr. Bradshaw for volunteering to facilitate the meeting and the meeting adjourned.

\_\_\_\_\_  
**Mayor**

**Attest:** \_\_\_\_\_  
**Clerk of Council**



## MIDDLETOWN, OHIO

February 2, 2010

## MEETING

Mayor Larry Mulligan called the City Council Meeting to order at 5:30 P.M. in the City Council Chambers on the Lower Level of the City Building, One Donham Plaza, Middletown.

Before the National Anthem and Roll Call, the Mayor recognized a prominent citizen and former council member by reading a Memorial Tribute to Mr. Perry Thatcher who passed away on January 28. It read in full as follows and was presented as a motion agenda item later in the meeting:

## MEMORIAL TRIBUTE

**WHEREAS**, on Thursday, January 28<sup>th</sup>, 2010, the life of our beloved *Perry Thatcher*, came to a close, after a three month battle with pancreatic cancer; and

**WHEREAS**, as a man and as a former city official, *Mr. Thatcher* leaves behind a memorial of good citizenship. He was at all times courteous and considerate of the welfare of others, and performed faithfully and efficiently the duties of his office; and

**WHEREAS**, *Mr. Thatcher* justly earned the respect, admiration and high regard of all with whom he came into contact and this community has sustained a great loss in his death.

**NOW THEREFORE, BE IT RESOLVED**, that this memorial be spread upon the records of this city government, and that a copy along with this expression of sincere regret for his loss be presented to his fiancé and members of *Mr. Thatcher's* family with the hope that they will be consoled by the memories of his fine life and achievements.

**IN WITNESS WHEREOF**, affixed hereto are my hand and the Seal of the City of Middletown.

## ROLL CALL

After a moment of meditation followed by the Pledge of Allegiance to the Flag, the roll was called. Members present: Armbruster, Becker, Scott Jones, Laubach, Mulligan, Picard and Smith. Staff Present: City Manager Gilleland, Law Director Landen, Clerk Parr, C. Strayer, N. Begley, D. Adkins, D. Duritsch, D. Hamet, M. Robinette, R. Dalton, and N. Wilson.

CITIZEN COMMENTS  
D. Bronston

Dr. Dora Bronston, 4817 Earl Avenue, congratulated the newly-elected councilmen. She also congratulated newly appointed Vice Mayor Anita Scott Jones. She announced the NAACP is having another contest in the City's School District to encourage youth to get involved in community. Flyers will be mailed out to the children. The NAACP started in 1910 with approximately 60 people with only seven as African Americans. They fought for rights for racial justice and civil rights. They believe that individuals and families assume responsibility in supporting their community. Like Mr. Thatcher supported the community. She commended Mr. Adkins for his efforts in Community Revitalization and Chief Schwarber for efforts in the Drug Marketing Initiative. Because this is Black History Month, they decided to use as their theme, "Why is it important to recycle". They decided to use that theme in an effort to support the community.

## P. Webb

Paul Webb said he was a 75 yr. old resident that lives at 1729 Lamberton Street, he complained about a person on the police department. He read some notes that he said he wrote as best he could remember. Recently, he was sitting in his truck with his daughter on Central Avenue one block from the Mission Center. Officer Cunningham and Muterspaw pulled up. The officer asked for identification and birthdates. Mr. Webb responded he remembered the month and day, but not the year. He said he has three daughters. At that time the officer called him a liar and became belligerent and also threatened him with Obstruction of Justice. The officer called the court and asked if there were any warrants. They said no there was an active fine. The officer told the court to make the fine active. Lt. Muterspaw was gracious enough to shake his head and look embarrassed even though Muterspaw out ranked him it was obvious that Officer Cunningham was definitely in control. Mr. Webb said he was afraid he was going to be tased, he was scared. When he complained it went to the Chief and they said get rid of it because there was no policy broken.

Ms. Gilleland will check it out and report back to council.

## B. Triick

Bill Triick, 107 Alamo Rd., and Executive Director of the Chamber of Commerce shared input from the Chamber. He reported on the Chamber's activities and efforts of the business association. He stated the primary focus for 2010 will be to devote considerable energy toward the creation and retention of jobs. The Chamber

believes this is also one of the City's priorities and therefore they are aligned. The Economic Development team of the Chamber will work with the City's CIC to attract new employers, retain current employers and assist and encourage existing employers to expand their employee base. He said the Chamber promises to continue working with State and Federal officials to make Middletown's needs known. They complimented the City on its program of retention visits and they stay ready to help recruit and train individuals who live and work in Middletown to accompany the City on those visits. Preservation of the free enterprise system in Middletown is just as important as at the National level. The U.S. Chamber has kicked off a special initiative to promote the Free Enterprise System nationwide. They will work to help assure there is no over regulations, Federal oversight and unnecessary taxation.

## MANAGER REPORTS

Ms. Gilleland introduced Doug Bean, Public Library Director for a presentation on the **Library Levy**.

### D. Bean

Mr. Bean introduced Jim VonderHarr, Board President; Debra Preston, Fiscal Officer; and Marian Nardiello from the Prosecutors office. He reported about 2,000 people per day visit the three libraries in the Middletown Library System. In this recession the library is utilized even more. Even with the reduction of hours. The recession has had a significant impact on the library whose funding dropped 25% over this year and last. The impact was to lay off 21 employees; reduced materials purchased; and reduced operating hours from 72 to 47. Despite these reductions, the library's visits increased even with reduced operating hours. After consideration the Board decided to put a .75% mil operating levy on the ballot. It is the first time in the Library's history they have had to seek a levy. The funds generated will enable them to restore hours and positions. The cost would be approximately \$23 per year on a \$100,000 home. The City of Middletown is the taxing authority and emergency legislation is needed on February 16<sup>th</sup> so they can get the issue on the ballot.

Josh Laubach asked about statements in the summary regarding a four year period of accumulated loss of 2.2 million and that the levy will supply 3.2 million dollars of revenue per year. He asked if there was a justified need for the substantial additional amount that is generated.

### D. Preston

Debra Preston, Fiscal Officer, explained that since 2005, the Library has been eliminating positions. They are hoping to restore services to the 2008 levels. To do that she said they forecast out five years. At the end of five years the figure will at the 3.1 million dollar mark.

Ms. Scott Jones asked if all 21 people laid off would be restored. Not those laid off because of attrition, but those laid off.

Ms. Preston said absolutely those 21 positions would be restored.

Mr. Smith asked about the two options that were on the table. One was .75 and one was .70, why did the Board go with the .75%.

Ms. Preston said the difference between .75 and .70 was about \$200,000. The State has already told them their revenue will decrease about another 7%. Depending on what happens with the State and not allowing for any exorbitant increases, the Board decided to go with .75%. There is no crystal ball for the future and the amount of cuts and impact on the Library System is unknown.

Mr. Smith asked when they anticipate making additional cuts and when they anticipate additional cuts from the State.

Ms. Preston responded they will be making additional cuts this year. This year they will be another \$500,000 upside down. It made sense to recommend the .75.

Ms. Scott Jones said as an educator she is torn at always assessing the homeowner. Free services were mentioned. She asked if the Board had ever considered a charge for membership cards.

Mr. Bean explained Public Library Funding is State funding, it is not going to increase. There has been wonderful state funding for libraries since the depression. The burden is being shifted from the state back to the municipalities, townships and the likes. Regarding fees, they certainly don't want to charge for books. They could certainly have that discussion but he doesn't think it could bridge the gap.

There was further discussion regarding the Library System. They serve 170,000 people in their territory and have way over 100,000 library cards. The buildings are

built by the community. The West Chester Library used a TIF funding mechanism to build the new facility there. There are three libraries in Middletown's Library System, Trenton, West Chester and Middletown. Services were discussed. The taxing district was also discussed. Charges for membership and printed material were also discussed. Other municipalities that are also seeking a levy included Mason, and Hamilton.

Council thanked Mr. Bean for coming to council two weeks ahead of time and explaining the levy request.

Ms. Gilleland stated that **Item 11** under legislation will be pulled from the legislative agenda. They will re-quote the playground equipment and it will be brought back in a couple of months for Council's consideration.

Ms. Gilleland also asked that the **Executive Session** be brought forward on the agenda prior to the Consent Agenda due to time constraints on the part of some participants.

#### EXEC. SESSION

At 6:10 P.M. Ms. Scott Jones moved to go into executive session under the authority of ORC 121.22(G) (2) To consider the purchase of property for public purposes, or for the sale of property at competitive bidding, if premature disclosure of information would give an unfair competitive or bargaining advantage; and under the authority of ORC 121.22(G)(3) Conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action and under the authority of ORC 121.22(G)(1) To consider the appointment of a public employee or official, specifically board and commission vacancies. Mr. Armbruster seconded and the motion carried. Ayes: Armbruster, Becker, Scott Jones, Laubach, Mulligan, Picard and Smith.

#### MEETING REOPENED

At 7:10 the meeting reconvened with all council members present.

#### CONSENT AGENDA

Matters listed under the Consent Agenda were presented:

- (a) **Approve:** City Council Minutes from January 19, 2010
- (b) **Receive and File Board/Commission Minutes:**  
Middletown Public Housing Agency – January 19, 2010  
Planning Commission – December 9, 2009 and January 13, 2010  
Tree Commission – January 20, 2010
- (c) **Confirm Personnel Transactions – Appointments**  
Training/Community Projects Coordinator–Mertha “Marie” Edwards  
PT Victim’s Advocate Volunteer Coordinator-Darlene Evans
- (d) **Receive and file:** Oath of Office of Special Police Officer, Sean Mackey
- (e) **Receive and file:** Final Assessments for the 2009 Misc. Concrete Repair Program
- (f) **Accept and Award** as the best and lowest Southwest Ohio Purchasers for Government bid a contract with Bonded Chemicals for the purchase of Hydrofluosilicic Acid in the amount of \$4.16/gallon
- (g) **Proclamation:** February as Black History Month

#### MOTION

Ms. Scott Jones moved to approve the issues and actions as listed on the consent agenda. Mr. Smith seconded and the motion carried. Ayes: Armbruster, Becker, Scott Jones, Laubach, Mulligan, Picard, and Smith.

#### MOTION AGENDA

**Appoint** Amy Schenck to Acting Clerk in the absence of the Clerk of Council.

Clerk Parr explained when there was only one employee in the Council Office, City Council by Motion named two city employees to sign and attest contracts in the Clerk's absence. One of those employees no longer works for the city and the other has transferred from the City Managers area. It is appropriate that the Deputy Clerk be named the Acting Clerk in the absence of the Clerk of Council.

Motion by Ms. Scott Jones to appoint Amy Schenck to Acting Clerk in the absence of the Clerk of Council. Seconded by Mr. Smith the motion carried. Ayes: Armbruster, Becker, Scott Jones, Laubach, Mulligan, Picard, and Smith.

**Sale** of City owned property located at 115 Crawford Street for \$150.00

Comm. Revitalization Director Adkins explained these two properties were taken possession of as part of the Neighborhood Stabilization Program and structures on the properties were demolished. The adjoining property owners have agreed to take over the property for the cost of transferring title and recording the deeds.

Motion by Ms. Scott Jones to approve the sale of 115 Crawford Street for \$150.00. Seconded by Mr. Smith the motion carried. Ayes: Armbruster, Becker, Scott Jones, Laubach, Mulligan, Picard, and Smith.

**Sale of City owned property located at 2100 Grand Avenue for \$150.00**

Motion by Ms. Scott Jones to approve the sale of 2100 Grand Avenue for \$150.00. Seconded by Mr. Smith the motion carried. Ayes: Armbruster, Becker, Scott Jones, Laubach, Mulligan, Picard, and Smith.

**Memorial Tribute to Perry Thatcher.**

Motion by Ms. Scott Jones to approve the memorial tribute to Mr. Thatcher. Seconded by Mr. Smith the motion carried. Ayes: Armbruster, Becker, Scott Jones, Laubach, Mulligan, Picard, and Smith.

**Rules of Council**

Mr. Mulligan explained the Rules of Council. He read the Statement of Purpose. The full text is listed below. Each council member signed the Rules of Council.

**Statement of Purpose**

The citizens and businesses of Middletown are entitled to have fair, ethical and accountable local government that has earned the public's full confidence for integrity. The City of Middletown's strong desire to fulfill this mission therefore requires that:

Public officials, both elected and appointed, comply with both the letter and spirit of the laws and policies affecting the operations of government;  
Public officials be independent, impartial and fair in their judgment and actions;  
Public office be used for the public good, not for personal gain; and  
Public deliberations and processes be conducted openly, unless legally confidential.  
Public deliberations both open and closed shall be conducted in an atmosphere of respect and civility.

To this end, the Middletown City Council has adopted these Rules for Elected Officials and Members of Appointed Boards, Commissions, and Committees ("Rules") to assure public confidence in the integrity of local government and its effective and fair operation.

1. **Act in the Public Interest** *Recognizing that stewardship of the public interest must be their primary concern, members will work for the common good of the people of Middletown and not for any private or personal interest, and they will assure fair and equal treatment of all persons, claims and transactions coming before the Middletown City Council, boards, commissions, and committees.*
2. **Comply with the Law** *Members shall comply with the laws of the nation, the State of Ohio, and the City of Middletown in the performance of their public duties. These laws include, but are not limited to: the United States and Ohio constitutions; laws pertaining to conflicts of interest, election campaigns, financial disclosures, employer responsibilities, and open processes of government; and City ordinances and policies.*
3. **Conduct of Members** *The professional and personal conduct of members must be above reproach and avoid even the appearance of impropriety. Members shall refrain from abusive conduct, harassment, personal charges or verbal attacks upon the character or motives of other members of Council, boards, commissions, and committees, the staff or public.*
4. **Respect for Process** *Members shall perform their duties in accordance with the processes and rules of order established by the City Council and boards, commissions, and committees governing the deliberation of public policy issues, meaningful involvement of the public, and implementation of policy decisions of the City Council by City staff.*
5. **Conduct of Public Meetings** *Members shall prepare themselves for public issues; listen courteously and attentively to all public discussions before the body; and focus on the business at hand. They shall refrain from interrupting other speakers, making personal comments not germane to the business of the body, or otherwise interfering with the orderly conduct of meetings.*

**6. Decisions Based on Merit** Members shall base their decisions on the merits and substance of the matter at hand.

**7. Communication** Members shall publicly share substantive information that is relevant to a matter under consideration by the Council or boards, commissions, and committees which they may have received from sources outside the public decision-making process.

**8. Ethics** Members shall comply with all requirements of the ethics laws of the State of Ohio. These laws are included in Chapter 102 of the Ohio Revised Code and Sections 2921.41, 2921.42, and 2921.43 of the Ohio Revised Code. Members shall also comply with Article III, Sections 18 and 19 of the City Charter. Copies of these statutes and the Charter provisions are attached hereto. Members, if they have questions, are encouraged to seek advice from the Law Department regarding the interpretation and application of these laws.

**9. Advocacy** Members shall represent the official policies or positions of the City Council, board, commission, or committee to the best of their ability when designated as delegates for this purpose. When presenting their individual opinions and positions, members shall explicitly state they do not represent their body or the City of Middletown, nor will they allow the inference that they do.

**10. Policy Role of Members** Members shall respect and adhere to the council-manager structure of Middletown city government as outlined in the City's policies and procedures and follow the City Charter with respect to the City Manager's relationship with the City Council. In this structure, the City Council determines the policies of the City with the advice, information and analysis provided by the public, boards, commissions, and committees and City staff. Except as provided by the City ordinance, members therefore shall not interfere with the administrative functions of the City or the professional duties of City staff; nor shall they impair the ability of staff to implement Council policy decisions.

**11. Positive Work Place Environment** Members shall support the maintenance of a positive and constructive work place environment for City employees and for citizens and businesses dealing with the City. Members shall recognize their special role in dealings with City employees and refrain from creating the perception of inappropriate direction to staff.

**12. Implementation** As an expression of the standards of conduct for members expected by the City, these Rules are intended to be self-enforcing. It therefore becomes most effective when members are thoroughly familiar with it and embrace its provisions. For this reason, standards shall be included in the regular orientations for candidates for City Council, applicants to boards, commissions, and committees and newly elected and appointed officials. Members entering office shall sign a statement affirming they have read and understood the Rules. In addition, the Rules shall be reviewed bi-annually by the City Council, boards, commissions, and committees, and the City Council shall consider recommendations from boards, commissions, and committees and update it as necessary in November of even-numbered years.

**13. Compliance and Enforcement** The Rules express standards of conduct expected for members of City Council, boards, commissions, and committees. Members themselves have the primary responsibility to assure that standards are understood and met, and that the public can continue to have full confidence in the integrity of government. The chairs of boards, commissions, and committees and the Mayor have the additional responsibility to intervene when members' actions appearing to be in violation of the Rules are brought to their attention. The City Council, by a vote of a majority of its members, may impose sanctions on members whose conduct does not comply with the City's standards, such as reprimand, formal censure, removal from meeting (if the member's conduct is disruptive or impedes the orderly conduct of business at the meeting), or removal from any position or assignment to which the member has been appointed by City Council. The City Council also may act to remove members of boards, commissions, and committees from office.

Mr. Mulligan said the statement would be shared with all board and commission members and posted to the city's web site. Each council member had a copy which they signed and returned to the Clerk.

	<p>Mr. Smith moved to adopt Council Rules. Ms. Scott Jones seconded and the motion passed. Ayes: Armbruster, Becker, Scott Jones, Laubach, Mulligan, Picard, and Smith.</p>
<b>COUNCIL COMMENTS</b>	
<b>J. Armbruster</b>	<p>Councilman Armbruster said a lot of tears were shed this past week in the lost of Perry Thatcher. He expressed privilege of knowing Mr. Thatcher over the years. We have a wonderful opportunity for his legacy to live on for the betterment of our community. A lot of wonderful stories have been shared. Mr. Thatcher will be greatly missed he was a great friend.</p>
<b>J. Laubach</b>	<p>Mr. Laubach said he did not know Mr. Thatcher personally, but offered condolences to his family and friends.</p>
<b>A. Scott Jones</b>	<p>Ms. Scott Jones also sent condolences to Mr. Thatcher's family and friends. He was a mentor and good friend. She also sent condolences to Matt Ramiro who lost his brother on January 19<sup>th</sup>, and also to Fire Deputy Chief Paul Lolli on the loss of his father. She reported on attending a city-wide prayer service that not only prayed for the city and council but also prayed for city manager. She thanked all the churches who participated and the 300 to 350 persons attended. She announced a conversation with her in every Ward. The first will be held on Saturday March 20<sup>th</sup> from 11 to 1 o'clock at the Chamber.</p>
<b>D. Picard</b>	<p>Mr. Picard reiterated all the comments and condolences to Mr. Thatcher's family. Regarding the first retreat he attended, he thanked all council members who are to be commended for their hard work and he left the retreat more than satisfied.</p>
<b>B. Becker</b>	<p>Mr. Becker also had kind words regarding Mr. Thatcher. He is going to be missed. All the things that he accomplished were impossible to list. When Mr. Thatcher first went on council, all thought he's going to be tough and rake us over the coals. He was tough, but he was fair. He was a great man and great leader of Middletown who has passed. His family members will be in our prayers.</p>
<b>A. J. Smith</b>	<p>Mr. Smith also sent condolences to Mr. Thatcher's family and friends. He said he only met Mr. Thatcher once. But he was solid as a rock, he was great guy and he will be missed. He extended an invitation to a Haiti Charity Ball at the Manchester Inn. Proceeds will go to the American Red Cross.</p>
<b>L. Mulligan</b>	<p>Mr. Mulligan commended Mr. Smith and Ms. Scott Jones for stepping up to be speakers at the Haiti Charity Event stating he will be out of town. He read an email communication from Chris Amburgey, Co-Chair of the Complete Count Committee, it read:</p> <p style="padding-left: 40px;">As you know, last month the Middletown Matters Complete Count Committee had a very successful Census Road Tour event. We have been told by senior census staff that our event has been used as a model for other cities. We have many people to thank and we surely will! In the coming weeks, the committee will begin to distribute posters to city businesses as they become available to us. T. V. Middletown has already begun running public service announcements on the census and The Middletown Journal continues to provide its' readers with continuing coverage. We are awaiting final approval and should have a complete list of Question and Answer Center locations in our city and scheduled times, by mid-February. We remind our citizens that this "snapshot" of America, taken only every 10 years, will determine where nearly 4 TRILLION dollars is distributed over the next 10 years. Middletown matters. The Census matters. Your Complete Count Committee will ensure that every Middletonian has access to all information necessary to complete the 2010 Census. (Census questionnaires are scheduled to be mailed around March 15th.)</p> <p>Mr. Mulligan also commended council and staff on the retreat. He thanked Mr. Bradshaw for volunteering to facilitate the retreat. There will be additional information presented on agenda 2010. Council will be focused on doing what we can in this economic environment. He announced the First Friday Concerts at First United Methodist Church. He recognized the achievement of 7<sup>th</sup> graders from John XXIII who participated in a Power of Pen competition. They received 1<sup>st</sup> place in the Cincinnati competition. He also send condolences to Perry Thatcher's family and friends.</p>
<b>Scott Jones recused</b>	<p>At 7:30 Ms. Scott Jones recused herself for the first item of legislation because she sits on the Butler County Regional Transit Board.</p>
<b>Ord. No. O2010-06 BC Rapid Transit</b>	<p><b>Ordinance No. O2010-06</b>, an ordinance establishing a procedure for and authorizing a contract with Butler County Rapid Transit Authority for transit service between Middletown and Oxford was presented and read for the second time.</p>

Mr. Smith moved for the adoption of O2010-06. Mr. Armbruster seconded.

Laubach asked about the grant funding for this expanded service stating what happens when the funding expires. In the event we don't have grant funding, will we fund this on our own?

Mr. Adkins responded the service is contingent on grant funding. It goes as long as there is funding. If there is no funding, there will be no service.

Ms. Scott Jones rejoins the meeting

At 7:34 P.M. Ms. Scott Jones rejoined the meeting.

Motion carried. Ayes: Armbruster, Becker, Laubach, Mulligan, Picard, and Smith. Abstained: Scott Jones.

**Ord. No. O2010-07  
Amend 1210.03**

**Ordinance No. O2010-07**, an ordinance amending Section 1210.03 (Council on Landmarks and Historic District) of these Codified Ordinances was presented and read for the second time.

Mr. Smith moved for the adoption of O2010-07. Mr. Armbruster seconded and the motion carried. Ayes: Armbruster, Becker, Laubach, Mulligan, Picard, Smith. Abstained: Scott Jones.

**Ord. No. O2010-08  
LPA Towne Blvd.**

**Ordinance No. O2010-08**, an ordinance authorizing the City Manager to enter into a Local Project Authority Agreement with the Ohio Department of Transportation for widening of a portion of Towne Boulevard was presented and read for the second time.

Ms. Scott Jones moved for the adoption of Ordinance No. O2010-08. Mr. Armbruster seconded.

Mr. Smith questioned the purpose of widening this portion of Towne Blvd.

Mr. Duritsch explained the improvements are more for keeping track of movement, not so much widening as realignment of lane configurations and access management up through the congestion areas. There is a little widening in some areas. The location of the improvements was also discussed.

Motion carried. Ayes: Armbruster, Becker, Scott Jones, Laubach, Mulligan, Picard, and Smith.

**Ord. No. O2010-09  
Amend Sec. 1042.02**

**Ordinance No. O2010-09**, an ordinance amending Section 1042.02 of the Middletown Codified Ordinances establishing water rates was presented and read for the second time.

Ms. Scott Jones moved for the adoption of O2010-09. Mr. Smith seconded and the motion carried. Ayes: Armbruster, Becker, Scott Jones, Laubach, Mulligan, Picard, and Smith.

**Ord. No. O2010-10  
Backwater Prev.**

**Ordinance No. O2010-10**, an ordinance amending the Backwater Prevention Assistance Program as adopted in Ordinance No. O2002-45 was presented and read for the second time.

Ms. Scott Jones moved for the adoption of O2010-10. Mr. Smith seconded and the motion carried. Ayes: Armbruster, Becker, Scott Jones, Laubach, Mulligan, Picard, and Smith.

**Ord. No. O2010-11  
FOP Sgts. & Lts.**

**Ordinance No. O2010-11**, an ordinance authorizing a collective bargaining agreement with the Fraternal Order of Police Lodge #36, (Sergeants & Lieutenants) for the years November 1, 2009 through October 31, 2012, and declaring an emergency was presented.

Ms. Scott Jones moved that the Charter provision requiring reading on two separate days be suspended and the ordinance be declared an emergency measure and read one time only. Mr. Picard seconded and the motion carried. Ayes: Armbruster, Becker, Scott Jones, Laubach, Mulligan, Picard and Smith.

The ordinance was read one time only.

Ms. Scott Jones moved for the adoption of Ordinance No. O2010-11 as an emergency measure. Mr. Smith seconded and the motion carried. Ayes: Armbruster, Becker, Scott Jones, Laubach, Mulligan, Picard and Smith.

**Ord. No. O2010-12  
FOP Patrol**

**Ordinance No. O2010-12**, an ordinance authorizing a collective bargaining agreement with the Fraternal Order of Police Lodge #36, (Patrol Officers) for the years November 1, 2009 through October 31, 2012, and declaring an emergency was presented.

Ms. Scott Jones moved that the Charter provision requiring reading on two separate days be suspended and the ordinance be declared an emergency measure and read one time only. Mr. Picard seconded and the motion carried. Ayes: Armbruster, Becker, Scott Jones, Laubach, Mulligan, Picard and Smith.

The ordinance was read one time only.

Ms. Scott Jones moved for the adoption of Ordinance No. O2010-12 as an emergency measure. Mr. Smith seconded and the motion carried. Ayes: Armbruster, Becker, Scott Jones, Laubach, Mulligan, Picard and Smith.

**Res. No. R2010-01  
App. Wellfield**

**Resolution No. R2010-01**, a resolution to make adjustments to appropriations for current expenses and other expenditures of the City of Middletown, Counties of Butler and Warren, State of Ohio, for the period ending December 31, 2010, and to declare an emergency (Wellfield Protection Fund) was presented.

Ms. Scott Jones moved that the Charter provision requiring reading on two separate days be suspended and the resolution be declared an emergency measure and read one time only. Mr. Picard seconded and the motion carried. Ayes: Armbruster, Becker, Scott Jones, Laubach, Mulligan, Picard and Smith.

The resolution was read one time only.

Ms. Scott Jones moved for the adoption of Resolution No. R2010-01 as an emergency measure. Mr. Smith seconded and the motion carried. Ayes: Armbruster, Becker, Scott Jones, Laubach, Mulligan, Picard and Smith.

**Res. No. R2010-02  
Health Fund App.**

**Resolution No. R2010-02**, a resolution to make adjustments to appropriations for current expenses and other expenditures of the City of Middletown, Counties of Butler and Warren, State of Ohio, for the period ending December 31, 2010, (Health Fund) was presented and read for the first time.

**Ord. No. O2010-13  
Health Dept.  
Pay Range**

**Ordinance No. O2010-13**, an ordinance establishing pay ranges and certain benefits for employee classifications in the Middletown Department of Health and Environment was presented and read for the first time.

**Ord. No. O2010-14  
Pulled from Agenda**

**Ordinance No. O2010-14**, an ordinance establishing a procedure for and authorizing a contract with Service Supply Ltd., Inc. for the installation of additional playground equipment at Old South Park WAS PULLED FROM THE AGENDA.

**Ord. No. O2010-15  
Levy Assessments**

**Ordinance No. O2010-15**, an ordinance to levy special assessments for the repair of sidewalk, curbs, and gutters in the City of Middletown during the year 2009 against the lots and lands benefited by said improvements was presented and read for the first time.

**ADJOURNMENT**

At 7:45 p.m. the Mayor declared the meeting adjourned until February 16, 2009 at 6:30 p.m.

\_\_\_\_\_  
**Lawrence P. Mulligan, Jr., Mayor**

Attest: \_\_\_\_\_  
**Clerk of Council**



**Middletown Convention Visitors & Business Bureau**  
**January 9, 2010**  
**Special Grant Meeting**  
**Beau Verre Riordian Studios**

**Attendees: Ann Mort, Dick Boyea, Fran Sack, , Linda Moorman, Maria Langendorf, Nancy Romero, Joe Mulligan, Dana Picard, Marie Edwards**

**Note: Mr. Bradshaw was to conduct a team building exercise to help formulate a rubric for the grant process. Mr. Bradshaw fell ill and was not able to attend. Other business was conducted during the meeting.**

Ms. Mort called meeting to order at 9:09 a.m.

Previous Minutes approval

Motioned for approval Mr. Boyea; 2<sup>nd</sup> Ms. Sack; unanimous

**New Business**

- Introduction of Mr. Mulligan
- Election of officers
  - Ms. Mort announced she does not wish to hold the office as chair of the CVB and submitted her resignation to resign from the board. (resignation letter attached)
  - Nominations and approvals
    - Chair-Linda Moorman: Ms. Sack; Ms. Romero 2<sup>nd</sup>; unanimous**
    - Vice Chair- Dick Boyea: Ms. Picard; Ms. Moorman 2<sup>nd</sup>; unanimous**
    - Secretary- Fran Sack: Ms. Picard; Mr. Boyea 2<sup>nd</sup>; unanimous**
    - Treasure- Dana Picard: Ms. Sack; Ms. Langendorf 2<sup>nd</sup>; unanimous**
- Ms. Sack discussed the creation of job descriptions and responsibilities for each office held.
- Ms. Picard discussed the role and operations of the treasurer
- The Board would like to set up a meeting with the BCCVB to discuss operations for Middletown.

**Old Business**

- Rubric Committee Update
  - The committee wants to get feedback from the rest of the board
  - Committee will meet before the next grant meeting; Tuesday January 19<sup>th</sup> 6:00 Beau Verre
- CVB meeting schedule
  - February 25, 2010 8:30
  - March 25, 2010 4:30; 5:30 grantee meeting
  - July 29, 2010 8:30
  - September 30, 2010 8:30
  - November 18, 2010 8:30
  - January 27, 2011- Elections of new officers

- New member recruitment
  - New member to replace the late Perry Thatcher and Ann Mort.
  - New Members must be submitted to Council before the next board meeting.
  
- Signage Update
  - The City Manager asked that we put the highway billboard on hold

Meeting Adjourned 11:15 a.m.

MIDDLETOWN TREE COMMISSION  
MINUTES  
January 28, 2010

Present

Carolyn Keiffer, Chair  
Jim Armbruster  
Jeff McMullen  
Don Thompson  
Jeff Michel  
Steve Lewis

Staff Present

David Duritsch  
Ron Phelps  
Doris Baden

Absent

Martin Kontiner

The meeting began at noon and was adjourned at 1:45.

Carolyn passed out to all present her proposal to AK for a grant to plant 2,000 trees over a four year time table for \$479,000. Dave Duritsch asks if we have in writing the criteria that AK has on how the monies must be spent and on what types of projects. Carolyn said no but that they not only have the 14 million from the EPA fine they also just received a grant for 30 million to green up their new plant and she understood that a portion of that money was to be spent on community green projects. She has spoken with Sara, Alan McCoy's secretary, who told her that they were interested in a community tree planting project and to submit something in early spring for them to look at. Dave said he would call Sara and get the details.

Dave then explained that as an advisory board the Tree Commission could only advise the city and council to go for the money and should not directly approach AK without Council approval. He said the city may have other green projects that take priority; for example, the Gateway planting or the canal clean-up, and for this amount of money careful consideration of all the cities priorities would have to be taken into account. He said he did not object to tree plantings at all but that we need an overall Urban Forestry Plan first, to know what we have, what the maintenance issues are with what we have and can we maintain any new planting. He said he didn't think the city was ready to go for such an extensive tree planting grant until we have a comprehensive plan in place.

He went on to explain that when applying for large grants that involved the city image a specific plan needed to be in place, then have the public works department review it to see what the cities commitment would be. If the department was on board then they would take it to the city manager for approval and finally to City Council who had the final say. Ron and Dave both pointed out that to put in a planting that could not be maintained in the long run was bad for the city and all members agreed.

Jim Armbruster said, and all members agreed, that from the beginning the Tree Commission has been stumbling along with no input from the city on what they should be doing and how they could best help. Dave said that was true for many of the boards and commissions and one of his goals for the year was to outline these things and have all

boards work together instead of independently on separate projects. Then we could have a more comprehensive plan for not only trees but the facilities also.

Don Thompson said he saw good PR in joint planning and everyone working together. Steve Lewis mentioned that the city was losing thousands of trees a year and everyone agreed that tree planting was an important part of the big picture.

Dave, Ron and all the members agreed that they want to work with AK for years and Dave stated that he would rather go for a \$20,000 grant that showed a big bang and then later go for larger tree plantings. He also thought it would be good to ask AK if they would like to help in developing an Urban Forestry Plan.

Finally, Carolyn said that all of the members wanted to be doing something not just sitting in meetings and the piece that is missing is what the city wants us to do? The members expressed that they wanted all the time they spent to be worthwhile. Jim Armbruster agreed and said this is a great opportunity and he wanted to see it taken to the next step with leadership from the city. Dave agreed that the city should be leading and said through Ron and Doris he would do this. Carolyn asks if it would be all right for the TC to offer to help AK with their tree selection on their property and Dave thought that would be a great idea.

In conclusion, Dave said he would call Sara, Alan McCoy's secretary and find out all the details about the money for green projects and move forward from there.

The meeting was adjourned.

**HOUSING SUBCOMMITTEE  
MINUTES - February 5, 2010**

Members Present: Dan Picard, Anita Scott Jones

Others Present: Larry Mulligan, City Manager Gilleland, Community Revitalization  
Director D. Adkins, Clerk Parr

**Minutes Approved** Minutes from December 4, 2009 were approved.

**Chairman Selected** Dan Picard volunteered to chair this subcommittee.

**Monthly Housing Report**

Doug Adkins distributed several documents. The first report reviewed was the Revolving Loan Fund. The summary distributed showed month to date, year to date, number of applications received, approved and denied along with loans in default and the status of each. Mr. Adkins said these reports are also posted to the City's website under the Community Revitalization Department information page.

**CDBG VIP Fund** - Twenty-nine (29) families assisted

**People Working Cooperatively** - Ninety-one (91) families were assisted with year to date expenses of \$165,080.43.

**Downpayment/Closing Cost Assistance** – There were sixty-one (61) applications – forty were assisted; eight are pending and thirteen were denied.

**LifeSpan Home Buyer Classes** – Year to Date Attendance – 157

**NSP** – Mr. Adkins stated that most of the 2.1M dollars has been geared toward demolition. 2010 will focus on acquisition and rehabilitation.

**Demolition** – Demolition funds were discussed. To try and balance returns on sold properties, they can put that money back into funding for demolition. Any money that comes back for the NSP program can be used for any NSP program. There was thirty-three year-to-date demolished properties.

**Code Enforcement** – Mr. Adkins reported that computerization of code enforcement efforts is still underway.

Mr. Adkins said the purpose and effort behind establishing this Housing Subcommittee was two-fold: 1) to respond to questions regarding CDBG and 2) the long term mission of the program.

There was some discussion whether the need exists to continue meeting in subcommittee since council is having Public Housing Agency meetings. The subcommittee may want to continue to meet monthly, quarterly or semi-annually.

**Building Inspection** – 4<sup>th</sup> Quarter 2009 – report was distributed and discussed.

**Code Enforcement**

Mr. Adkins and Information Systems are in the process of setting up software called *CitizenServe*. Residents will be able to enter requests, complaints, see updates, etc. online. This will be a great tool for the City because we will take laptops in the field where photos can be taken and downloaded immediately to all computerized databases. Citizens will be able to see updates, resolution, pending and active cases. The software will generate letters throughout the workflow. The software also has scheduling programs for more efficient code enforcement efforts.

### **Commercial Code Enforcement**

The City of Middletown has never had a complete commercial code enforcement program. They are trying to get one up and started. There is a fine line between beating up on businesses and being business friendly. The City does not want to put any businesses out of business. The City's efforts are better than they were, but still not where they should be. Being business friendly doesn't mean businesses should get away with code or zoning violations. We need to pay attention to commercial properties and are trying to build this system. With commercial violations, the tools are in place to site, access fines, etc and the ability to go out every day and cite for violations if necessary.

There was some discussion regarding how aggressive these commercial code enforcement efforts should be. The subcommittee could make recommendations on any unresolved violations.

### **Housing Incentives for Public Employees**

Mr. Adkins distributed information gathered about incentive programs offered in other municipalities. He said sixteen of Middletown's 84 firefighters are residents and thirty of 80 police officers live within the City. Many communities used to have requirements for residency and the Supreme Court has overruled that. He asked committee members to look at the information and they can have further discussion. There was discussion about taking this to the bargaining units during contract negotiations. Staff is exploring ideas that would bring youth and people back to the City. Discussion included a lottery of NSP homes that could be spread broader based and create some excitement in the program. Staff will continue to look at programs

### **NSP Update**

As reported earlier, Mr. Adkins explained there will be a shift from demo to acquisition and rehabilitation. The theory is to stabilize neighborhoods. He is working with Fannie Mae, HUD and the largest REO realtor to find homes for purchase and rehab. He explained the process that starts with a Cost Estimate Report, includes a Rehab Feasibility Analysis, and Appraisal. Homes acquired and rehabbed could be incentive homes. If the program does not get all its money back from the rehab, that's OK. HUD recommends you lose \$75,000 per home. When you take an empty house and possibly turn it into the last vacant house on the street; putting a taxpaying family in the house, HUD feels these are investments in the neighborhood and community. They will tell you if you are not losing money, you are not doing a good job. There was discussion about housing stock and looking at three or four bedroom \$100,000 homes for this project. HUD will carry a second mortgage to put better housing stock in the neighborhood. Middletown has done some of these, but not without some criticism. Maple Park is a good example with better quality homes and a nicer neighborhood within a neighborhood. The policies need to be well wrapped and understood.

**Adjournment** At 9:03 A.M. After establishing the next meeting date of Friday, March 12<sup>th</sup> at 2 p.m., the meeting adjourned.

**Parr, Betsy**

---

**From:** Jeff Michel [jeff.michel@sbcglobal.net]  
**Sent:** Friday, February 05, 2010 2:25 PM  
**To:** Parr, Betsy  
**Subject:** council on landmarks and historic districts

Betsy,

I regretfully resign my current position on the landmarks and historic districts as I have an opportunity that would be a conflict of interest.

Hope you are well. I look forward to seeing you at the next council meeting.

Jeff Michel

2/5/2010

# Memo

To: City Council  
From: Betsy Parr, Clerk  
Copy: Judy Gilleland, City Manager  
Date: 2/12/2010  
Re: **BOARD AND COMMISSION APPOINTMENTS**

At the December 15, 2009 City Council meeting, appointments to most of the boards, commissions and committees were confirmed. There were a couple of boards that required specific skill-sets to which council did not have any applicants. Since December, a few vacancies have occurred and need to be filled.

The Board of Appeals requires appointment of a licensed electrician. Staff will continue to seek a qualified candidate that is willing to serve on this board.

The Zoning Board requires appointment of an attorney. Several local attorneys were contacted and David Kash has agreed to serve on the Zoning Board. Mr. Kash is a city resident and works in the Butler County Prosecutor's Office.

In Executive Session during February 16<sup>th</sup>'s meeting, council will review applications received and discuss board and commission vacancies for the following:

**Board of Appeals** \_\_\_\_\_, **licensed electrician – term expiring Dec. 2012**  
\_\_\_\_\_, **resident – term expiring Dec. 2010**

**Conv. Visitors Bureau** \_\_\_\_\_, **term expiring Dec. 2011**  
\_\_\_\_\_, **term expiring Dec. 2010**

**City Planning Commission** \_\_\_\_\_, **term expiring Dec. 2011**

**Landmarks and Historic Districts** \_\_\_\_\_, **term expiring Dec. 2013**  
**(Highlands Historic District resident)**



# DEPARTMENT OF LAW

## Personnel Division

February 11, 2010

**TO:** Judy Gilleland, City Manager

**FROM:** Les Landen, Law Director

**SUBJECT: APPOINTMENT – DISPATCHER**

We are recommending the conditional appointment of **AMY PRICHARD** to the position of Dispatcher in the Department of Public Safety, Division of Police. Ms. Prichard was selected from the eligibility list as a result of Civil Service testing procedures. She will fill the vacancy created by the resignation of Janet Shields.

Ms. Prichard will be assigned to the Probationary Range that provides a salary of \$1,233.76 bi-weekly, \$32,077.84 annually. The appointment is conditional upon the candidate successfully passing the required medical evaluations.

/ks

c: Betsy Parr, Clerk of Council  
Greg Schwarber, Chief of Police  
Linda Conaway, Personnel Specialist  
Becky Helmrich, Executive Account Clerk (Payroll)  
file

City Council Meeting 2/16/10

**CLASSIFICATION - DISPATCHER**

Authorized Strength - 15

Current Staff Level – 13

Ms. Prichard is not related to any City employee.

# DEPARTMENT OF LAW

## Personnel Division

February 11, 2010

**TO:** Judy Gilleland, City Manager

**FROM:** Les Landen, Law Director

**SUBJECT: APPOINTMENT – PUBLIC WORKS SUPERINTENDENT**

We are recommending the appointment of **RAY TOLSON** to the position of Public Works Superintendent in the Department of Public Works and Utilities. Mr. Tolson has been on disability retirement since December 1, 2006 and has been recently advised that this benefit will be terminated effective February 28, 2010. He has been certified to resume the same or similar service with the City.

Mr. Tolson will be assigned to Range 179, Step C, which provides a salary of \$2,066.16 bi-weekly, \$53,720.16 annually. The appointment is effective March 1, 2010.

/ks

c: Betsy Parr, Clerk of Council  
David Duritsch, Public Works & Utilities Director  
Linda Conaway, Personnel Specialist  
Becky Helmrich, Executive Account Clerk (Payroll)  
file

City Council Meeting 2/16/10

## ENGINEERING DIVISION

February 8, 2010

TO: Judy Gilleland, City Manager

FROM: David J. Duritsch Jr., Public Works and Utilities Director

### **SUBJECT: TENTATIVE ASSESSMENTS BREIEL BOULEVARD**

Work is complete on the Breiel Boulevard Project, Manchester Road to Riverview Avenue. The Resolution of Necessity R2009-11 was approved on April 7, 2009. It is now necessary to have City Council receive and file the tentative assessments at their February 16, 2010 meeting. If there are no objections made during the objection period, the assessing ordinance should be adopted April 6, 2010. Copies of the assessments are on file with both the Clerk of Council and Public Works and Utilities Director.

The procedure on these assessments varies from a normal assessment. It is as follows:

Receive & File Tentative Assessments	February 16, 2010
Newspaper Publication	February 19, 26, & March 5, 2010
Objection Period	March 5, 2010 – March 22, 2010
Receive & File Final Assessments	April 6, 2010
Newspaper Publication	April 9, 2010

A copy of the Legal Notice is attached.

DJD/bkm

Cc: Leslie S. Landen, Director of Law  
Russ Carolus, Director of Finance  
Betsy Parr, Clerk of City Council  
File

Attach:



**LEGAL NOTICE NO. 10-7106**

**NOTICE OF FILING ASSESSMENT  
BREIEL BOULEVARD PROJECT**

Notice is hereby given that the estimated assessments have been made for repairing sidewalks, driveways, curbs and gutters during the year 2009 in the City of Middletown on the following locations in said City:

Breiel Boulevard .....Manchester Road to Riverview Avenue

as set forth in Resolution No. R2009-11 adopted April 7, 2009. Said estimated assessments are now on file in the office of the Clerk of City Council of the City of Middletown for the inspection and examination of all persons interested therein.

Objections to such estimated assessments must be in writing and must be filed in the office of the said Clerk of City Council within two weeks after the expiration of this notice to wit: five weeks after the date of first publication hereof.

By order of the City Council:

**BETSY PARR**  
Clerk of City Council

**PUBLISH: February 19, 2010  
February 26, 2010  
March 5, 2010**

*Instructions to Publisher: Publish once each week for three consecutive weeks.*

## **STAFF REPORT**

For the Business Meeting of February 16, 2010

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February 11, 2010

TO: Judy Gilleland, City Manager  
FROM: Doug Adkins, Community Revitalization Director  
Cindy Strayer, Purchasing Agent

### **Bid Recommendation, Bid No. 10-792-01, Golf Course Chemicals**

#### **PURPOSE**

To recommend various vendors as the lowest and best bidders for the annual golf course chemical bid. The approximate amount to be spent, based on their prices for our estimated quantities is \$93,223.40.

#### **BACKGROUND and FINDINGS**

This is an annual bid solicited each year to find the lowest and best bids for various chemicals to be used at Weatherwax Golf Course throughout the year. The exact usage will vary, depending upon wear and tear on the golf course, as well as weather conditions.

#### **ALTERNATIVES**

The alternative is to purchase these chemicals on an “as needed” basis, without the benefit of contract pricing.

#### **OTHER CONSIDERATIONS**

Eight bids were received this year. The lowest and best bid meeting our specifications and considering delivery time, labor costs for various methods of application, etc., is being recommended in each instance. It is recommended the bid be divided between seven different vendors.

#### **FINANCIAL IMPACT**

There is a sufficient amount of money (\$152,000) budgeted in the golf course chemicals line item to cover these purchases. As with chemicals we purchase for other divisions in the City, it is difficult to project exactly how much will be spent because the usage will depend on course and weather conditions.

**RECOMMENDATION**

Thirty-four difference chemicals (fungicides, insecticides, herbicides, fertilizers) and seed were bid. Based on the amounts the vendors bid for our estimated quantities, following is a listing of the approximate amount to be spent with each of the seven vendors. Actual expenditures may be more or less, as stated previously.

Green Velvet Sod Farms – Bellbrook, OH	\$28,106.00
Turfgrass, Inc. – Florence, KY	\$15,440.00
Helena Chemical Co. – Columbus, OH	\$ 7,310.00
The Hill Co. – Erlanger, KY	\$16,717.50
John Deere Landscape – Cleveland, OH	\$ 9,812.50
Harrell’s – Lakeland, FL	\$ 2,625.00
Southwest Landmark – Lebanon, OH	<u>\$13,212.40</u>

GRAND TOTAL \$93,233.49

**CONFORMITY TO CITY POLICY**

This purchase conforms to all City Purchasing policies and procedures.

**DEPARTMENTAL CLEARANCES**

Weatherwax Golf Course

- cc: Russ Carolus, Finance Director
- Les Landen, Law Director
- Doug Adkins, Community Revitalization Director
- Dave Tieman, Weatherwax Golf Course
- Dean Gerdeman, Weatherwax Golf Course
- Betsy Parr, Clerk of Council
- File

February 8, 2010

TO: Judy Gilleland, City Manager

FROM: David J. Duritsch Jr., Public Works & Utilities Director  
Prepared by: Scott D. Tadych, Assistant City Engineer

**UNIVERSITY BOULEVARD BRIDGE BEAM REPAIRS**

**PURPOSE**

To authorize the City Manager to enter into a contract with Armstrong Steel Erectors, Inc. for repairs to the University Boulevard bridge over the Norfolk Southern railroad located on the south leg of the University Boulevard/Roosevelt Boulevard railroad overpass.

**BACKGROUND and FINDINGS**

This project consists of repairing rusted beam sections on the University Boulevard railroad overpass bridge.

Bids were submitted by two contractors for the project on January 28, 2010 with Armstrong Steel Erectors, Inc. submitting the lowest and best bid.

**ALTERNATIVES**

1. Do Nothing
2. Award contract to a different contractor

**FINANCIAL IMPACT**

A grant from the Ohio Public Works Commission (OPWC) will pay for 69% of the cost associated with the repairs.

Two bids were received for this project on January 28, 2010 for \$28,000 and \$32,650. The low bid submitted by Armstrong Steel Erectors was 3.5% below the engineer's estimate.

**EMERGENCY/NON-EMERGENCY**

Consent Agenda

**RECOMMENDATION**



Staff recommends award of a contract to Armstrong Steel Erectors in an amount not to exceed \$28,000.

**ATTACHMENTS**

Bid Tab  
Vicinity Map

DJD/sdt

c: Leslie S. Landen, Law Director  
Betsy Parr, Clerk of City Council  
File

**UNIVERSITY BOULEVARD BRIDGE BEAM REPAIRS**

**BID TABULATION**

**LEGAL NOTICE NO. 10-7093**

**BIDS RECEIVED: January 28, 2010**

<b>CONTRACTOR'S NAME &amp; ADDRESS</b>	<b>AMOUNT</b>
<b>ENGINEER'S ESTIMATE</b>	<b>\$29,000.00</b>
<b>ARMSTRONG STEEL ERECTORS, INC.</b> 50 S. Fourth Street, P.O. Box 577, Newark, Ohio 43058-0577	<b>\$28,000.00</b>
<b>EVERS WELDING COMPANY</b> 4849 Blue Rock Road, Cincinnati, Ohio 45253	<b>\$32,650.00</b>
<p><i>Armstrong Steel Erectors, Inc. was the low bid in the amount of \$28,000.00 which is 3.5% under the Engineer's Estimate of \$29,000.00</i></p>	

**LEGISLATIVE**

**ITEMS 1 - 2**

**& 3 ARE**

**SECOND**

**READINGS**

**RESOLUTION NO. R2010-02**

**A RESOLUTION TO MAKE ADJUSTMENTS TO APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF MIDDLETOWN, COUNTIES OF BUTLER AND WARREN, STATE OF OHIO, FOR THE PERIOD ENDING DECEMBER 31, 2010, (HEALTH FUND).**

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Middletown, Butler/Warren Counties, Ohio that:

Section 1

The sums are hereby appropriated from the Health Fund of the City to accounts of the City for the purposes therein described as follows:

FROM: Unappropriated	HEALTH FUND (Fund #228)	\$24,464
TO: Accounts of 032	Other Professional Services (IAP)	\$9,804
Accounts of 450	Other Professional Services (Health Administration)	\$4,237
Accounts of 034	Other Professional Services (CFHS)	\$10,423

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**TOTAL HEALTH FUND** **\$ 24,464**

Section 2

The Director of Finance is hereby authorized to draw his warrants on the City Treasurer for payments from any of the foregoing appropriations upon receiving proper certificates and vouchers therefor, approved by the Board of Officers authorized by law to approve the same, or an ordinance or resolution of the City Council to make expenditures provided that no warrants shall be drawn or paid for salaries or wages except to persons employed by authority of and in accordance with law or ordinance.

Section 3

All legislation inconsistent herewith is hereby repealed.

Section 4

This resolution shall take effect and be in force at the earliest date permitted by law.

\_\_\_\_\_  
Lawrence P. Mulligan, Jr., Mayor

1<sup>st</sup> Reading: February 2, 2010

2<sup>nd</sup> Reading: February 16, 2010

Adopted: \_\_\_\_\_

Effective: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of the City Council

**ORDINANCE NO. 02010-13**

**AN ORDINANCE ESTABLISHING PAY RANGES AND CERTAIN BENEFITS FOR EMPLOYEE CLASSIFICATIONS IN THE MIDDLETOWN DEPARTMENT OF HEALTH AND ENVIRONMENT.**

**BE IT ORDAINED** by the City Council of the City of Middletown, Butler and Warren Counties, Ohio:

**Section 1**

Effective January 1, 2010 the salaried classifications within the service of the Middletown Department of Health and Environment are hereby established in pay ranges as follows:

<u>Class Title</u>	<u>Salary Range</u>
CFHS Project Director	191
Certified Community Health Worker	195
Community Health Worker	197
Community Care Administrator	186
Director of Environmental Health	179
Director of Nursing	179
Emergency Planning Coordinator/Sanitarian	183
Health Commissioner	172
Health Commissioner/Director of Environmental Health	172
Health Educator	191
Lead Community Health Worker	192
OIMRI Supervisor	186
Public Health Intern	197
Public Health Nurse	182
Sanitarian	183
Sanitarian-in-Training	184
Secretary I	193
Senior Administrative Assistant	184
Supervising Sanitarian	181
Vital Statistics Registrar	189

The salary ranges above shall be equivalent to those set forth in the most current ordinance establishing current pay ranges for City of Middletown employees.

Section 2

The position of Medical Director shall be on call at all times and available to handle any health related emergency affecting the community. The schedule of the Medical Director shall be determined by the Health Commissioner. The Medical Director shall be paid an annual salary equivalent to the state subsidy amount for the prior year to be paid in twenty-six (26) equal increments.

Section 3

Employees of the Middletown Department of Health and Environmental shall receive benefits and be subject to the pay policies as set forth in the most current ordinance establishing pay policy and benefits for City of Middletown employees.

Section 4

This ordinance shall take effect and be in force from and after the earliest period allowed by law.

---

Lawrence P. Mulligan, Jr., Mayor

1<sup>st</sup> Reading: **February 2, 2010**

2<sup>nd</sup> Reading: **February 16, 2010**

Adopted: \_\_\_\_\_

Effective: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of City Council

**ORDINANCE NO. O2010-15**

**AN ORDINANCE TO LEVY SPECIAL ASSESSMENTS FOR THE REPAIR OF SIDEWALK, CURBS AND GUTTERS IN THE CITY OF MIDDLETOWN DURING THE YEAR 2009 AGAINST THE LOTS AND LANDS BENEFITTED BY SAID IMPROVEMENTS.**

**NOW THEREFORE, BE IT ORDAINED**, by the City Council of the City of Middletown, Butler/Warren Counties, Ohio that:

**WHEREAS**, on June 2, 2009, City Council adopted Resolution No. R2009-16 declaring it necessary to repair certain sidewalks, curbs and gutters at various locations in the City; and

**WHEREAS**, written notice of the assessment has been given as required by law;

**Section 1**

The list of estimated assessments of the cost of repairing certain sidewalks, curbs and gutters in the City of Middletown, Ohio, reported to the Council on February 2, 2010 and now on file in the office of the Clerk of City Council and totaling \$15,860.04, are hereby adopted and confirmed.

**Section 2**

The several amounts of the assessments, adopted and confirmed herein, are hereby assessed and levied on the lots and lands bounding and abutting the repairs.

**Section 3**

It is hereby determined that the assessments do not exceed the special benefits resulting from the repairs, and do not exceed any statutory limitation.

**Section 4**

The total assessment against each lot or parcel of land shall be payable in cash within thirty (30) days from and after the passage of this ordinance or at the option of the owner in five (5) annual installments with interest at the same rate as shall be borne by the bonds issued in anticipation of the collection of the same. All cash payments shall be made to the Treasurer of the said City. All assessments and installments thereof remaining unpaid at the expiration of thirty (30) days shall be certified to the County Auditor, as provided by law, to be placed on the tax duplicate and collected as other taxes are collected.

**Section 5**

The Clerk of Council is directed to cause notice of the passage of this ordinance to be published as provided by law.

**Section 6**

The City Engineer is directed to cause notice of the levy of the assessments herein to be filed with the County Auditor within twenty days following passage of this ordinance.

**Section 7**

This ordinance is shall take effect and be in force at the earliest time permitted by law.

\_\_\_\_\_  
Lawrence P. Mulligan, Jr., Mayor

1<sup>st</sup> Reading: **February 2, 2010**

2<sup>nd</sup> Reading: **February 16, 2010**

Adopted: \_\_\_\_\_

Effective: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of the City Council



**LEGISLATION**

**ITEM 4**

**ORDINANCE NO. O2010-16**

**ORDINANCE OF THE CITY COUNCIL OF MIDDLETOWN, OHIO, DETERMINING TO PROCEED WITH SUBMITTING THE QUESTION OF A TAX LEVY FOR THE BENEFIT OF THE MIDDLETOWN PUBLIC LIBRARY AND DECLARING AN EMERGENCY**

WHEREAS, on December 15, 2009, the Board of Library Trustees of the Middletown Public Library passed a resolution declaring the necessity to levy an additional tax of seventy-five hundredths (0.75) of a mill to constitute a tax in excess of the ten-mill limitation, as authorized by Ohio Revised Code Sections 5705.03 and 5705.23; and

WHEREAS, by a Certificate of Estimated Property Tax Revenue dated January 25, 2010, the Butler County Auditor, pursuant to Ohio Revised Code Section 5705.03, has certified to the Board of Library Trustees the dollar amount of revenue that would be generated by the tax levy, based on the current assessed valuation of the Middletown Public Library District; and

WHEREAS, on January 28, 2010, the Board of Library Trustees of the Middletown Public Library, pursuant to Ohio Revised Code Section 5705.23, passed a resolution requesting this City Council, as taxing authority for the Middletown Public Library District, to submit the question of the tax levy to the electors residing within the boundaries of the Middletown Public Library District at the election to be held on May 4, 2010;

THEREFORE, BE IT ORDAINED, by the City Council of Middletown, Ohio, three-fourths of all members elected thereto concurring:

SECTION 1: That the City Council hereby determines to proceed with the submission of the question of an additional tax in excess of the ten-mill limitation for the benefit of the Middletown Public Library, for the purpose of current expenses, as required by authority of Ohio Revised Code Section 5705.23, at a rate not exceeding seventy-five hundredths (0.75) of a mill for each dollar of valuation, which amounts to seven and five-tenths cents (\$0.075) for each one hundred dollars of valuation, to the electors residing within the boundaries of the Middletown Public Library District, defined by the State Library Board of Ohio on July 14, 1981, to be comprised of the following territory: Middletown City School District (Counties of Butler and Warren and subsequently known as Middletown/Monroe City School District), Madison Local School District, Lakota Local School District, and those portions of the Edgewood Local School District (subsequently known as Edgewood City School District) located in Madison Township, Wayne Township, and the Village of Seven Mile, including that portion within St. Clair Township.

SECTION 2: That the tax levy shall be for five (5) years, commencing in 2010, first due in calendar year 2011, if approved by a majority of the electors voting thereon.

SECTION 3: That the question of such tax levy shall be submitted to the said electors at the election to be held on May 4, 2010.

SECTION 4: That the tax levy question shall be submitted to the said electors in a form substantially as follows:

PROPOSED TAX LEVY-(Additional)  
MIDDLETOWN PUBLIC LIBRARY  
A Majority Affirmative Vote is Necessary for Passage

An additional tax for the benefit of the Middletown Public Library District (Counties of Butler and Warren) for the purpose of current expenses at a rate not exceeding seventy-five hundredths (0.75) of a mill for each one dollar of valuation, which amounts to seven and five-tenths cents (\$0.075) for each one hundred dollars of valuation, for a period of five years, commencing in 2010, first due in calendar year 2011.

\_\_\_\_\_ For the tax levy

\_\_\_\_\_ Against the tax levy

SECTION 5: That the Clerk of the City Council is hereby directed to certify to the Butler County Board of Elections, not less than 75 days prior to the election to be held May 4, 2010, [1] a copy of this Ordinance Determining to Proceed with Submitting the Question, and [2] a copy of the resolution passed by the Board of Library Trustees of the Middletown Public Library dated January 28, 2010, *including all exhibits and certifications attached thereto*, as certified to this City Council by the Middletown Public Library on February \_\_\_\_\_, 2010.

SECTION 6: That the Butler County Board of Elections is hereby requested to cause notice of election on the question of levying the tax to be given as required by law.

SECTION 7: This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public health, safety and general welfare, to wit: to permit this resolution to be submitted to the Board of Elections in a timely fashion for the proposed levy to appear on the May 4, 2010 ballot, and shall take effect and be in force from and after its adoption.

\_\_\_\_\_  
Lawrence P. Mulligan, Jr., Mayor

Adopted: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of City Council

# Memorandum

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**To:** City Council  
**From:** Leslie S. Landen, Law Director  
**Date:** 2/12/2010  
**Re:** Library Levy

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The Library Board of Trustees for the Middletown Public Library has submitted a resolution to the Middletown City Council stating the necessity for a tax levy to support the operation of the library. The Library Trustees seek an emergency resolution from City Council to place a tax levy on the May 4, 2010 ballot.

City Council is the taxing authority for the Middletown Public Library. The Library has no ability to place a tax levy on the ballot. The resolution instructing the Board of Elections to place a tax issue on the ballot must come from the taxing authority.

However, City Council's discretion in placing a levy on the ballot as the taxing authority is severely limited. If the Library Trustees complied with Ohio Revised Code §3375.45 and 5705.23, this Council has a legal duty to put the issue on the ballot by resolution OAG No. 88-013. While the interpretation of the law may limit what is normally viewed as the broad discretion of a legislative body acting in that capacity, it is clearly supported by the language in Ohio Revised Code §5705.23.

Upon receipt of the resolution; *(from the library trustees)* the training authority...shall adopt a resolution providing for the submission of such additional tax levy to the electors... Italics added.

Shall is a mandatory term, not subject to discretion.

In as much as the City Council has a legal duty to place this tax levy on the ballot if the statutory mandates have been met, its failure to do so could result in a mandamus action to require City Council to act. While there is no case on point where a City Council has been required by a court to place a levy on the ballot, the basic requisites of a mandamus action appear to exist in this situation. Mandamus is available where a public official or body refuses to perform a ministerial legal duty. A writ of mandamus may issue to compel the public body to act. Since Ohio Revised Code §5705.23 creates a mandatory duty to place the issue on the ballot,

mandamus would appear to be an available remedy. Attorney fees may be assessed against the public body.

While it is out of the ordinary for the state legislature to deprive a legislative body of its discretion, the General Assembly has done that in this instance. Failure to place the levy on the ballot could expose the City to a lawsuit and the resulting costs and attorneys' fees.

# MIDDLETOWN PUBLIC LIBRARY



125 SOUTH BROAD STREET  
MIDDLETOWN, OHIO 45044  
513/424-1251

February 1, 2010

Betsy Parr, Clerk of City Council  
City of Middletown  
One Donham Plaza  
Middletown, OH 45042

Dear Ms. Parr:

Enclosed are the following documents that you will need if the Council approves the Ordinance for the Middletown Public Library to place a tax levy on the ballot for May 4, 2010:

Resolution No. 10-12, from our Special Board meeting that was held on January 28, 2010

Exhibit 1, Certificate of Boundaries of the Middletown Public Library District that was defined in 1981 by the State Library Board of Ohio

Exhibit 2, Resolution No. 09-82 from our regular Board meeting of December 15, 2009

Exhibit A, Certificate of Boundaries of the Middletown Public Library District that was defined in 1981 by the State Library Board of Ohio

Exhibit 3, Certificate of Estimated Property Tax Revenue from Roger Reynolds, Butler County Auditor

If you have any questions feel free to call me at (513) 705-8507.

Thank you for your help.

Jo Tribbey  
Deputy Fiscal Officer

RESOLUTION NO. 10-12

**RESOLUTION OF THE BOARD OF LIBRARY TRUSTEES OF THE  
MIDDLETOWN PUBLIC LIBRARY REQUESTING THE CITY COUNCIL OF  
MIDDLETOWN, OHIO, TO SUBMIT TO THE ELECTORS RESIDING WITHIN  
THE MIDDLETOWN PUBLIC LIBRARY DISTRICT THE QUESTION OF  
LEVYING A TAX**

WHEREAS, the Board of Library Trustees of the Middletown Public Library ("Board") is a board of library trustees which has authority over a municipal public library and which is organized and exists pursuant to Ohio Revised Code Chapter 3375; and

WHEREAS, pursuant to Ohio Revised Code Section 3375.01(G), the boundaries of the Middletown Public Library District were defined in 1981 by the State Library Board of Ohio (Certificate attached hereto as Exhibit 1); and

WHEREAS, the City Council of the City of Middletown, Ohio, is the taxing authority of the Middletown Public Library District; and

WHEREAS, on December 15, 2009, the Board passed a resolution declaring the necessity to levy an additional tax of seventy-five hundredths (0.75) of a mill to constitute a tax in excess of the ten-mill limitation, as authorized by Ohio Revised Code Sections 5705.03 and 5705.23, for a period of five (5) years (attached hereto as Exhibit 2); and

WHEREAS, by a Certificate of Estimated Property Tax Revenue dated January 25, 2010 (attached hereto as Exhibit 3), the Butler County Auditor, pursuant to Ohio Revised Code Section 5705.03, has certified to the Board the dollar amount of revenue that would be generated by the tax levy, based on the current assessed valuation of the Middletown Public Library District, as that territory was defined in 1981; and

WHEREAS, pursuant to Ohio Revised Code Section 5705.23, the Board desires that the City Council of the City of Middletown, Ohio, as taxing authority for the Middletown Public Library District, submit to the electors residing within the boundaries of the Middletown Public Library District, as that territory was defined in 1981, the question of levying the tax described in the Board's resolution of December 15, 2009;

THEREFORE, BE IT RESOLVED, by the Board, two-thirds of all members appointed thereto concurring, that the amount of taxes which may be raised within the ten-mill limitation by levies on the current tax duplicate will be insufficient to provide an adequate amount for the necessary requirements of the Middletown Public Library; and

BE IT FURTHER RESOLVED, that it is necessary to levy an additional tax to constitute a tax in excess of the ten-mill limitation for the benefit of the Middletown Public Library, for the purpose of current expenses, at a rate not exceeding seventy-five hundredths (0.75) of a mill for each one dollar of valuation, which amounts to seven and five-tenths cents (\$0.075) for each one hundred dollars of valuation; and

BE IT FURTHER RESOLVED, that it is necessary that the tax be levied for a period of five (5) years, commencing in 2010, first due in 2011, if approved by a majority of the electors voting thereon; and

BE IT FURTHER RESOLVED, that the Board desires that the City Council of the City of Middletown, Ohio, as taxing authority for the Middletown Public Library District, adopt an ordinance to submit the question of levying the tax described in the Board's resolution of December 15, 2009, to the electors residing within the boundaries of the Middletown Public Library District, defined by the State Library Board of Ohio on July 14, 1981, to be comprised of the following territory: Middletown City School District (Counties of Butler and Warren and subsequently known as Middletown/Monroe City School District), Madison Local School District, Lakota Local School District, and those portions of the Edgewood Local School District (subsequently known as Edgewood City School District) located in Madison Township, Wayne Township, and the Village of Seven Mile, including that portion within St. Clair Township.

BE IT FURTHER RESOLVED, that the Board further desires that the question be submitted to the said electors on May 4, 2010; and

BE IT FURTHER RESOLVED, that the Fiscal Officer of the Middletown Public Library is directed to certify a copy of this resolution, including all attachments, to the Clerk of the City Council of the City of Middletown, Ohio.

Trustee Barb Chappell moved for the adoption of the foregoing resolution. Trustee Jim Frazier seconded the motion, and upon call of the roll, the vote resulted as follows:

James E. VonderHaar	<u>Aye</u>
Karen L. Hackett	<u>Absent</u>
Barbara Chappell	<u>Aye</u>
Joe Lyons	<u>Aye</u>
James Frazier	<u>Aye</u>
Harold Jackson	<u>Aye</u>
Melynda Cook	<u>Absent</u>

Adopted: January 28, 2010

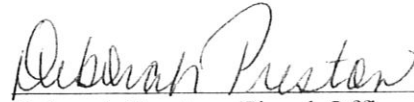
Attest: Deborah Preston  
Deborah Preston, Fiscal Officer



CERTIFICATE

IT IS HEREBY CERTIFIED that the foregoing Resolution No. 10-12 is taken and copied from the record of proceedings of the Board of Library Trustees of the Middletown Public Library and that it has been compared by me with the resolution on the record and is a true copy.

IN WITNESS WHEREOF, I have hereunto set my hand, this 28th day of January, 2010.

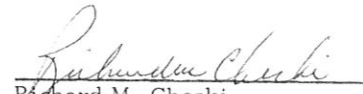
  
\_\_\_\_\_  
Deborah Preston, Fiscal Officer  
Middletown Public Library

BE IT FURTHER RESOLVED, that the State Librarian is directed to provide a certified copy of this resolution to the Butler County Board of Elections; Hamilton City School District; Butler County Commissioners; Middletown Public Library; Lane Public Library, Hamilton; Middletown City School District; Madison Local School District; Lakota Local School District; Edgewood Local School District; Secretary of State; and the Director of the Legislative Reference Bureau.

Mrs. Moser seconded the motion. The motion was passed with the following vote:

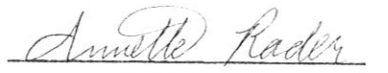
Dr. McClain	Absent
Mr. Moore	Yes
Mrs. Moser	Yes
Mr. Tenney	Absent
Mr. Weiker	Yes

I certify that the above resolution is a true and correct copy of Resolution 81-3, adopted by the State Library Board in the meeting of July 14, 1981.

  
 Richard M. Cheski  
 State Librarian and Secretary  
 The State Library Board

STATE OF OHIO, County of Franklin

Before me, a Notary Public for said County, personally appeared the above named Richard M. Cheski, who signed in my presence this certificate. In testimony whereof, I have hereunto signed my name and official seal at Columbus, Ohio, this 14<sup>th</sup> day of July, 1981.

  
 ANNETTE RADER  
 Notary Public, State of Ohio  
 My Commission Expires Nov. 22, 1984

RESOLUTION NO. 09-82**RESOLUTION OF THE BOARD OF LIBRARY TRUSTEES OF THE MIDDLETOWN PUBLIC LIBRARY DECLARING THE NECESSITY OF LEVYING A TAX**

WHEREAS, the amount of taxes which may be raised within the ten-mill limitation by levies on the current tax duplicate will be insufficient to provide an adequate amount for the necessary requirements of the Middletown Public Library; and

WHEREAS, it is necessary to levy a tax in excess of the ten-mill limitation for current expenses of the Middletown Public Library; and

WHEREAS, Ohio Revised Code §§ 5705.03 and 5705.23 together require that a resolution declaring the necessity of levying a tax outside the ten-mill limitation for public library purposes [a] must be passed and certified to the county auditor by a board of library trustees in order to permit consideration of the levy of such tax in a library district; and [b] must request that the county auditor certify the total current tax valuation and the dollar amount that would be generated by the tax;

THEREFORE, BE IT RESOLVED by the Board of Library Trustees of the Middletown Public Library, at least two-thirds of all members appointed thereto concurring, that it is necessary to levy an additional tax to constitute a tax in excess of the ten-mill limitation for the benefit of the Middletown Public Library, for the purpose of current expenses, as authorized by Ohio Revised Code § 5705.23, at a rate not exceeding seventy-five hundredths (0.75) of a mill for each one dollar of valuation, which amounts to seven and five-tenths cents (\$0.075) for each one hundred dollars of valuation; and

BE IT FURTHER RESOLVED, that the tax levy is for tax years 2010, 2011, 2012, 2013, and 2014, first due in calendar year 2011, if approved by a majority of the electors voting thereon; and

BE IT FURTHER RESOLVED, that the question of such tax levy shall be submitted by the City Council of the City of Middletown, Ohio, to the electors residing within the boundaries of the Middletown Public Library District (as defined in the Certificate of the State Library Board of Ohio, attached hereto as Exhibit A) at the election to be held on May 4, 2010, and

BE IT FURTHER RESOLVED, that the Fiscal Officer is hereby directed to certify a copy of this resolution to the Butler County Auditor; and

BE IT FURTHER RESOLVED, that the Board of Library Trustees of the Middletown Public Library hereby requests that the Butler County Auditor certify to this Board the total current tax valuation of the Middletown Public Library District (as defined in the Certificate of the State Library Board of Ohio, attached hereto as Exhibit A) and the dollar amount of revenue that would be generated by the tax levy if approved by the electors.

Trustee Mr. Jim Frazier moved for the adoption of the foregoing resolution. Trustee Mr. Harold Jackson seconded the motion, and upon call of the roll, the vote resulted as follows:

James E. VonderHaar	<u>Yes</u>
Karen L. Hackett	<u>Absent</u>
Barbara Chappell	<u>Yes</u>
Joe Lyons	<u>Yes</u>
James Frazier	<u>Yes</u>
Harold Jackson	<u>Yes</u>
Marilyn Patrick	<u>No</u>

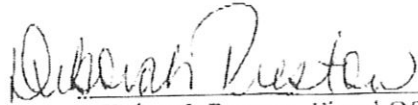
Adopted: December 15, 2009

Attest: Deborah Preston  
Deborah Preston, Fiscal Officer  
James E. VonderHaar  
James E. VonderHaar, President

CERTIFICATE

IT IS HEREBY CERTIFIED that the foregoing Resolution No. 09-82 is taken and copied from the record of proceedings of the Board of Library Trustees of the Middletown Public Library and that it has been compared by me with the resolution on the record and is a true copy.

IN WITNESS WHEREOF, I have hereunto set my hand, this 15<sup>th</sup> day of December, 2009.



Deborah Preston, Fiscal Officer  
Middletown Public Library

CERTIFICATE

The State Library Board met in Room 1208 of the State Library, State Office Building, 65 South Front Street, Columbus, Ohio, on Tuesday, July 14, 1981 with the following members present: Mr. Bryce L. Weiker, President; Mr. Warner R. Moore, Vice President; and Mrs. Virgene Moser. Dr. Shirla R. McClain and Mr. H. Baird Tenney were excused. The following action was taken and is recorded in the minutes of the meeting.

Mr. Moore moved (M-36-81) that the following resolution be adopted:

Resolution 81-3

Request of the Middletown Public Library  
to Amend, Define, and Adjust its  
Library Boundaries

WHEREAS, the Board of Library Trustees of the Middletown Public Library, Middletown, Ohio has requested the State Library Board to amend, define, and adjust the boundaries of the Middletown Public Library to include the following areas:

Middletown City School District  
Madison Local School District  
Lakota Local School District  
and those portions of the Edgewood Local School District located in Madison Township, Wayne Township, and the Village of Seven Mile, including that portion within St. Clair Township; and

WHEREAS, the application for such action by the State Library Board has been properly filed and has been reviewed and considered by the State Library Board in accordance with procedures established in Section 3375-4-05 of the State Library Board Rules; and

WHEREAS, in accordance with said procedures, the Boards of Library Trustees of the Middletown Public Library and the Lane Public Library, Hamilton were notified of the recommended action to be considered by the State Library Board on July 14, 1981;

NOW THEREFORE BE IT RESOLVED by the State Library Board, acting under its power in Section 3375.01 (G) of the Ohio Revised Code and in accordance with procedures established in its Rules as filed with the Ohio Legislative Reference Bureau January 20, 1981, that the boundaries of the Middletown Public Library, Middletown be defined to include the following areas:

Middletown City School District  
Madison Local School District  
Lakota Local School District  
and those portions of the Edgewood Local School District located in Madison Township, Wayne Township, and the Village of Seven Mile, including that portion within St. Clair Township; and

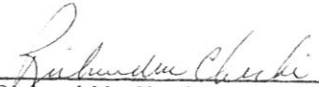
(over)

BE IT FURTHER RESOLVED, that the State Librarian is directed to provide a certified copy of this resolution to the Butler County Board of Elections; Hamilton City School District; Butler County Commissioners; Middletown Public Library; Lane Public Library, Hamilton; Middletown City School District; Madison Local School District; Lakota Local School District; Edgewood Local School District; Secretary of State; and the Director of the Legislative Reference Bureau.

Mrs. Moser seconded the motion. The motion was passed with the following vote:


Dr. McClain	Absent
Mr. Moore	Yes
Mrs. Moser	Yes
Mr. Tenney	Absent
Mr. Weiker	Yes

I certify that the above resolution is a true and correct copy of Resolution 81-3, adopted by the State Library Board in the meeting of July 14, 1981.

  
 Richard M. Cheski  
 State Librarian and Secretary  
 The State Library Board

STATE OF OHIO, County of Franklin

Before me, a Notary Public for said County, personally appeared the above named Richard M. Cheski, who signed in my presence this certificate. In testimony whereof, I have hereunto signed my name and official seal at Columbus, Ohio, this 14th day of July, 1981.

  
 ANNETTE RADER  
 Notary Public, State of Ohio  
 My Commission Expires Nov. 22, 1984

DTE Form 140R  
R.C. §5705.03(B)  
Rev. 5/06

**CERTIFICATE OF ESTIMATED PROPERTY TAX REVENUE**

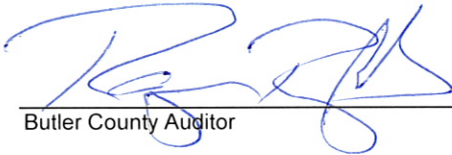
(Use this form when a taxing authority certifies a millage rate and requests the revenue produced by that rate)

The County Auditor of Butler County, Ohio, does hereby certify the following:

1. On **January 5, 2010** the **Middletown Public Library District** (political subdivision name) certified a copy of its resolution or ordinance adopted, **December 15, 2009** requesting the county auditor to certify the current tax valuation of the subdivision and the amount of revenue that would be produced by **point seven five ( .75)** mills, to levy a tax outside the ten-mill limitation for **current expenses of the Middletown Public Library** purposes pursuant to Revised Code §5705.03 and 5705.23 to be placed on the ballot at the **May 4, 2010** election. The levy type is Additional.

2. The estimated property tax revenue that will be produced by the stated millage, assuming the tax valuation of the subdivision remains constant throughout the life of the levy, is calculated to be **\$3,232,962**

3. The total tax valuation of the subdivision used in calculating the estimated property tax revenue is **\$4,310,616,040**



Butler County Auditor

Date: Jan 25 2010

**INSTRUCTIONS:**

1. "Total tax valuation" includes the taxable value of all real, personal, and public utility property in the subdivision, which are on the tax lists that were most recently certified for collection. If the subdivision is located in more than one county, the home county auditor (where the greatest taxable value of the subdivision is located) shall obtain the assistance of the other county auditors to establish the total tax valuation of the subdivision.
2. For purposes of this certification, "subdivision" includes any agency, board, commission, or other authority authorized to request a taxing authority to submit a tax levy on its behalf.
3. Levy type includes the following: (1) additional, (2) renewal, (3) renewal with an increase, (4) renewal with a decrease, (5) replacement, (6) replacement with an increase, and (7) replacement with a decrease levies.
4. Please file this certificate with the subdivision as soon as possible, so the taxing authority can pass a resolution to proceed not later than 75 days before the election.



**Worksheet to Calculate Revenue for DTE Form 140R When a Taxing Authority  
 Certifies a Rate and Requests the Revenue Produced by That Rate for  
 Additional, Replacement, Replacement With an Increase, and Replacement  
 With a Decrease Levies and for the ½-mill Classroom Facility Levy**

Calculation of Revenue

1. Tax valuation on the tax list most recently certified for collection		
1a. Class I Real – Res/Ag		<u>see attached</u>
1b. Class II Real – Other		<u>see attached</u>
1c. Public Utility Personal		<u>see attached</u>
1d. General Personal		<u>\$0</u>
2. Total Valuation		<u>\$4,310,616,040</u> *includes Warren County **excludes Lebanon
3. Millage rate	<u>0.750000</u>	**excludes Preble County
4. Projected Revenue from Tax Collections		<u>\$3,232,962</u>
5. Personal Property Phase-out Reimbursement Payment		<u>\$0</u>
6. Total Revenue		<u>\$3,232,962</u>

**Instructions**

**Line 1a.** Enter tax valuation of all class I real property (residential and agricultural property) as indicated on the tax list most recently certified for collection.

**Line 1b.** Enter tax valuation of all class II real property (all other real property) as indicated on the tax list most recently certified for collection.

**Line 1c.** Enter the estimated valuation of public utility personal property for the first tax year the levy will be assessed against public utility personal property. To determine the public utility valuation, please refer to the values in the appropriate spreadsheet available at:

[www.tax.ohio.gov/channels/other/services\\_for\\_local\\_govts.stm](http://www.tax.ohio.gov/channels/other/services_for_local_govts.stm)

**Note:** Public utility personal property taxes are assessed at the same time as real property taxes, except, beginning in 2007, telecommunications property. The public utility values in the spreadsheets reflect the shift of telecommunications property to general business property.

**Line 1d.** Using the estimated values published on the Department of Taxation's Web site at the address provided above, enter the estimated general personal property value for the first general personal property tax year the levy will be collected. (Note: If the first year for which the levy will be assessed against real property is tax year 2008, then the first tax year that the levy will be assessed against personal property will be 2009.) Since telecommunications companies are the only general businesses that are still liable for the personal property tax, and then only for tax years 2009 and 2010, only the estimated value of the telecommunications property should be entered on this line. No entries should be made on this line for levies that will first be effective for real property for tax year 2010 or thereafter.

**Line 2.** Add lines 1a through 1d and place total here.

**Line 3.** Enter the tax rate in mills certified to the county auditor by the subdivision.

**Line 4.** Multiply line 2 times line 3 and divide by 1,000 to get tax revenue in dollars.

**Line 5.** Enter the amount of the reimbursement payment (if any) the subdivision will receive for qualified replacement levies for the first general personal property tax year the proposed levy will be or would be in effect. (**Note:** If the first year the proposed levy will be assessed against real property is tax year 2008, then the first year that levy will be assessed against personal property will be 2009.)

For tax years 2007-2010, reimbursement amounts for qualifying levies are posted on the Department of Taxation's Web site. Full reimbursement payments will be made for these levies for these years even if the levy is replaced with a decrease. For tax years 2011-2017, potential reimbursement amounts will be posted as those tax years are imminent, but reimbursement payments for replacements of qualified levies for those tax years will only be made to the extent the original qualifying levy is replaced. Therefore, if a qualifying levy is replaced with a decrease, the replaced levy will only receive its proportionate share of the potential reimbursement payment, and only that proportionate share should be entered on line 5.

**Line 6.** Add lines 4 and 5 to get total revenue in dollars and enter the amount. Place this amount on the line provided in Item 2 on DTE form 140R.



# **LEGISLATION**

## **ITEM 5**

**ORDINANCE NO. O2010-17**

**AN ORDINANCE ESTABLISHING A PROCEDURE FOR AND AUTHORIZING THE TRANSFER OF CITY OWNED PROPERTY TO THE MIDDLETOWN CITY SCHOOL DISTRICT, AND DECLARING AN EMERGENCY.**

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Middletown, Butler/Warren Counties, Ohio that:

**Section 1**

The City Manager without complying with the procedures of Chapter 721 of the Ohio Revised Code or the procedures set forth in Ord. No. 02002-87 is hereby authorized to transfer certain real property known as Wilson Park to the Middletown City School District in exchange for the Taft School site.

**Section 2**

This Council hereby determines that the procedure to be followed in the transfer of the property shall consist solely of the procedure set forth in this ordinance and the provisions of Chapter 721, Ohio Revised Code and Ord. No. 02002-87, shall not be applicable to the award and execution of the aforesaid contract.

**Section 3**

The City Council hereby determines that the property to transferred by the City is not presently needed for any municipal purposes.

**Section 4**

It is hereby determined that the subject matter of this legislation is not of a general and permanent nature, does not provide for a public improvement, and does not assess a tax or payment.

**Section 5**

This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public health, safety and general welfare, to wit: to permit the prompt transfer of the property to the buyer to facilitate the development of the Taft School site, and shall take effect and be in force from and after its adoption.

\_\_\_\_\_  
Mayor

Adopted: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of City Council

# **LEGISLATION**

## **ITEM 6**

**RESOLUTION NO. R2010-03**

**A RESOLUTION ENDORSING THE SUBSTITUTE SCHOOL TAX LEVY ISSUE FOR THE MIDDLETOWN CITY SCHOOL DISTRICT.**

**WHEREAS**, the ability of any community to satisfy a high-technology job market, to attract business and industry, to develop economically and culturally and to cultivate its future leadership is dependent on a quality school system; and

**WHEREAS**, the Middletown School District has developed a plan to continue to raise academic standards, proficiency test scores and graduation rates; and

**WHEREAS**, the Middletown School District is asking the community to replace two operating levies that residents approved years ago with one continuing substitute levy; and

**WHEREAS**, the benefit of combining and substituting the levies is that any future new growth in the district would increase levy revenue to the district without raising property taxes; and

**WHEREAS**, the Middletown School District seeks to support the pressing need to contain costs without significantly impacting educational programs and student opportunities **without increasing taxes**; and

**WHEREAS**, the Middletown School District **is NOT asking for more money**, but only to replace two operating levies, so that they can continue to work to improve our academic performance in order to achieve an "Excellent" rating on the state report card; and

**WHEREAS**, the Middletown School District will have a chance to maintain the district's academics, teachers and support staff, athletics, music and drama, honors programs, foreign languages, transportation, utilities, and the other programs and services necessary to keep our schools working;

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Middletown, Butler/Warren Counties, Ohio that:

**Section 1**

City Council hereby determines that a strong educational foundation is critical to the future of this community. City Council further finds that the plan of the Middletown School District is an important step in assuring the quality of our local schools, which is a vital part of the promotion and economic development of the City.

**Section 2**

City Council hereby endorses the passage of the substitute tax levy issue which will be on the May 4, 2010 ballot as Issue 1. City Council encourages the citizens of this community to support the levy and vote in favor of its passage.

**Section 3**

The City Manager is hereby authorized to release this resolution to the Middletown School District for its use in campaigning for the levy, and is further authorized to sign, on behalf o the City, and campaign documents necessary to evidence City Council's endorsement of this levy. Finally, the City Manager is instructed to cause a copy of this resolution to be displayed on the City's electronic bulletin board in order to inform employees of the City of City Council's endorsement of the levy.

**Section 4**

It is hereby determined that the subject matter of this legislation is not of a general and permanent nature, does not provide for a public improvement, and does not assess a tax or payment.

**Section 5**

This resolution shall take effect and be in force at the earliest time permitted by law.

\_\_\_\_\_  
Mayor

1<sup>st</sup> Reading: \_\_\_\_\_

2<sup>nd</sup> Reading: \_\_\_\_\_

Adopted: \_\_\_\_\_

Effective: \_\_\_\_\_

Attest: \_\_\_\_\_

Clerk of City Council



# **LEGISLATION**

## **ITEM 7**

**ORDINANCE NO. O2010-18**

**AN ORDINANCE ESTABLISHING A PROCEDURE FOR AND AUTHORIZING A CONTRACT WITH MIAMI VALLEY REGIONAL CRIME LAB FOR CRIME LAB SERVICES FOR THE DIVISION OF POLICE FOR THE 2010 YEAR.**

**BE IT ORDAINED**, by the City Council of the City of Middletown, Butler/Warren Counties, Ohio that:

**Section 1**

The City Manager, without complying with the procedures of Chapter 735 O.R.C. shall enter into a contract with Miami Valley Regional Crime Lab for crime lab services for the Division of Police for the 2010 year in accordance with specifications on file with the Chief of Police.

**Section 2**

For said purposes the Director of Finance is authorized and directed to expend a sum not to exceed \$48,000.00 from the Mandatory Drug Fines Fund (Fund #243), of which \$48,000.00 is hereby appropriated to the accounts of 990.

**Section 3**

City Council hereby determines that the procedure to be followed in the award and execution of the aforesaid contract shall consist solely of the procedure set forth in this ordinance and the provisions of Chapter 735, Ohio Revised Code, shall not be applicable to the award and execution of the aforesaid contract.

**Section 4**

It is hereby determined that the subject matter of this legislation is not of a general and permanent nature, does not provide for a public improvement, and does not assess a tax or payment.

**Section 5**

That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

\_\_\_\_\_  
Lawrence P. Mulligan, Jr., Mayor

1<sup>st</sup> Reading: \_\_\_\_\_

2<sup>nd</sup> Reading: \_\_\_\_\_

Adopted: \_\_\_\_\_

Attest: \_\_\_\_\_

Clerk of the City Council

## **STAFF REPORT**

For the Business Meeting of February 16, 2010

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February 11, 2010

TO: Judy Gilleland, City Manager  
FROM: Cindy Strayer, Purchasing Agent

### **Legislation to Approve Crime Lab Services**

#### **PURPOSE**

To recommend legislation to authorize the Miami Valley Regional Crime Lab to provide crime lab services for the Division of Police in the amount of \$48,000.

#### **BACKGROUND and FINDINGS**

The Division of Police needs the services of a crime lab for many different situations. Most often, the crime lab is used for drug tests and blood tests in DUI cases. However, there are a variety of other tests we call upon the lab to perform for crime scene evidence processing. The lab also has a variety of schools available to our officers.

#### **ALTERNATIVES**

There are two agencies that offer this type of service – the Miami Valley Regional Crime Lab in Dayton and the State Crime Lab (BCI) in London. We have used both services and prefer the Miami Valley Lab for several reasons. The turnaround time at the Miami Valley Lab is faster than the State Lab, which is critical when the case is going to court. In addition, the Miami Valley Lab in Dayton is much closer than the State Lab in London, which is two hours away. However, the most important reason for going with Miami Valley is that they have the database for the Life Scan Fingerprint System we have. This is invaluable when processing evidence.

#### **OTHER CONSIDERATIONS**

This is an annual contract for the Division of Police, which is approved each year by City Council. As in the past, legislation will be needed to waive the bid procedure.

#### **FINANCIAL IMPACT**

This expenditure should not overrun the budget, based on the 2010 budget numbers approved previously.

## **RECOMMENDATION**

It is recommended the contract for crime lab services be awarded to the Miami Valley Regional Crime Lab of Dayton, Ohio, in the amount of \$48,000.

## **CONFORMITY TO CITY POLICY**

This contract complies with all Purchasing policies and procedures.

## **EMERGENCY/NON EMERGENCY**

Emergency legislation is not required.

## **DEPARTMENTAL CLEARANCES**

Division of Police

cc: Les Landen, Director of Law  
Russ Carolus, Director of Finance  
Greg Schwarber, Police Chief  
David VanArsdale, Deputy Chief  
Betsy Parr, Clerk of Council  
File

k:\agenda\staffrep\Crime Lab Services

# **LEGISLATION**

## **ITEM 8**

**ORDINANCE NO. O2010-19**

**AN ORDINANCE ESTABLISHING A PROCEDURE FOR AND AUTHORIZING CONTRACTS WITH WESTERN & COMPANY AND M&M LAWCARE FOR GROUNDS MAINTENANCE FOR THE THREE YEAR PERIOD FROM 2010 THROUGH 2012.**

**BE IT ORDAINED**, by the City Council of the City of Middletown, Butler/Warren Counties, Ohio that:

**Section 1**

The City Manager, on behalf of the City, without complying with the procedures of Chapter 735 of the Ohio Revised Code, is hereby authorized to enter into contracts with Western & Company and M&M Lawncare for grounds maintenance, to include mowing, trimming, edging, and, litter collection and disposal for a period of three (3) years, in accordance with the plans and specifications on file in the office of the Director of Public Works & Utilities and the contractor's proposal therefor. The contracts shall be in a form subject to approval by the Law Director.

**Section 2**

For said purposes the Director of Finance is authorized and directed to expend in each year a sum not to exceed \$369,000.00 to Western & Company and \$6,000.00 to M&M Lawncare. The total amount of the contracts shall be paid from the following funds each year.

Auto & Gas Tax Fund	\$345,000.00
Water Fund	\$ 20,000.00
Stormwater Fund	\$ 10,000.00

**Section 3**

City Council hereby determines that the procedure to be followed in the award and execution of the aforesaid contract shall consist solely of the procedure set forth in the ordinance and the provision of Chapter 735 of the Ohio Revised Code shall not be applicable to said award and execution.

**Section 4**

It is hereby determined that the subject matter of this legislation is not of a general and permanent nature, does not provide for a public improvement, and does not assess a tax or payment.

**Section 5**

This ordinance shall take effect and be in force at the earliest time permitted by law.

\_\_\_\_\_  
Lawrence P. Mulligan, Jr., Mayor

1<sup>st</sup> Reading: \_\_\_\_\_

2<sup>nd</sup> Reading: \_\_\_\_\_

Adopted: \_\_\_\_\_

Effective: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of City Council

# **STAFF REPORT**

For the Business Meeting of February 16, 2010

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February 11, 2010

TO: Judy Gilleland, City Manager

FROM: David Duritsch, Director of Public Works & Utilities  
Cindy Strayer, Purchasing Agent

## **MOWING CONTRACT FOR 2010-2012**

### **PURPOSE**

To request the authorization of City Council to award contracts to Western & Co. and M&M Lawncare for the City's contract mowing for the three (3) year period from 2010 through 2012.

### **BACKGROUND and FINDINGS**

In 2007, the City bid the mowing contracts for the City of Middletown. These contracts include most all City-owned properties, including the City Building, parks, medians, islands, water towers, various vacant lots, etc. The contracts provide for grass cutting with litter collection and disposal, and edging and trimming as necessary to provide clean, neatly maintained areas. The contracts were for a three year period, which ended in at the end of the 2009 mowing season. A few of the parcels in the groups in the contracts will change, since the City has been purchasing and disposing of vacant lots.

The contractors we currently have under contract have offered their services for another three years at the 2009 price. In addition to the original terms of the contract, they will be responsible for spraying the medians and concrete areas for weed control, which will help reduce the workload of City staff. We had to come back to Council for additional authorizations during the previous three year contract, since several of the vendors were not able to perform, due to a variety of reasons. The final contractors on this contract have proven they are able to efficiently and effectively perform the services needed by the City.

### **ALTERNATIVES**

One alternative would be to reduce the number of cuttings (average of 25/property), which would reduce the overall cost, as well as impact the appearance of the areas. The second alternative would be to bring the mowing in-house. Many years ago, we did our own mowing, but we have since disposed of the equipment. The cost of equipment, maintenance, and hiring seasonal workers to perform the work would be cost prohibitive.

### **FINANCIAL IMPACT**

The estimated annual cost for each group will remain at the 2009 costs through the 3 year contract extension as follows:



<u>Company</u>	<u>Annual Total</u>	<u>3 Year Total</u>
Western & Co.	\$369,000	\$1,107,000
M&M Lawncare	<u>\$ 6,000</u>	<u>\$ 18,000</u>
<b>Total</b>	\$375,000	\$1,125,000

The above estimated totals are based on 25 cuts per year; however, City staff determines the actual mowing frequency and will increase or decrease the mowing as weather conditions dictate. In addition, the overall costs could fluctuate as properties are added and deleted from the contract.

The cost of the mowings will be charged to the appropriate funds, as follows:

Auto & Gas Tax Fund	\$345,000/year
Storm Water Fund	\$ 10,000/year
Water Fund	<u>\$ 20,000/year</u>
<b>Total</b>	\$375,000/year

### CONFORMITY TO CITY POLICY

The approval of these contracts conforms to City Purchasing policies and procedures.

### EMERGENCY/NON-EMERGENCY

Non emergency.

### RECOMMENDATION

It is recommended the contracts be awarded for the three year contract period (2010-2012) as follows:

<u>Company</u>	<u>Annual Amount Not to Exceed</u>	<u>3 Year (2010-2012) Amount Not to Exceed</u>
Western & Co.	\$369,000	\$1,107,000
M&M Lawncare	\$ 6,000	\$ 18,000

The total three year contract will be for \$1,125,000 (\$375,000/year).

### DEPARTMENTAL CLEARANCES

Finance  
Community Revitalization

Cc: Les Landen, Director of Law  
Russ Carolus, Director of Finance  
Doug Adkins, Director of Community Revitalization  
Ron Phelps, Public Works Superintendent  
Betsy Parr, Clerk of Council  
File

# **LEGISLATION**

## **ITEM 9**

**ORDINANCE NO. O2010-20**

**AN ORDINANCE AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FEDERAL ASSISTANCE, A CONSOLIDATED PLAN AND A PROJECTED USE OF FUNDS, UNDER TITLE I OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED, FOR PROGRAM YEAR 2010 AND DECLARING AN EMERGENCY.**

**WHEREAS**, Title I of the Housing and Community Development Act of 1974, as amended, provides for a program of community development block grants; and

**WHEREAS**, the City of Middletown is an entitlement city as defined under said Act, and is entitled to financial assistance; and

**WHEREAS**, the City of Middletown, pursuant to the Housing and Community Development Act of 1974, as amended, has held two public hearings which were open to the public; and

**WHEREAS**, said public hearings were for the purpose of considering and obtaining the views of the citizens of Middletown on community development and housing needs; and for the purpose of providing the citizens with an opportunity to participate in the development of the Consolidated Plan and the Projected Use of Funds; and

**WHEREAS**, the Consolidated Plan and Proposed Use of Funds are in compliance with previously enacted Urban Renewal Plans of the City and has been reviewed by the Middletown Consolidated Planning Committee; and

**WHEREAS**, said Application for Federal Assistance requires certain certifications to be submitted along with and part of said Application.

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Middletown, Butler and Warren Counties, Ohio that:

**Section 1**

The City Manager be and he is hereby authorized and directed to submit an application, including all understandings and certifications contained therein, to the fullest extent of funding allowed and determined by the Department of Housing and Urban Development, under Title I of the Housing and Community Development Act of 1974, as amended, to act as the authorized representative of the City of Middletown, and to provide such additional information as may be required.

**Section 2**

The City Manager, Director of Law and such other appropriate and responsible officials be and they are hereby authorized and directed to execute on behalf of the City of Middletown such certifications as are necessary for the submission of said application for the 2010 fiscal year.

**Section 3**

The City Manager is authorized to enter into the appropriate grant agreement(s) with the United States Department of Housing and Urban Development and agreement with subrecipients of the grant funds, as necessary. All such agreements shall be in a form and substance acceptable to the Director of Law.

**Section 4**

This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public health, safety and general welfare, to wit: to insure the timely submission of documentation in order to receive CDBG funding, and shall take effect and be in force from and after its adoption.

\_\_\_\_\_  
Lawrence P. Mulligan, Jr., Mayor

Adopted: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of City Council

## **STAFF REPORT**

For the Business Meeting of February 16, 2010

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February 8, 2010

TO: Judy Gilleland, City Manager

FROM: Doug Adkins, Director of Community Revitalization

<p><b>PUBLIC HEARING AND LEGISLATION TO AUTHORIZE HUD 2010-2014 Consolidated Plan and PY 2010 AAP</b></p>
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### **PURPOSE**

To submit to City Council for legislative action the HUD 5 year Consolidated Plan for the period of 2010-2014 and Program Year 2010 Annual Action Plan; to authorize the City Manager to sign and submit the PY 2010 Annual Action Plan and the 2010-2014 Consolidated Plan, setting the program activities and amount of funding for CDBG and HOME with the U.S. Department of Housing and Urban Development (HUD).

### **BACKGROUND and FINDINGS**

The City of Middletown has received funding through the CDBG Program since 1975. On a scheduled basis, the City prepares a Consolidated Plan which lists long term goals and objectives for CDBG funding within the City. Through May 1, 2010, the City will operate under the 2005-2010 Consolidated Plan. Additionally, the City prepares a yearly Action Plan which documents where each year's funding is budgeted by activity. The submission of a Consolidated Plan and the associated yearly Action Plan must be approved by City Council and signed by the City Manager prior to submission to HUD.

The purpose of this legislation is to submit to HUD the new 5 year Consolidated Plan with the program year 2010 (May 1, 2010- April 30, 2011) Annual Action Plan.

One of the challenges in preparing this plan has been the large shift in the condition of the City over the last several years. The city has seen an increase in crime, increase in subsidized housing, and has been subjected to increased unemployment and the foreclosure crisis during the recent recession. To most accurately forecast future goals, we needed the latest information as to where the City is right now. Data from even two or three years ago is largely irrelevant in reflecting the staggering changes experienced recently. This accumulation of current data took a large amount of time and effort but anything less would have given us an obsolete plan upon implementation.

The new Consolidated Plan develops revitalization strategies and applies them on a neighborhood by neighborhood basis based on statistical data gathered for each neighborhood. The five year plan selects five "target" neighborhoods for revitalization. The target neighborhood will receive intense revitalization efforts documented in each year's action plan. The remaining neighborhoods will be worked as funding and manpower permits. The goal of the five year plan is to stabilize and protect

“at-risk” neighborhoods, use code enforcement to return all neighborhoods to compliance over the five year period, and to continue demolition, rehabilitation, and redevelopment as possible in the remaining neighborhoods consistent with the Neighborhood Indicators and the City’s Master Plan.

The 2010 Annual Action Plan starts this process, documenting the specific neighborhood to revitalize, and specifically listing the tools that will be used, the timeline for execution and how we should evaluate our effectiveness.

A draft copy of the 2010-2014 Consolidated Plan will be available for public viewing in the Department of Community Revitalization plus the Middletown Public Library and Senior Center effective Wednesday, February 10, 2010. A draft will also be available on the City website with a link to provide emailed comments. There will be a 30 day comment period commencing February 10, 2010 and ending at 5pm on March 11, 2010 for comments regarding the new Consolidated Plan and the 2010 Annual Action Plan. Subsequent to the 30 day public comment period and passage by Council, the 2010-2014 Consolidated Plan and Program Year 2010 Annual Action Plan (including public comments) will be submitted to the Columbus, Ohio HUD field office.

### **ALTERNATIVES**

- 1) Pass the 2010-2014 Consolidated Plan and Program Year 2010 Annual Action Plan as recommended by Staff.
- 2) Do not adopt the 2010-2014 Consolidated Plan and Program Year 2010 Annual Action Plan. Failure to submit the plans by the March 15, 2010, submission date will result in a loss of funds for the 2010 program year (May 1, 2010 – April 30, 2011), and jeopardizes future funding of our HUD programs in the future.

### **OTHER CONSIDERATIONS**

### **FINANCIAL IMPACT**

The budgets for Program Year 2009 (May 1, 2009-April 30, 2010) HUD programs have been passed and approved by Council and are incorporated into the current year budget. The Program Year 2010 Annual Action Plan will be laid into the City’s 2011 budget for passage at the appropriate time.

### **RECOMMENDATION**

Staff recommends the approval of the ordinance authorizing the City Manager to submit the 2010-2014 Consolidated Plan and the Program Year 2010 Annual Action Plan to HUD.

### **EMERGENCY/NON EMERGENCY**

The proposed legislation is being placed on the February 16, 2010 Council meeting agenda as a 1<sup>st</sup> reading. There will need to be a public hearing at that meeting to comply with HUD requirements. At the March 2, 2010, Council meeting, staff will amend the Ordinance to an Emergency Ordinance for passage and immediate implementation. By going through two readings, both Council and the public will have time to review the plan and make comments in addition to the required 30 day public comment period. Passage as an Emergency Ordinance on March 2, 2010, allows the City Manager to

sign the documentation in time for submittal to HUD by the required March 15, 2010, submission date. All comments received from the public during the 30 day public comment period and the public hearing will be included in the submission to HUD.

**ATTACHMENTS**

2010-2014 Consolidated Plan and Program Year 2010 Annual Action Plan

# **EXECUTIVE SESSION**