



Warren County Consolidated Plan 2024-2028



Acknowledgements & Dedication

The 2024-2028 Warren County Consolidated Plan was completed with input from the County's residents and service providers, including local and regional agencies as well as nonprofit service providers. These organizations provide assistance and outreach to low and moderate income community members and special needs groups, improving their quality of life and helping low and moderate income families attain self sufficiency. The 2024-2028 Warren County Consolidated Plan would not be possible without their input and technical support. This Consolidated Plan is a reflection of the individuals who work to integrate all citizens fully into our neighborhoods and the residents of our community who tirelessly strive to obtain quality of life for themselves and their children. We would like to thank them all for their input and support on this project.

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Executive Summary

Executive Summary

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

1. Introduction

The 2024-2028 Warren County Consolidated Plan is an analysis of community needs in the areas of affordable housing, homelessness, special needs, and community development. As an entitlement community, the Warren County Consolidated Plan satisfies a federal requirement needed to receive federal funding in the form of the Community Development Block Grant (CDBG). It requires prioritization of resources and the establishment of goals to address the community needs outlined in the Needs Assessment and Market Analysis portions of this document.

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

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

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

1. **Infrastructure** – Repair of road, water, sanitary sewer, and stormwater maintenance as it pertains to improving the housing, employment, or transportation options of low- and moderate-income residents of Warren County. LMI neighborhoods often have the oldest infrastructure in the greatest need of maintenance or replacement.
2. **Workforce Training** – Many of the challenges and needs of low- and moderate-income persons, and community needs in general, are rooted in a poor match between workforce skills and available employment opportunities. These challenges negatively impact quality of life, health, and hinder opportunities to access training or more gainful employment.
3. **Affordable, Practical Transit** – No other topic was so widely and frequently recognized as a need for low- and moderate-income populations and special needs groups. Providing affordable, practical transportation options to County residents is high priority. The lack of affordable, practical transportation options was cited as a barrier to self-sufficiency to low- and moderate-income households who have only one vehicle for two adults, an unreliable personal vehicle, or no vehicle.
4. **Affordable Housing** - The average cost of housing in Warren County is considerably higher than neighboring counties, negatively impacting housing affordability and the quality of life that low- and moderate-income populations in the County can enjoy. Many County residents are experiencing housing cost burden, requiring many low-income residents to live far from employment centers and spend considerable resources on transportation. The quantity and

location of market-rate and subsidized affordable housing is not a reflection of existing market demand or community needs.

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

3. Evaluation of Past Performance

The 2024-2029 Warren County Consolidated Plan focused on many of the areas addressed in this plan that were likely to have a benefit to low- and moderate-income individuals. Many of the projects included road and vital utility service repair and replacements that were required in the County's existing neighborhoods and business districts to encourage private investment in low- and moderate-income areas. The County embarked on numerous infrastructure projects including road maintenance projects, sanitary sewer improvements, water improvement projects, and other facility improvements. These projects were located in multiple communities identified in the 2019 -2023 Plan as areas of need including Morrow, Butlerville, Franklin, Deerfield Township, Wayne Township, Harlan Township, Harveysburg, Lebanon, Pleasant Plain, and South Lebanon.

Additional projects corresponding with the 2019-2023 Consolidated Plan include supplementing services for the homeless, victims of domestic violence, and the elderly by providing much-needed resources to service providers including Interfaith Hospitality Network, the Abuse and Rape Crisis Shelter, and Warren County Community Services.

4. Summary of citizen participation process and consultation process

The 2024-2029 Warren County Consolidated Plan involved consultation with a variety of county agencies and local service providers starting with the Analysis of Impediments to Fair Housing Choice Report public process and continuing through the drafting of the Consolidated Plan. Specific organizations involved with the planning process include the Warren County Office of Grants Administration, Warren County Human Services, Warren County Community Services, Warren County Department of Economic Development, Warren County Regional Planning Commission, Warren County Board of Developmental Disabilities, Warren County Combined Health District, Mental Health and Recovery Services of Warren and Clinton Counties, the Housing Coalition, and the Warren Metropolitan Housing Authority. Local homebuilders, lenders, landlords, and representatives from county school districts were also consulted during stakeholder interviews and a series of topic specific public meetings.

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

5. Summary of public comments

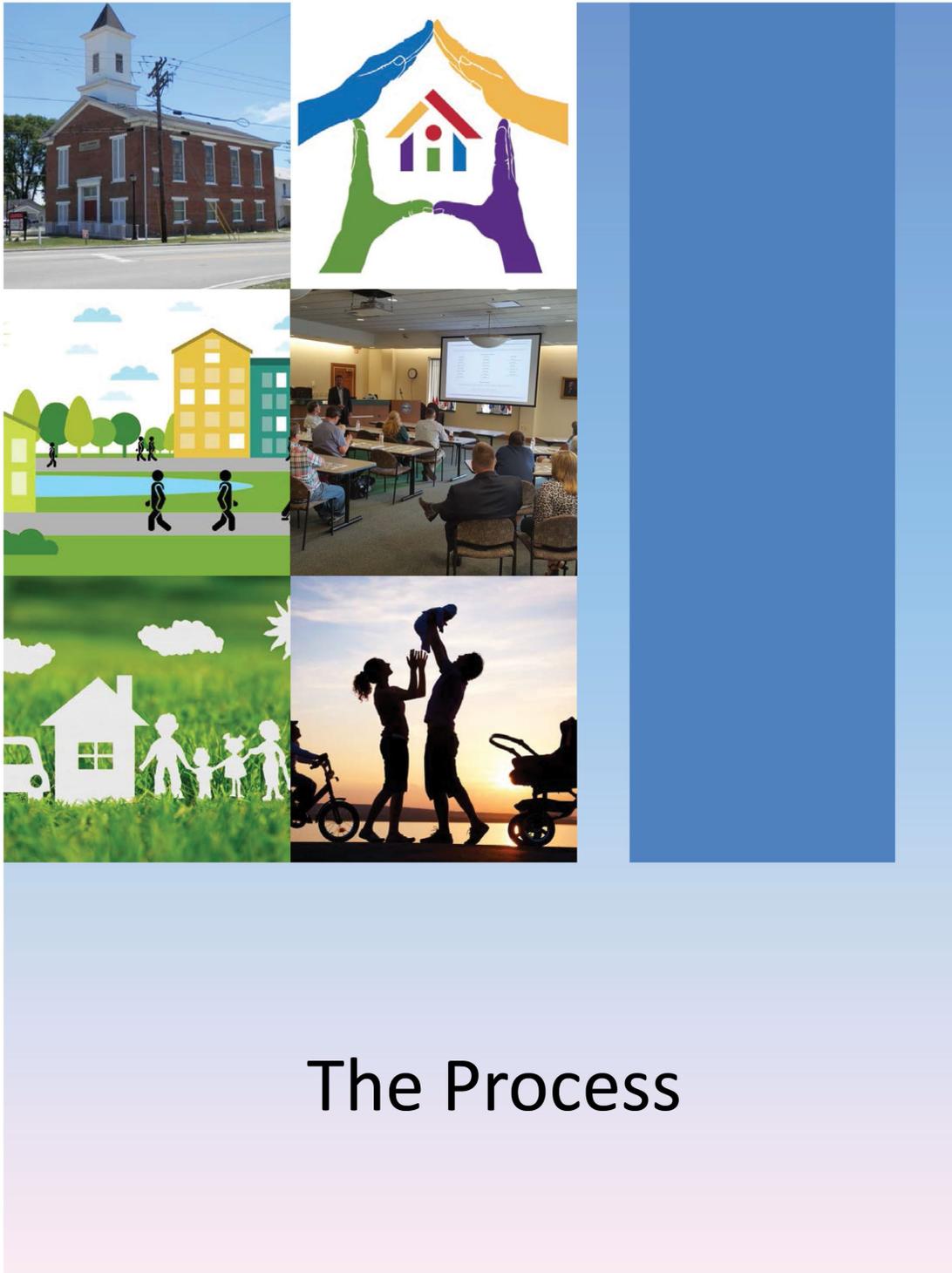
Many comments were received through the citizen participation process conducted during development of the 2024-2029 Consolidated Plan and 2024 Annual Action Plan. The majority of comments addressed affordable housing and transportation needs in our community, including increasing affordable housing options. Housing issues included rental housing, rent assistance, homeowner home repair and rehabilitation programs. Increasing housing options for the following groups were articulated: seniors, homeless families and children, homeless youth (children transiting from the foster program), persons with mental illness, persons with disabilities, and victims of domestic violence. Quality affordable housing in the Franklin, Lebanon, South Lebanon, and Morrow areas of the County were also desired. In addition, a continued collaboration, private/public partnerships, and innovative solutions to address housing and services for persons experiencing homelessness and persons with special needs were seen as beneficial.

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

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

7. Summary

The 2024-2029 Warren County Consolidated Plan is an analysis of community needs in the areas of affordable housing, homelessness, special needs, and community development used to create effective, place-based strategies that will address community needs. A wide variety of local service providers and agencies were consulted as part of this process as noted above. Warren County plans to continue holding quarterly meetings among The Warren County Housing Coalition and other agencies and organizations that enhance a productive way of life. The quarterly meetings of this committee encourage and support the coordination of these agencies to work “hand in hand” and to complement each other with a goal of reducing homelessness and providing affordable housing opportunities.



The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

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PR-10 CONSULTATION - 91.100, 91.110, 91.200(B), 91.300(B), 91.215(L) and 91.315(L)**Introduction**

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

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The local Continuum of Care (led by the Warren County Housing Coalition) is the primary means by which service providers of public housing or services for the homeless meet regularly to update each other on federal and state requirements, discuss best practices, and provide referrals. CoC members as well as the Mental Health and Recovery Services of Warren and Clinton Counties and Warren County Human Services all maintain communication with one another and make frequent inter-agency referrals. Although the CoC does not convene regularly as it did during the previous planning process, agencies continue to collaborate closely by referring patients and identifying available services.

Designated provider staff engage in regular and frequent outreach to the region/communities’ entire geographic area. Housing agency staff and shelter employees respond to individuals and families identifying as homeless based on site and referral source. Outreach for Warren Metropolitan Housing Authority includes designated staff providing on-site assessments and referrals whenever an applicant for Public Housing may identify that they are fleeing an abuser or about to be evicted, and off-site assessments and referrals whenever non-partner agencies or institutions make a report of families and individuals identifying as being homeless. Outreach for the Family Promise of Warren County involves shelter staff responding to reports of families and individuals experiencing homelessness from institutions, churches, schools, and non-partner agencies, as well as having walk-in services for immediate assistance.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Members of the local CoC were consulted numerous times over the course of drafting this document including representatives from all four of the County's homeless service providers: New Housing Ohio, Family Promise of Warren County, Safe on Main, and Warren Metropolitan Housing Authority. Their collective responses are found in NA-40 “Homeless Needs Assessment” and MA-30 “Homeless Facilities” and elsewhere as applicable.

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

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

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

See Table Below

Agencies, Organizations, and Stakeholders that Participated in the Planning Process		
1	Agency/Group/Organization	Warren County Office of Grants Administration
	Agency/Group/Organization Type	Housing Services-Housing Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Employment Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one interview and topic specific public meetings. Anticipated outcomes and coordination strategies are detailed in the plan.
2	Agency/Group/Organization	Warren County Human Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one interviews and topic specific public meetings. Anticipated outcomes and coordination strategies are detailed in the plan.
3	Agency/Group/Organization	Warren County Community Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and - anticipated outcomes of the consultation/coordination?	One-on-one interviews and topic specific public meetings. Anticipated outcomes and coordination strategies are detailed in the plan.

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

5	Agency/Group/Organization	Warren County Department of Economic Development
	Agency/Group/Organization Type	Services-Employment Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one interviews and topic specific public meetings. Anticipated outcomes and coordination strategies are detailed in the plan.

6	Agency/Group/Organization	Warren County Regional Planning Commission
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one interviews and topic specific public meetings. Anticipated outcomes and coordination strategies are detailed in the plan.

7	Agency/Group/Organization	Warren County Board of Developmental Disabilities
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one interviews. The consultation provided key information on where the organization currently is, and what initiatives they plan on achieving in the future. The program anticipates future expansion by acquiring more homes to provide housing for more individuals with disabilities.

8	Agency/Group/Organization	Warren County Combined Health District
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one interviews and topic specific public meetings. Anticipated outcomes and coordination strategies are detailed in the plan.

9	Agency/Group/Organization	Mental Health and Recovery Services of Warren and Clinton Counties
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one interviews and topic specific public meetings. Anticipated outcomes and coordination strategies are detailed in the plan.

10	Agency/Group/Organization	Family Promise of Warren County
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one interviews and topic specific public meetings. The consultation provided key information on the organization and what initiatives they plan on achieving in the future. To work together to assure that anyone who is homeless and willing to take assistance will be assisted.

Table 2 – Agencies, groups, organizations who participated

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

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

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Warren County Housing Coalition	The Warren County Housing Coalition was established to coordinate and develop services and housing for homeless and low-income persons. The coalition consists of representatives from more than 20 public, private, and non-profit agencies with a common goal to provide a continuum of care for homeless and low-income families. The coalition and its committees have regularly met to discuss the needs, to coordinate existing services and facilities, and to address gaps in the system. The Warren County Housing Coalition is a member of a state designated tri-county Homeless Planning Region (Region 14) that includes Butler and Clermont Counties. Warren Metropolitan Housing Authority (WMHA) is the lead agency for Region 14 and coordinates local homeless systems and programs. WMHA is also responsible for working with state agencies to ensure HUD homeless program requirements are met.

<p>OKI Strategic Regional Policy Plan</p>	<p>Ohio-Kentucky-Indiana Regional Council of Governments (OKI)</p>	<p>OKI, a Metropolitan Planning Organization, works to integrate regional planning and local investments in land use, transportation and housing, as well as assisting localities undertaking zoning and land use reforms. The goals of the Consolidated Plan and the SSRP plan are colligated and the County realized that its success is dependent upon regional efforts and coordination. Similar concepts within both plans include strategies to achieve the following: improve access to transportation and provide more transportation choices; provide a diverse mix of housing choices and promote equitable, affordable housing; enhance economic competitiveness by improving cooperation and coordination on economic development efforts and opportunities throughout the region; coordinate policies and leverage investments; and improve quality of life and value communities and neighborhoods.</p>
<p>OKI Coordinated Public Transit Plan</p>	<p>Ohio-Kentucky-Indiana Regional Council of Governments (OKI)</p>	<p>The Coordinated Plan is a unified and comprehensive strategy for public transportation service delivery. The plan identifies the transportation needs of older adults, individuals with disabilities and low-income individuals; lays out strategies for meeting these needs; and prioritizes services for these target populations. The Coordinated Plan has been used both by funding applicants to document the need for their projects and by the administrative agencies to make funding decisions. The following constitute the major gaps in transportation service: 1. Inadequate transportation options during evenings, late nights, and weekends for elderly, disabled and low-income populations. 2. Inadequate transportation options for low-income specialized transportation users, particularly for trips to work and job training opportunities. 3. Very limited collaboration of service providers. 4. Unaffordable fares, particularly for suburban and rural areas of the region. 5. Inadequate number and variety of destination types. Additionally, the Coordinating Plan addresses to a regional scope of these problems recognizing the individual counties acting alone to resolve transportation challenges may be inadequate.</p>

Table 3 – Other local / regional / federal planning efforts

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

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

- a) **The Warren County Housing Coalition:** The housing coalition fosters interagency coordination and cooperation around interdependent homelessness challenges and develops long-term strategies to address issues of regional significance.
- b) **OKI and Miami Valley Regional Planning Commission (MVRCP):** These agencies have similar policy direction as the Consolidated Plan and many of their efforts are designed to help build stronger, more sustainable communities by connecting housing to jobs, fostering economic development, and encouraging local innovation. These agencies provide leadership and embrace a broad range of institutional arrangements and policies that promote the well-being of the region as a whole. They provide critical sources of funding for programs and infrastructure that implements the goals of the Consolidated Plan.
- c) **The Workforce Investment Board:** A multi-county partnership structure that focuses on developing comprehensive skills to build workforce competitiveness and creating career paths to quality jobs and higher wages. The Board develops strategies to improve workforce participation; collects data and input to better understand the demand for changing skill sets and finding new local partners such as Sinclair Community College and local employers for workforce training. They are looking at ways to make local resources and programs more apparent, coordinated, and oriented toward long-term, continuous workforce transitions.
- d) **The Warren County Regional Planning Commission (RPC):** The RPC recognizes many public policy challenges are highly interrelated, and that improving the quality of life for low-income residents cannot be achieved by reforming housing structures alone. The RPC approach to planning recognizes multi-jurisdictional cooperation as key for the resolution of contemporary, interrelated problems. The RPC efforts include collaborative efforts between cities and outlying suburbs to resolve challenges such as affordable housing creation, transportation, sprawl, infrastructure development, and development regulation. Amendments to restrictive development regulation serve to implement the Consolidated Plan.
- e) **Ohio Public Works Commission (OPWC):** Provides funding for infrastructure improvements through the State Capital Improvements Program (SCIP) and the Local Transportation Improvement Program (LTIP). Warren County prioritizes projects based on the number of residents served and the median income of the area.

PR-15 CITIZEN PARTICIPATION – 91.105, 91.115, 91.200(C) and 91.300 (C)**Summary of citizen participation process/Efforts made to broaden citizen participation.
Summarize citizen participation process and how it impacted goal-setting.**

The 2024-2028 Warren County Consolidated Plan was drafted following a participation process involving different county agencies and local service providers to reach as many interested citizens as possible. These organizations include the Warren County Office of Grants Administration, Warren County Human Services, Warren County Community Services, Warren County Department of Economic Development, Warren County Regional Planning Commission, Warren County Board of Developmental Disabilities, Mental Health and Recovery Services of Warren and Clinton Counties, the Local Continuum of Care, Housing Coalition, and the Warren Metropolitan Housing Authority.

Local homebuilders, lenders, landlords, and representatives from county school districts were also consulted during stakeholder interviews and a series of open public meetings. The citizen participation process provided the resources necessary to determine the County's greatest needs and to establish priorities based off those requirements.

	Mode of Outreach	Target of Out-reach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Focus Group	Township and Municipalities	5	<p>-Changing demographics will demand greater resources for the elderly services program.</p> <p>-A disproportionate percentage of Warren County's deteriorating housing stock is occupied by the elderly.</p> <p>-Lack of affordable, accessible childcare impedes households obtaining/maintaining employment.</p> <p>-Convicted felons are almost unemployable and very difficult to house.</p> <p>-The ability to work provides a great sense of self-worth to individuals with mental health or developmental disabilities.</p> <p>-Supportive services for individuals leaving jail/prison are needed.</p> <p>-A transitional Housing program is a more effective service than rapid rehousing for some consumers for some families.</p> <p>-Few long-term housing options for low-income victims of domestic violence</p> <p>-Only short-term emergency housing.</p> <p>-Many churches and charities provided unreported services to special needs groups.</p>	No comments were not accepted
2	Focus Group	Homeless Service Providers	3	<p>-Shelter must be provided in conjunction with a self-sufficiency plan addressing childcare, transportation, job training, and mental health needs. Most homeless are without permanent shelter only for the short term.</p>	No comments were not accepted

- The short term homeless are usually members of the "working poor".
- Chronic homelessness attributed to deeper issues i.e. mental health, substance abuse, or similar problems.
- Majority of homeless reported to be found in Franklin and Lebanon.
- Must get out message to churches that the homeless can be referred to Family Promise, NHO, or Safe on Main.
- Need a substance abuse treatment center.
- Mental health services important part of package when addressing root causes of homelessness, especially chronic homelessness. -Counseling and budgeting lessons needed for those in homeless programs.

3	Focus Group	Housing Providers	5	<ul style="list-style-type: none"> -Cost burden is the greatest issue facing LMI households in Warren County.-Zoning and other local regulations establish minimum lot sizes and house sizes, creating a "floor" for market rate housing products. -Zoning restricts duplexes, apartment houses, multifamily, and density in general. -Waiting lists for public housing and housing choice vouchers are long. -There is an unmet need for affordable housing utilizing LIHTC funding. -Employment centers are often not near affordable housing options. -Affordable childcare is a huge barrier to self sufficiency for many LMI households. 	No comments were not accepted
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			<ul style="list-style-type: none"> -Seniors and the persons with new physical disabilities require home modifications to remain in their home. -Need for home repairs for the elderly. -Occasionally demolition of structures necessary when reuse is not possible. 		
4	Focus Group	School Districts	5	<ul style="list-style-type: none"> -Majority of families are paying more than 40-50% of their income for housing. -There is increased difficulty in located rentals and starter homes. -Senior housing often does not provide any new students to the District. -School Districts need a mix of residential and commercial development. -Struggle with finding staffing for transportation -Schools often receive complaints that access to school buildings are not walkable. 	No comments were not accepted

Table 4 – Citizen Participation Outreach



Needs Assessment

Needs Assessment

NA-05 OVERVIEW

Needs Assessment Overview

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

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

The 2022 census ACS estimates that there are 96,489 housing units in Warren County and that there are 93,817 households, indicating that there is a supply and demand imbalance. There are more housing units than households (2,672 more houses than households)—a ratio of 1.02 houses per household means there are more housing units than households to occupy them. However, stakeholders, have stated that there is a limited supply of desirable and affordable housing in the county and that some of the available housing is unlikely to be absorbed by future households due to the housing stock being older, and includes housing problems. Stakeholders also indicated that there is a strong demand for housing in the County however, the limited supply of affordable houses has forced much of the county's workforce to live outside of the County. Stakeholders state that Warren County is not keeping up with the housing demand which is dramatically increasing the price of housing. The supply and cost of housing are impacted by development fees, land use policy, funding of infrastructure, and other regulations. While material cost and labor cost are major factors impacting the cost and availability of residential development, and beyond local government control, stakeholders felt that local government has a role in controlling how residential development is regulated. They feel that where multifamily buildings are permitted, development regulations adversely impact the economic feasibility of development, and that infill development is not politically practicable.

Homelessness

The 2023 Point-in-Time Survey indicated that 43% of the 49 homeless individuals counted were children and all were sheltered. Consultation indicated that most homeless individuals were low-income but only temporarily homeless. Chronically homeless individuals usually suffer from underlying issues related to mental health or alcohol or drug addiction. The most significant needs reported are for building basic job

skills, access to employment opportunities, affordable and accessible transportation, and childcare services.

Non-Homeless Special Needs

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

Non-Housing Community Development

The Non-Housing Community Development focus group provided input regarding the status of public facilities in Warren County. The group also discussed possible improvements to the County’s infrastructure to service areas of need. Specific communities such as the City of Franklin; portions of the City of Lebanon; the Village of Carlisle; the Village of Morrow; and the City of South Lebanon were identified as needing additional resources to stabilize their public services. Also, smaller areas requiring additional facilities were found in the Village of Harveysburg; the Village of Butlerville; the Village of Pleasant Plain, and Loveland Park, an unincorporated community in Deerfield Township. Public Facility Needs include: new, expanded, or rehabilitation of existing community centers, youth centers, or senior centers; park and recreation facility and equipment improvements; and improvements for Early Learning Center.

NA-10 HOUSING NEEDS ASSESSMENT – 24 CFR 91.205 (A,B,C)

Summary of Housing Needs

Warren County’s population has grown significantly over the last 12 years, increasing the number of households. Median income has almost increased. More people and higher incomes have translated into Warren County becoming recognized as a well-to-do, thriving community. However, this prosperity is not universal to all residents of the County. While the County’s economy has grown steadily during the last Consolidated Plan cycle, there are many parts of the County that have not kept pace with access to affordable housing, particularly select segments of the population. Today, LMI residents have limited access to affordable housing opportunities – particularly affordable rental units – homeless intervention services, transportation, childcare, and programs to support economic mobility such as education and job training. This section contains a summary of households and details the housing needs within the County.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	211,480	224,615	6%
Households	75,220	80,990	8%
Median Income	\$74,379.00	\$89,410.00	20%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	5,989	6,344	12,915	8,538	47,245
Small Family Households	2,135	1,933	4,048	3,718	28,530
Large Family Households	178	599	954	547	5,263
Household contains at least one person 62-74 years of age	1,386	1,329	3,837	2,032	9,328
Household contains at least one person age 75 or older	1,098	1,519	2,358	941	2,532
Households with one or more children 6 years old or younger	720	796	1,653	1,387	7,014

Table 6 - Total Households Table

Data Source: 2013-2017 CHAS

Small Related: A household of less than 5 persons which includes at least 2 related persons.

Large Related: A household of 5 or more persons which includes at least 2 related persons.

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	80	130	70	0	280	30	0	74	15	119
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	20	10	0	45	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	15	60	25	25	125	35	0	12	28	75
Housing cost burden greater than 50% of income (and none of the above problems)	2,101	376	149	0	2,626	1,767	842	524	70	3,203

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	462	1,397	903	200	2,962	481	1,360	2,319	752	4,912
Zero/negative income (and none of the above problems)	147	0	0	0	147	92	0	0	0	92

Table 7 – Housing Problems

Data Source: 2013-2017 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,217	591	254	25	3,087	1,832	842	613	118	3,405
Having none of four housing problems	1,188	2,147	3,113	2,465	8,913	780	2,768	8,935	5,929	18,412
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2013-2017 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,083	701	391	2,175	801	735	1,180	2,716
Large Related	52	79	179	310	75	418	224	717
Elderly	855	571	214	1,640	973	883	1,098	2,954
Other	645	599	294	1,538	427	185	352	964
Total need by income	2,635	1,950	1,078	5,663	2,276	2,221	2,854	7,351

Table 9 – Cost Burden > 30%

Data Source: 2013-2017 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	113	113	712	215	0	927
Large Related	0	0	20	20	40	279	50	369
Elderly	660	194	50	904	709	282	189	1,180
Other	0	575	179	754	313	0	0	313
Total need by income	660	769	362	1,791	1,774	776	239	2,789

Table 10 – Cost Burden > 50%

Data Source: 2013-2017 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	30	80	25	10	145	55	0	4	28	87
Multiple, unrelated family households	0	0	0	15	15	0	0	8	0	8
Other, non-family households	0	0	10	0	10	0	0	0	0	0
Total need by income	30	80	35	25	170	55	0	12	28	95

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

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

Table 12 – Crowding Information – 2/2

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

Single person households in need of housing assistance represented in the data tables above include the elderly and other household categories, both of which include households that experience moderate and severe cost burdens. Based on this data and additional information received through the citizen

participation process, single persons in need of housing assistance include a significant number of homeless unaccompanied and parenting youth (single female head of household), as well as other low- and moderate-income households. Regarding unaccompanied homeless youth, agency consultation indicated that this population group experiences a significant cost burden, has limited access to adequate income and support, often does not have the life skills to maintain independent housing, experiences significant rates of substance abuse, mental illness, and sexual assault and exploitation, and that more than half become homeless because of domestic violence. Agency consultation identified that unaccompanied homeless youth would benefit from supportive housing designed to meet their unique needs and challenges.

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

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

Agency	Families with a Disability	Disabled Families on a Wait List
New Housing Ohio		
Warren County Board of Development Disability		
Warren Metropolitan Housing Authority	153	390

Table 13 – Families in Need of Housing Assistance

Data from Safe on Main, formerly the Warren County Abuse & Rape Crisis Shelter (ARCS), is an indicator of the number and type of families in need of housing assistance in our community who are victims of domestic violence, dating violence, sexual assault, and stalking. In 2023, Safe on Main provided emergency shelter to an average of 8 victims per night (adults and children) and provided emergency shelter to a total of 23 families. Safe on Main continues to turn away approximately 440 callers per year from the emergency shelter due to lack of space. Most of the households served through these programs are extremely low-

income, putting them in great need for housing assistance. As noted in the response above, some unaccompanied youth become homeless because of domestic violence which is a contributing factor to becoming and remaining homeless.

What are the most common housing problems?

The quality of housing varies across the County. Salem and Union Townships have the distinction of having the oldest housing stock in the County, with a median year build of 1963. The oldest housing in the western and high-growth areas of the County are found in Franklin Township and the neighborhoods immediately adjacent to the central business district of the City of Lebanon, while the newest housing stock is in the City of Mason. According to the U.S. Census Bureau's 2022 ACS (one-year estimates) 99.8% of the houses in Warren County have complete plumbing and 99.3% have complete kitchens.

The most prevalent housing problem by a wide margin is cost burden, which impacts a greater number of homeowners than renters. The housing problems facing renters are different than homeowners. Renters experience housing quality, availability, and overcrowding issues. There is a lack of affordable housing in Warren County. There are many factors contributing to this situation that are discussed in detail in the County's Assessment of Fair Housing (AFH) Report. However, household income is a major factor. Perhaps the most significant economic trend of the last 5 years is the widening gap between the highest earners and the average income. This has directly affected the housing supply, which is steadily bifurcating into upper-end housing and substandard investment housing, while workforce housing is shrinking. There are more than 5,989 households living between 0%-30% of the Housing Area Median Family Income (HAMFI) and 6,344 households between 30-50% HAMFI (more than 12,000 households below 50% of the HAMFI). A Household represents all people living in a housing unit. Members of a household can be related or unrelated. Households that fall below 50% of median income are susceptible to many types of housing issues. Approximately a third of the households below 50% of the AMI experience a cost burden. The income groups most likely to pay more than 50% of household income on housing are those earning 0-30% of AMI. The number of renter-occupied households and owner-occupied in the 0-50% AMI that was spending greater than 30% of income on housing was 1,859 for renters vs. 1,841 for owners, indicating this is a housing problem that affects both low-income owner-occupied units and low-income renters. Although the total household numbers are not as severe, households in the 50%-80% AMI bracket also experience a housing cost burden.

A smaller number of low-income (30%-50% AMI) and moderately low-income (50%-80% AMI) households experience an extreme housing cost burden (50% of household income goes to housing), indicating housing cost burden affects a range of low- and moderate-income households but extremely low-income households most acutely. Although the numbers for cost-burdened renter-occupied units and cost-burdened owner-occupied units are similar, renter-occupied units experience a cost burden at a greater percentage. The 2013-2017 ACS identified 84,853 housing units in Warren County. Of these, 22.4% were renter-occupied and 77.6% were owner-occupied.

Housing affordability, or the ability of individuals and families to access and afford suitable housing, is a critical issue that has widespread impacts throughout the County. When housing becomes increasingly unaffordable, it affects not only the individuals struggling to find adequate housing but also has ripple effects that touch upon the County's economy, social fabric, and overall well-being. Rising rental costs have emerged as a significant issue that impacts individuals and families.

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

While all lower-income households are more susceptible to housing problems than the general population, housing problems are particularly common amongst the lowest-income households, including very low- and extremely low-income households. Like the rest of the population, the most common housing problem for this group is housing cost burden. However, this group also experiences substandard housing conditions and a severe cost burden to a greater degree, with 8,786 households (very low- and extremely low-income households) spending more than 50 percent of their income on housing costs. In summary, housing problems affect low or extremely low-income households more frequently than high income. Lower-income households are less able to address issues such as substandard housing issues, in particular renter-occupied units – renters have less control over home repair and are oftentimes left to the mercy of landlords.

Warren County's elderly population also deals with challenges related to low income with 5,332 households containing at least one person 62 years of age and older falling below 50% HAMFI. Single-parent households, especially female-head of households are at risk of experiencing fair housing discrimination based on familial status. 2020 ACS indicated that approximately 3,440 Warren County Family Households are led by single females raising children 18 years old or younger. Union Township accounts for the highest number of female parents at 15.9%, with Franklin Township being the 2nd highest at 12.5%. According to this analysis, households of females with no husband present experience the greatest cost burden. Extremely low-income households, many headed by single females, could afford approximately only \$780 towards housing per month. This group would experience a cost burden in any Warren County jurisdiction.

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

Of the 236,019 people living within Warren County (2022 5-Year American Community Survey), approximately 5.4% percent have incomes below the poverty level and the lowest income renters spend 30 percent or more of their income towards housing. According to the Point in Time count, 4 people indicated they had been homeless for 12+ months within the past three years.

Families who are experiencing homelessness may be enrolled in a rapid re-housing program (Family Promise of Warren County) depending on their unique needs. Rapid re-housing provides short-term rental assistance (0-24 months) and case management to help families transition to being stably housed. One of the largest needs of families enrolled or exiting rapid re-housing would be increasing their income; obtaining affordable daycare; securing reliable transportation; access to employment & workforce development; and finding affordable housing.

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:

None Provided.

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

While many factors contribute to the risk of homelessness, the most significant factor is housing cost. Both low incomes and increased rents and mortgages contribute to this risk. Segments of the population that are housing cost burden (spending more than 30 percent of their income on housing costs), in particular the less educated, single female head of households, the abused; are expected to experience a rise in homelessness. Incomes have not kept pace with rising housing costs, so many households are spending a greater portion of their income on housing and have less disposable income to mitigate financial crisis and unemployment. In the event of a family emergency, medical crisis, loss of employment, or other financial predicament, households with high housing costs often must reallocate limited income to immediate concerns, thereby increasing their risk of homelessness. Vulnerable households have a hard time staying stably housed or in housing without significant problems due to high housing costs, low vacancy, and low wages. During stakeholders and focus group interviews, most agencies identified the need for housing; benefits; mental health & medical treatment, and transportation. The biggest needs are additional permanent affordable housing with support services and jobs. Individuals with disabilities were also identified at a higher risk of experiencing housing problems.

To address these housing concerns, stakeholders and focus group interviews have identified strategic local government programs to increase access to affordable units to lower-income households and increase the general housing stock to accommodate future growth.

Homeless Category	Number
Chronically homeless individuals and families,	4
Families with children,	

Veterans	3
People experiencing homelessness on a given night	49
People who experience homelessness each year	
People who lose their housing and become homeless each year	
People who exit homelessness each year	

Table 14 – Homeless Category

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

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

Introduction

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, if 40 percent of all LMI households in a jurisdiction experience one or more of the four defined housing problems, but if 50 percent of one ethnic group’s LMI households experienced house problems, that would be considered a disproportionate need. In this section, we will look at whether racial or ethnic groups are disproportionately impacted by housing problems. The four housing problems are:

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

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,679	729	338
White	3,269	654	323

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	79	15	0
Asian	139	0	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	79	50	10

Table 15 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,088	2,181	0
White	3,623	2,005	0
Black / African American	149	90	0
Asian	60	4	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	103	60	0

Table 16 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,589	6,152	0
White	4,179	5,812	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	160	73	0
Asian	60	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	120	79	0

Table 17 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,824	6,479	0
White	1,604	5,749	0
Black / African American	0	150	0
Asian	165	215	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	50	275	0

Table 18 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

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

Discussion

According to the 2022 ACS there are approximately 93,817 occupied housing units in Warren County, and 685 of the units were built after 1980. Thus, there are few occupied houses with housing problems, other than a cost burden. The tables above show the number of households with and without housing problems and each racial or ethnic group at the different area median income (AMI) levels. Although some racial groups experience a disproportionately greater need within certain income brackets, there are very few households in Warren County experiencing a disproportionately greater need based on race (Housing

Problems) and few households between the 0-100% of the AMI (338 households) have a negative or no income.

0-30 percent AMI (Extremely Low-Income)

At the extremely low-income level, Asian households experience a disproportionately greater need than the County as a whole: 100 percent of Asian households at this income experience at least one housing problem, compared to 77.5 percent of the general population. However, this is a relatively small population with only 139 total households. Seventy-seven percent of white households at this income experience at least one housing problem and 323 of those households have a negative or no income.

30-50 percent AMI (Very Low-Income)

At the very low-income level, Asian (93%) and American Indian, Alaska Native (100%) households experience a disproportionately greater need than Warren County (65%). However, the Asian and American Indian, Alaska Native households at this income level are relatively small, with only 249 total households.

50-80 percent AMI (Low-Income)

At this income level, Black/African American (68%) and Hispanic (60%) households experience a disproportionately greater need than the general population (42%). The number of Black/African American and Hispanic households experiencing a disproportionate need is approximately 280 households.

80-100 percent AMI (Middle Income)

At the middle-income level, Asian households experience a disproportionately greater need than the County as a whole. 43 percent of Asian households at this income experience at least one housing problem, compared to 22% percent of the general population. However, this is a relatively small number of households (165 total households).

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

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

Introduction:

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. In this section, we will look at whether racial or ethnic groups are disproportionately impacted by Severe Housing Problems. The charts below show the needs of any racial or ethnic group that has disproportionately greater needs in comparison to the needs of that category as a whole. The primary difference between “Housing Problem” and “Severe Housing Problem” is that under

Severe Housing Problems the number of persons per room increases from one per room to 1.5 per room and the percentage of “Cost Burden” increases from 30% to 50%. The four Severe Housing Problems are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than 1.5 persons per room¹ Note that this measure utilizes rooms and not bedrooms.
4. Cost Burden greater than 50%

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,085	1,333	338
White	2,680	1,238	323
Black / African American	69	25	0
Asian	139	0	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	79	50	10

Table 19 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,921	4,350	0
White	1,781	3,854	0
Black / African American	10	224	0
Asian	40	24	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	39	124	0

Table 20 – Severe Housing Problems 30 - 50% AMI

Data Source: 2013-2017 CHAS

¹ **ROOMS:** Rooms counted [in the American Housing Survey (AHS)] include whole rooms used for living purposes, such as bedrooms, living rooms, dining rooms, kitchens, recreation rooms, permanently enclosed porches that are suitable for year-round use, lodger’s rooms, and other finished rooms. Also included are rooms used for offices by a person living in the unit.

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,487	9,239	0
White	1,292	8,669	0
Black / African American	75	158	0
Asian	35	105	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	139	0

Table 21 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	349	7,944	0
White	269	7,064	0
Black / African American	0	150	0
Asian	70	310	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	315	0

Table 22 – Severe Housing Problems 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

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

Discussion

0-30 percent AMI (Extremely Low-Income)

At the extremely low-income level, Asian and American Indian, Alaska Native households experience a disproportionately greater need than the County as a whole: 100 percent of households at this income experience at least one housing problem, compared to 64 percent of the general population. This is a relatively small number of households (164 Households).

30-50 percent AMI (Very Low-Income)

At the very low-income level, Asian (62%) households experience a disproportionately greater need than Warren County (30.6%). However, the Asian households at this income level are relatively small, with only 64 total households.

50-80 percent AMI (Low-Income)

At this income level, Black/African American (32.1%); Asian (25%); and Hispanic (31.8%) households experience a disproportionately greater need than the general population (13.8%). The number of Black/African American, Asian, and Hispanic households experiencing a disproportionate need is approximately 175 households.

80-100 percent AMI (Middle Income)

At the middle-income level, Asian households experience a disproportionately greater need than the County as a whole. 18% percent of Asian households at this income experience at least one housing problem, compared to 4.2% percent of the general population. However, this is a relatively small number of households (70 total households).

Very few racial or ethnic group experiences a disproportionately greater need than the County as a whole. The most significant Severe Housing Problem is the housing cost burden. Nevertheless, with the continuous decrease in households below the poverty rate (6% in 2010; 5.4 in 2020; and 5.0% for the 2022 ACS), both in relative and in absolute numbers, fewer homes in Warren County are expected to be cost burden and fewer homes experiencing a disproportionately greater need than the County.

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

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

Introduction:

Disproportionate greater need relative to housing cost burden is calculated by dividing the number of households in a cost burden category (i.e., not cost-burdened, spending more than 30 percent on housing, or spending more than 50 percent on housing) by the total number of households for that given racial or ethnic group or the jurisdiction for a whole. For example, 11.4 percent of the County spends 30-50 percent of their income on housing costs. This is calculated by dividing 8,902, or the number of households in this

category, by the total households, or 77,872. The total households are calculated by summing the numbers in the top data row shown below.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	62,028	8,902	6,608	334
White	56,204	8,097	5,781	323
Black / African American	1,144	258	183	0
Asian	2,959	154	284	0
American Indian, Alaska Native	0	10	25	0
Pacific Islander	0	0	0	0
Hispanic	1,033	164	208	10

Table 23 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion

30-50 Percent Cost Burden

No housing groups experience a disproportionately greater need than the County as a whole within this cost burden category, except for ten American Indian, and Alaska Native households. Approximately 11.4 percent of the general population spends 30-50 percent of their income on housing costs, while 28.5 percent of American Indian, and Alaska Native households spend 30-50 percent of their income on housing costs.

Greater than 50 Percent Cost Burden

At this level, only American Indian, and Alaska Native households (71%) experience a disproportionately greater need than Warren County (30.6%). However, American Indian, and Alaska Native households at this level are relatively small, with only 25 total households.

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

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

The data presented in Sections NA-15 through NA-25 show that there are racial or ethnic groups that experience disproportionately greater needs in terms of housing problems. HUD defines a disproportionate need as any need for a certain race/ethnicity that is more than 10 percent above the need for the total households at a particular income level. The following racial or ethnic groups have disproportionately greater need:

Housing Problems:

- 0-30 percent AMI: Asian
- 30-50 percent AMI: Asian and American Indian, Alaska Native
- 50-80 percent AMI: Black/African American and Hispanic
- 80-100 percent AMI: Asian

Severe Housing Problems:

- 0-30 percent AMI: Asian and American Indian, Alaska Native
- 30-50 percent AMI: Asian
- 50-80 percent AMI: Asian; Black/African American and Hispanic
- 80-100 percent AMI: Asian

Housing Cost Burden:

- 30-50 Percent Cost Burden: American Indians, Alaska Native
- Greater than 50 Percent Cost Burden: American Indians, Alaska Native

White households do not have disproportionately greater needs in any category at any income level. Housing cost burden when analyzed as a variable of “Housing Problem” and “Severe Housing Problems” is a major factor and several racial and ethnic groups experience a disproportionately greater need (Asian; American Indian, Alaska Native; Black/African American, and Hispanic).

Housing cost burden within Warren County is still an issue (15,510 households), however, only American Indians, and Alaska Native households experience a disproportionately greater need for housing cost burden (35 households).

As determined during the Assessment of Fair Housing (AFH) analysis, when examining the cost burden among residents of Warren County, it is evident that certain minority demographic groups face a higher percentage of severe cost burden. The data reveals that due to the higher concentration of White residents in Warren County, there is a greater number of severely cost-burdened households among this population. However, excluding the Asian or Pacific Islander demographic, minority groups exhibit a noticeably higher percentage of households experiencing severe cost burdens compared to the White population.

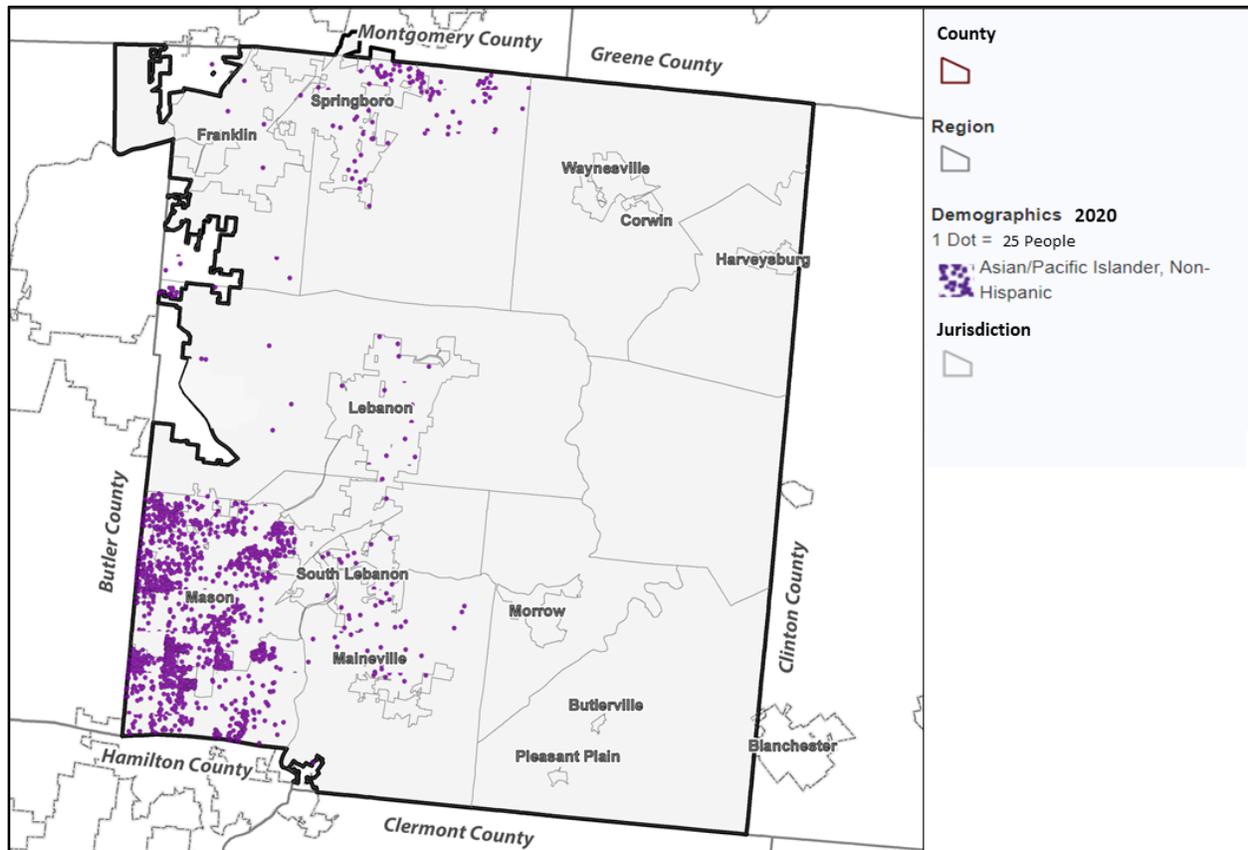
Specifically, the Native American population stands out with 50% of the 40 households in Warren County experiencing severe cost burden. Following this, the Hispanic population shows a rate of 16.55%, the Black population at 11.86%, and the Other category at 10.44%.

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

Additional needs have not been identified.

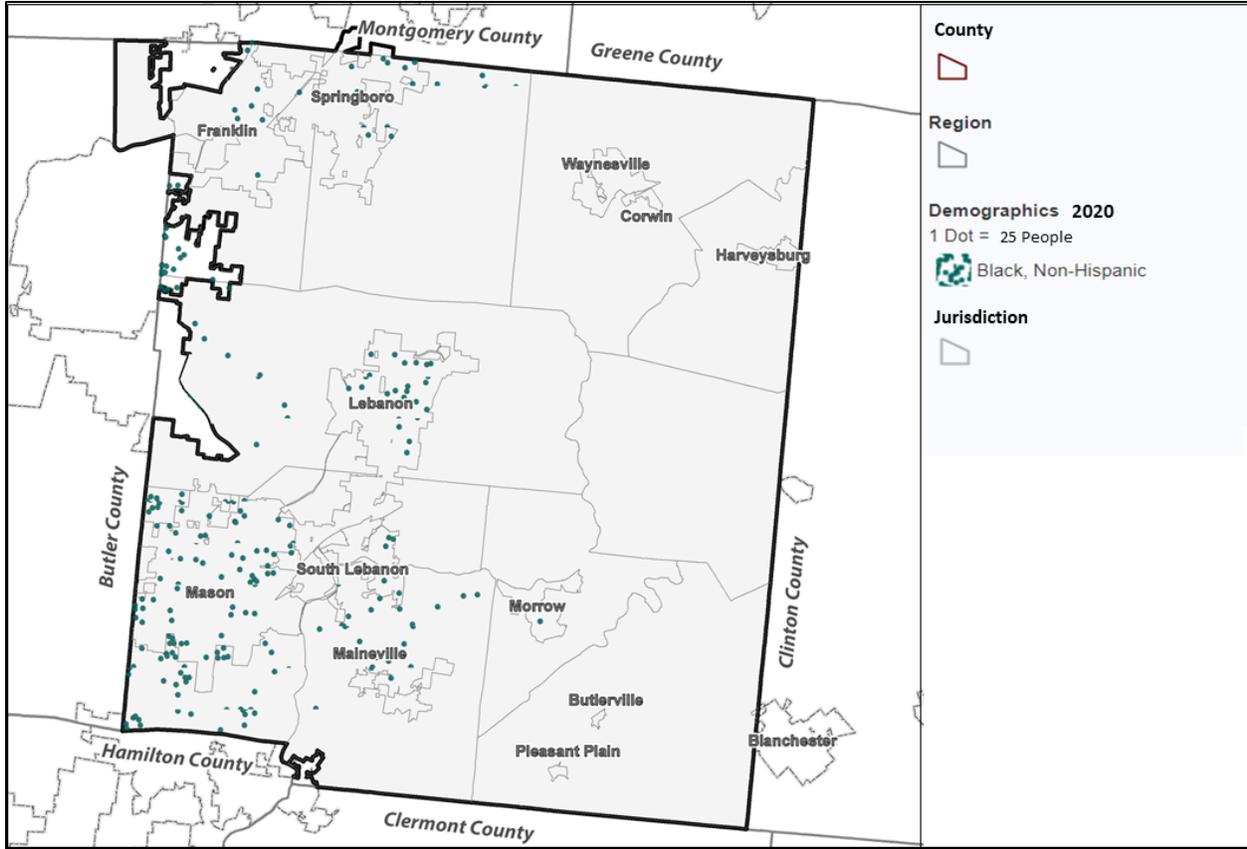
Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Asian: The map below shows where there is a concentration of Asian households in the County. As shown below, there is a larger concentration of Asian households in the cities of Mason and Springboro and, to a lesser extent, the City of South Lebanon. The unincorporated areas of Deerfield Township also have a higher concentration of Asian households.



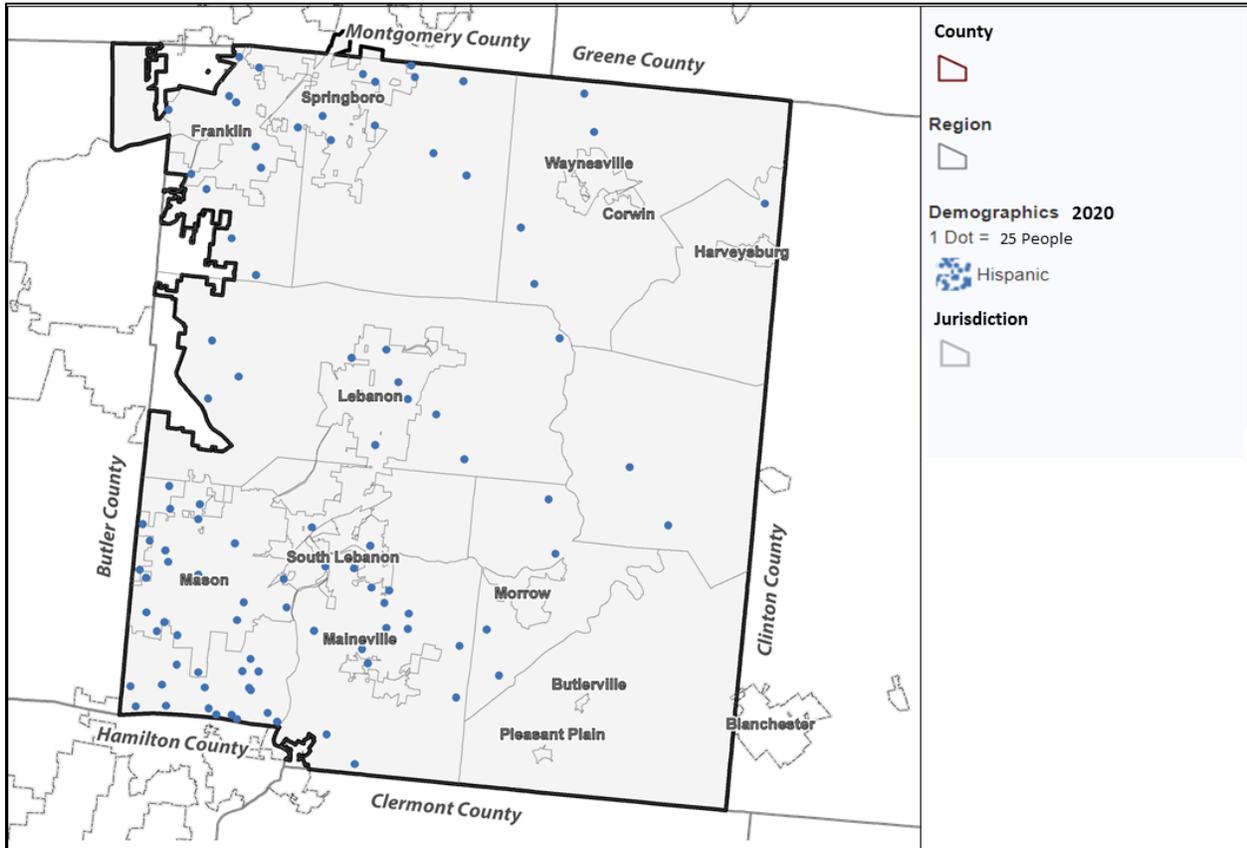
Map 1 – Asian Households Concentration

Black/African American: The map below shows where there is a concentration of Black/African American households in the County. As shown below, there is a larger concentration of Black/African American households in the cities of Lebanon, Mason, and Springboro.



Map 2 – Black/African American Households Concentration

Hispanic: The map below shows where there is a concentration of Hispanic households in the County. As shown below, there is a larger concentration of Hispanic households in the cities of Mason, Maineville, and South Lebanon. and, to a lesser extent, the City of Springboro. Additionally, the unincorporated areas of Deerfield Township have a higher concentration of Hispanic households.



Map 3 – Hispanic Households Concentration

NA-35 PUBLIC HOUSING – 91.205(B)

Introduction

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

residents were affordable, accessible transportation options; affordable, accessible childcare services; and skill building and job training. There are 1,823 persons/families that are on a waiting list for public housing and there are 208 public housing units. Also, 406 persons/families are on a waitlist to receive a Section 8 Housing Choice Voucher. There are 742 Section 8 housing units. Lastly, there are 26 vouchers for permanent supportive housing.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing Units	Vouchers					
				Total	Project based	Tenant based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *			
# of units vouchers in use	0	0	204	447	0	373	0	0	71

* Includes Non-elderly disabled (NED), Mainstream One-Year, Mainstream Five-Years, and Nursing Home Transition

Source: PIC (PIH Information Center)

Table 24 - Public Housing by Program Type

Characteristics of Residents

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

Data Source: PIC (PIH Information Center)

Table 25 – Characteristics of Public Housing Residents by Program Type

Race & Ethnicity of Residents

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

Source: PIC (PIH Information Center)

Table 26 – Race & Ethnicity of Public Housing Residents by Program Type

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

NA.

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

The available supply of public housing and housing choice vouchers does not meet the existing demand. Despite a high turnover (a resident is typically not on the waitlist for longer than 24 months), both programs have long waitlists that dramatically overwhelm availability. There are currently 208 public housing units that have a waitlist of 1,823 families/individuals. There are 742 Housing Choice Voucher Units that have a waitlist of 406.

Consultation with the Warren Metropolitan Housing Authority (WMHA) indicated that while residents of public housing and housing choice vouchers face many challenges in increasing their income and attaining self-sufficiency, the greatest challenge is the lack of affordable and accessible transportation. Childcare was also cited as a barrier given that local daycare providers are rarely available during the second or third shifts, or on weekends. Many clients face problems with alcohol or other drug addiction or have a mental illness.

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

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

NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(C)

Introduction

Warren County is a member of Homeless Planning Region 14, a region served by a regional CoC that includes Butler and Clermont Counties in addition to Warren County. This regional CoC reports to the Ohio Department of Jobs and Family Services and coordinates funding and activities among agencies that serve the homeless population in Region 14. The Point in Time (PIT) count of homeless persons indicated there are 162 homeless persons on a typical January night. Approximately 51% of these individuals were children and 8% were unsheltered.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	150	12	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	19	10	0	0	0	0
Chronically Homeless Individuals	1	0	0	0	0	0
Chronically Homeless Families	1	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 – Homeless Needs Assessment

2023 PIT Survey	Sheltered			Unsheltered	Total
Persons in HH with Children	Emergency Shelter	Transitional Housing	Sheltered Total		
Number of Households	3	35	38	1	39
Number of Persons (Under Age 18)	10	72	82	1	83
Number of Persons (Age 18-24)	3	7	10	0	10
Number of Persons (Over Age 24)	20	19	39	1	40
Total Number of Persons	33	98	131	2	133
Persons in HH without Children	Emergency Shelter	Transitional Housing	Sheltered Total		
Number of Households	21	3	24	9	33
Number of Persons (Age 18-24)	3	0	3	1	4
Number of Persons (Older than 24)	14	2	16	9	25
Total Number of Persons	17	2	19	10	29
Persons in HH with only Children (Unaccompanied Children)	Emergency Shelter	Transitional Housing	Sheltered Total		
Number of Households	0	0	0	0	0
Total Number of One-Child Households	0	0	0	0	0
Total Number of Multi-Child Households	0	0	0	0	0
Total Number of Persons	0	0	0	0	0
All Homeless	Emergency Shelter	Transitional Housing	Sheltered Total		
Total Households	24	38	62	10	72
Total Persons	50	100	150	12	162
Source: 2023 Point in Time Survey					

Table 28 – 2023 PIT Survey

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

Interviews with CoC representatives, including Safe on Main, Warren Metropolitan Housing Authority, and Family Promise of Warren County indicated that many of Warren County's homeless become homeless due to the loss of a job, a medical emergency, or drug/alcohol addiction. Many of these individuals struggle to make basic housing expenses and the added financial hardship of losing a job makes it extremely difficult

for these individuals to live self-sufficiently. Furthermore, a lack of education and viable employment are leading causes of homelessness.

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

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

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

Some interviewees reported they do not encounter unaccompanied youth in Warren County; others advised there are unaccompanied youth but they "couch surf" (find temporary and usually unsustainable shelter with a friend or extended family), making this group difficult to reach or to estimate their numbers. Warren County Human Services advised that whenever unaccompanied youth are reported to the County, the minor is either: a) reconnected to their legal guardian or b) placed with Child Services.

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

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	121	10
Black or African American	22	3
Asian	5	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	1	0
Not Hispanic	160	10

Table 29 – Nature and Extent of Homeless

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

Data from the 2023 PIT count indicated that among the unsheltered homeless, 8.3% of the individuals were children aged 18 or younger. Furthermore, approximately 51% of all the individuals who are homeless in Warren County are children. This generally supports evidence from homelessness service providers, who estimated approximately 50% of the families they served included families with children.

Family Promise of Warren County indicated that there are few families of veterans that use their shelter. Any families of veterans who request service from Family Promise of Warren County are referred to Veteran Affairs Supportive Housing (VASH).

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

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

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The experience of homeless service providers is that the overwhelming majority of homeless persons are Caucasian. Latinos were reported to rely on family networks when faced with the threat of homelessness. These results are not surprising. The 2022-5 Year American Community Survey indicates the following racial make-up of Warren County’s households.

Warren County Population by Race

- White (non-Hispanic): 83.1%
- Asian: 7.1%
- African American: 3.4%
- Hispanic (any race): 1.8%
- Two or more races: 4.8%
- Other race: 1.2%
- American Indian/Alaska Native: 0.7%

- Native Hawaiian/Pacific Islander: 0.1%

Further consider that these households have the following median household income according to the 2022 1 Year American Community Survey, ranked below from highest median income to lowest.

Median HH Income

- Asian: \$152,199
- Hispanic (any race):\$ 129,821
- Other Race:\$ 124,602
- White (not Hispanic): \$ 99,553
- African American:\$ 99,455
- Two or more races: \$97,646
- American Indian/Alaska Native: NA
- Native Hawaiian/Pacific Islander: NA

Warren County's ethnic and racial composition and median household income support anecdotes that the overwhelming majority of homeless persons in Warren County are Caucasian. However, African Americans may be disproportionately represented among the homeless based on the 2019 Consolidated Plan, which indicated that they represent somewhat less than 10% of the homeless. Though admittedly imprecise, this anecdote may suggest more homeless African Americans than would be expected based on their share of 3.4% of the population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2023 Point-In-Time (PIT) survey of homeless individuals indicated there are an estimated 72 households consisting of 162 (approximately 20 fewer homeless individuals as compared to the 2019 Consolidated Plan) individuals who are homeless in Warren County. 83 of these individuals (51%) are children. Refer to Tables 28 and 29 to view the results of the 2023 PIT survey. Interviews with homeless service providers indicated a belief that this survey understates the actual number of homeless persons due to the weather conditions common at this time of year. Many individuals find shelter with friends, family, or by their means during the extreme cold but not permanently. It is extremely difficult to get an accurate count of every individual who is considered homeless in Warren County. The 2023 PIT survey estimates that 8% of homeless individuals are unsheltered. The most significant difference between these categories is that the unsheltered homeless do not have connections to supportive services, a safe temporary shelter, assistance finding employment, or connections to programs that offer training services.

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

Introduction

Service delivery for non-homeless special needs populations in Warren County has been adversely impacted by a number of factors in the past decade. A national downturn in the housing market has

resulted in decreased funds given that the majority of locally funded initiatives for the elderly (Warren County Community Services), persons with mental disabilities (Mental Health and Recovery Services of Warren and Clinton Counties), persons with developmental disabilities (Warren County Board of Developmental Disabilities), and veterans (Warren County Veterans Service Office) are funded by property taxes.

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

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

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

The US Census estimates there are 9,967 Warren County residents over 65 with some form of disability, or 25.7% of the total population age 65 and older (ACS P041).

Persons with Mental Disabilities

According to MHRB's 2022, annual report 24,955 people attended prevention events and activities; 3,426 calls were received from their crisis hotline; and 89% of participants who used MHRS services maintained stable schooling or work.

Persons with Developmental Disabilities

Approximately 90% of individuals who have a developmental disability (DD) in Warren County work with the Board of Developmental Disabilities to receive vouchers (the most common being the Independent Option waiver) that cover housing and other expenses. These individuals generally reside in group homes, though a minority reside in larger facilities. Individuals served by WCBDD have access to day programming agency-operated transportation. The WCBDD also provides a total of 87 homes with a maximum capacity of 233 individuals, all of whom have a room to themselves.

Persons with Physical Disabilities

The 2022 US Census estimates there are 12,513 Warren County residents aged 18 and over that have an ambulatory disability or approximately 5.11% of the County's total population. The majority of these individuals are aged 65 and over a total of 8,209 residents. Additionally, 1.58% have a vision disability, and 3.17% have a hearing disability and are aged 18 and over.

Persons with Alcohol/Drug Addictions

Consultation in 2023 with the Mental Health Recovery Board of Warren and Clinton Counties (MHRB) and other agencies that work with this population indicated drug or alcohol abuse is often a factor in life situations where an individual is low-income or unemployed. Interviewees advised it is difficult to find long-term housing solutions for individuals with a history of drug/alcohol abuse. New Housing Ohio provides transitional housing for recovering drug/alcohol addicts and also recovery residences for those seeking to live in sobriety. New Housing Ohio currently owns and manages 64 housing units in Warren County.

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

There are no reports to date that indicate the total number of domestic violence cases; however, a community report in 2015 was conducted by the Warren County Family and Children First Council which indicated that between the years 2008 to 2012, an average of 217 persons per 100,000 were domestically violated per year. With the assumption that this rate is constant, there are approximately 531 people who have been domestically violated in the year 2017 (U.S. Census Bureau, 2022 American Community Survey 1-Year Estimates).

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

Elderly and Frail Elderly

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

Persons with Mental Disabilities

The Mental Health Recovery Board of Warren and Clinton Counties (MHRB) continues to provide beds/units for severe persistent mental illness (SPMI) individuals. In 2022, the MHRB provided case management services for 928 residents with a diagnosed SPMI. Consultation indicated this group also requires supportive services; affordable, practical transportation options including a cited need for public transit; counseling, and employment training/opportunities, and a need to connect individuals with a criminal history to housing and job opportunities.

Persons with Developmental Disabilities

There are currently 89 homes, with a total of 182 rooms, in Warren County that serve persons with developmental disabilities. There is no waitlist for housing, however, 30 individuals are waiting on roommate matches for housing. Priority is given to individuals with an immediate necessity for housing, identifying them as having a critical need. Those that were classified as having a critical need, for example, had physical or behavioral needs that made it exceedingly difficult for their family or caregiver to adequately care for the individual.

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

Persons with Physical Disabilities

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

Persons with Alcohol/Drug Addictions

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

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

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

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

The County produces no estimates on the number of persons with HIV/AIDS for the current year; however, a community report in 2015 was conducted by the Warren County Family and Children First Council which indicated that between the years 2008 to 2012 a yearly average of 40 persons 100,000 had HIV. In the event that this rate is consistent from 2012, the estimated number of people in Warren County that have HIV is 97, or roughly 0.04 percent of the County's total population (U.S. Census Bureau, 2022 American Community Survey 1-Year Estimates). Consultation with various community service providers did not indicate that any of these agencies target assistance to this subpopulation, nor did interviewees observe a community need related to housing or other services that differ in any meaningful way from the population as a whole.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

NA.

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

Describe the jurisdiction’s need for Public Facilities:

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

How were these needs determined?

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

Describe the jurisdiction’s need for Public Improvements:

Public Facility Improvements

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

Non-Transportation Public Infrastructure Improvements

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

Transportation

- Bridge rehabilitation
- Handicap accessible sidewalks and crosswalks
- Installation or maintenance of sidewalk, bicycle, and other non-motorized transportation infrastructure, especially if on a school route or connecting a LMI area to employment opportunities
- New construction of sidewalks and other pedestrian paths
- Operating funds for public transit
- Pedestrian safety improvements, especially if on a school route
- Rail improvements, particularly to provide new freight service to local businesses
- Rehabilitation of sidewalks
- Rehabilitation of vacant or obsolete buildings or building systems

- Retaining walls
- Road resurfacing, reconstruction, other maintenance, and widening
- Road safety improvements
- Sewer line improvements
- Stormwater management improvements
- Transit vehicles or equipment for County agencies that provide transit independently of the County's public transit system

How were these needs determined?

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

Describe the jurisdiction's need for Public Services:

Economic Development

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

Neighborhood Revitalization

Rehabilitation of:

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

Public Services

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

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

Workforce Development

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

How were these needs determined?

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



Housing Market Analysis

HOUSING MARKET ANALYSIS

MA-05 OVERVIEW

Housing Market Analysis Overview:

The 2021 ACS 5-Year identified 86,981 housing units in Warren County. Of these, 21% were renter-occupied and 79% were owner-occupied compared to 33% and 67% (respectively) for the state.

The homeowner vacancy rate was 2% and the rental vacancy rate was 1%, other vacant (a housing unit is classified as other vacant when it does not fit into any year-round vacant category) was in Warren County 3% compared to 5% for the state. The low vacancy rate for both home types, particularly rental, is indicative of a tight housing supply. A healthy rental vacancy rate is 6%-9%. Homeowner and rental vacancy rates declined during the COVID-19 pandemic. The housing supply decreased after the pandemic, and it does not meet the demand in the County. Although many factors affect the housing market, the County appears to lack a sufficient supply of affordable rentals to satisfy the market's demand.

As of 2023, there are 208 public housing units (206 available) and 817 voucher units in Warren County with waiting lists of 1823 and 406, respectively. There are an additional 413 "Section 202" units (for seniors only) with a waitlist of 368 and 1055 LIHTC units, most of which also have waitlists.

These wait lists indicate the existing supply of housing reserved for low-income persons does not meet the existing community needs. Interviews also indicated the supply of affordable market-rate housing is also relatively scarce and does not meet the needs of low and moderate-income families. This is corroborated by the relatively low number of multifamily units compared to the state of Ohio and by the exceptionally low rental vacancy rate of 1% (2021 ACS 5-Year).

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

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

MA – 10 NUMBER OF HOUSING UNITS – 91.210(A)&(B)(2)

Introduction

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

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	64,900	76%
1-unit, attached structure	5,764	7%
2-4 units	4,211	5%
5-19 units	7,034	8%
20 or more units	2,144	3%
Mobile Home, boat, RV, van, etc	992	1%
Total	85,045	100%

Table 30 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	4	0%	428	2%
1 bedroom	203	0%	3,444	19%
2 bedrooms	7,385	12%	8,789	49%
3 or more bedrooms	55,593	88 %	5,139	29%
Total	63,185	100%	17,800	99%

Table 31 – Unit Size by Tenure

Data Source: 2013-2017 ACS

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

As of 2023, Warren Metropolitan Housing Authority operates 196 public housing units) targeted to income-eligible individuals, 17 units are handicap accessible. The average adjusted income for individuals on a waiting list for Section 8 Housing and Public Housing is \$13,345 (source: WMHA Waiting List Statistical

Reporting). Individuals who live in public housing generally remain in the unit for 3-5 years or less. The waitlist for WMHA units is about 2-4 years. There are an additional 742 federal housing choice voucher recipients whose average annual income is \$15,526; the average voucher holder receives housing benefits for approximately 5 years. Approximately 7% of people on a waiting list for Section 8 Housing Vouchers are elderly, and 79% have a family. Furthermore, 69% are white, while less than 3% are Asian or American Indian/Alaskan Native.

According to 2024 data, of all households participating in the Warren Metropolitan Housing Authority Housing Choice Voucher program, 45% of households have a head of household with a disability. 23% of households with a head of household 62 years or older. 75% of households are white.

Warren County Community Services manages eleven Section 202 (low-income elderly) facilities totaling 596 units (0, 1, 2, and 3-bedroom units). The affordable housing supply is supplemented by an additional 1055 income-restricted units funded by Low-Income Housing Federal Tax Credits; some of these projects were supplemented by HOME or Ohio Housing Trust (OHTF) funds.

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

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

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

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

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

- 196 households who are living in Public Housing Units, and 1823 families/individuals are on a waitlist for public housing.
- There are 742 households/individuals who are participants in the Housing Choice Voucher Program (HCV). The waitlist for this program is 406 households, including 345 non-disabled/non-elderly households, 58 disabled, and 11 elderly.
- 596 Section 202 units have a wait list of 368 households
- 1147 LIHTC units: An average of 1 person on the waitlist in each complex

Wait lists indicate the existing supply of housing reserved for low-income persons does not meet the existing community needs. Most individuals who work in Warren County, especially minorities, have to find affordable homes outside of Warren County and commute to the county from outside its jurisdiction. It is apparent that the supply of affordable market-rate housing is relatively scarce and does not meet the needs of low and moderate-income families, the numbers increased exponentially after COVID-19

pandemic). This is corroborated by the relatively low number of multifamily units compared to the state of Ohio and by the exceptionally low rental vacancy rate of 1% (2021 ACS 5-Year).

An additional 88 homes were provided through Warren County Board of Developmental Disabilities in 2023 with 177 individuals with disabilities housed in these homes. All the homes, except for one owned by WCBDD, are owned by the Community Housing Assistance Program (CHAP). Individuals usually pay no more than 30% of their income in rent and receive rental subsidies as needed from either a Section 8 voucher or Warren County DD. Services range from 24-hour staffing support providing complete care, to 5 hours of services each week assisting with basic needs.

Warren County Board of Developmental Disabilities does not have a waiting list specific to housing. Instead, there is a Roommate Match Committee that works with people requesting housing. Individuals must work with their Service Coordinator to do a referral for the Roommate Match Committee and must have resources to pay rent, utilities, personal expenses, etc. There are currently 30 people on the list actively working with the Roommate Match Committee on housing matches. At the time an individual is ready to move into housing WCBDD assists them with rental subsidy.

Some individuals are also housed using private landlords. Over half of the facilities leased by private landlords and nearly a third of CHAP-owned facilities are not considered accessible by Americans with Disabilities Act (ADA) standards. While WCBDD prefers to build ADA-accessible homes, they have also applied for funds to modify existing homes.

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

Describe the need for specific types of housing:

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

The availability of attached units/manufactured homes is less than the state average (23% compared to Ohio's 29%) and rental units have a surprisingly low vacancy rate across the County: only 1% of units are vacant compared to 2% across the state (2021 ACS 5-Year). A vacancy rate of approximately 5% is representative of a healthy rental market with the following:

- Renters have a variety of choices
- Average rent does not escalate due to scarcity
- Vacancy is high enough that landlords compete for renters by improving the property

- Occupancy rates are sufficient so that landlords can make a profit.

Together these factors corroborate interviewees who advised Warren County has a tight rental market of high rental costs (specifically after the COVID-19 pandemic) that offers limited options to individuals looking for this type of housing product.

Project Name	City	Units	# of 0 bedroom Units	# of 1 bedroom Units	# of 2 bedroom Units	# of 3 bedroom Units	# of 4 bedroom Units	Placed in Service Year
Cedars at Rivers Bend	South Lebanon	176	0	80	80	16	0	2005
Colony Square Village	Lebanon	42	0	0	0	42	0	1997
Emerald Edge Apartments	Franklin	170	0	64	88	18	0	1998
Franklin Woods	Franklin	114	0	18	70	26	0	2007
Harding House	Franklin	60	0	0				1989
Hopkins Commons	Maineville	33	0	21	12	0	0	2018
Hunter Run I	Lebanon	62	0	0	0	62	0	1995
Hunter Run II	Lebanon	52	0	0				1994
Lebanon Commons	Lebanon	20	0	0	20	0	0	2004
Meadow View	Springboro	120	0	24	48	48	0	1994
Robin Springs	Middletown	120	8	14	24	58	16	2005
Sanctury at Springboro	Springboro	118	29	89	0	0	0	2019
Timbercreek Apartments	Springboro	60	0	0	50	10	0	1996
Total		1147	37	310	392	280	16	

Table 32 – Low Income Housing Tax Credit Unit Inventory

Data Source: LIHTC & Warren County Board of Disabilities.

MA-15 COST OF HOUSING - 91.210(A)

Introduction

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

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	\$190,900	\$236,400	24%
Median Contract Rent	\$748	\$897	20%

Table 33 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,554	14%
\$500-999	8,039	45%
\$1,000-1,499	5,217	29%
\$1,500-1,999	1,475	8%
\$2,000 or more	413	2%
Total	<i>17,698</i>	<i>100%</i>

Table 34 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,224	No Data
50% HAMFI	4,601	3,245
80% HAMFI	9,046	12,313
100% HAMFI	No Data	19,125
Total	14,871	34,683

Table 35 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$604	\$698	\$916	\$1,244	\$1,425

Table 36 – Housing Affordability

Data Source: HUD FY 2021 FMR Calculator

Small Area Fair Market Rent (Monthly Rent) - Cincinnati HUD Metro Area						
ZIP Code	Small Area	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
45005	Franklin	\$780	\$880	\$1,150	\$1,530	\$1,700
45032	Harveysburg	\$760	\$860	\$1,120	\$1,490	\$1,660
45034	Hamilton Twp.	\$1,120	\$1,270	\$1,650	\$2,200	\$2,440
45036	Lebanon	\$810	\$920	\$1,200	\$1,600	\$1,770
45039	Maineville	\$1,170	\$1,320	\$1,720	\$2,290	\$2,540
45040	Mason	\$1,210	\$1,380	\$1,790	\$2,380	\$2,650
45054	Turtlecreek Twp.	\$850	\$970	\$1,260	\$1,670	\$1,850
45065	South Lebanon	\$1,040	\$1,180	\$1,530	\$2,030	\$2,260
45066	Springboro	\$1,200	\$1,350	\$1,760	\$2,340	\$2,600
45068	Waynesville	\$850	\$970	\$1,260	\$1,670	\$1,860
45152	Morrow	\$950	\$1,080	\$1,400	\$1,860	\$2,070
45162	Pleasant Plain	\$820	\$930	\$1,210	\$1,610	\$1,790

Table 37 – Monthly Rent-Small Area FMR

Data Source Comments: HUD FY2024 Small Area FMRs

Rent Paid (Most Current Data)	Number	%
Less than \$500	985	5.6%
\$500 to \$999	5533	31.6%
\$1,000 to \$1,499	6503	37%
\$1,500 to \$1,999	3145	18%
\$2,000 to \$2,499	828	4.7%
\$2,500 to \$2,999	267	1.5%
\$3,000 or more	250	1.4%
Total	17,511	100%
No Rent Paid(Not included in Total)	1,062	

Table 38 – Rent Paid

Data Source: 2021 ACS 5-Year

Is there sufficient housing for households at all income levels?

In the last few years, Warren County has continued to see growth within its jurisdictions and a change within the median household income (MHI) and housing prices. Median County housing prices for both owner and renter-occupied units and the County’s MHI are higher than the state’s. When compared to the State, Warren County has a greater percentage of households that have an income range of above \$50,000. The estimated median income in the State of Ohio for 2021 is \$61,938, while the estimated median income in Warren County is \$95,709. Over 75% of Warren County households make more than the State’s median income. While a majority of Warren County residents are capable of affording most of the County’s housing stock, lower-income residents face more limited options and are more likely to experience a housing cost burden.

For example, half of the County’s housing stock should be affordable to a family earning the median County income or less. At present, households earning the median family income can afford 52% of the County’s housing stock. The same point is made by looking at households earning half of the HUD Area Median Family Income (HAMFI), or \$47,854. There are 18,858 households in Warren County that make \$47,999 or less, which is approximately 20% of the total housing units in the County (2021 5 Year Census Estimate).

An analysis was made about home values and affordability for protected groups illustrating that only 30% of the median income per month could be budgeted toward making housing payments without

experiencing a cost burden. These factors indicate that the number of low and moderate-income households is proportionately larger than the number of housing units affordable to them in the County without imposing a housing cost burden.

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

	Base Year: 2017	Most Recent Year: 2022	% Change
Median Home Value	236,400	320,300	35%
Median Contract Rent	897	1,240	38%

Table 39 – Cost of Housing

Data Source: 2013-2017 ACS & 2022 ACS (1-Year Estimates)

Housing prices and rental contract value in Warren County have experienced a considerable change between 2009 and 2017 with 24% and 20% change (respectively). Despite this, the change in housing prices and rental contracts in the County after the COVID pandemic is significant with 35% and 38% (respectively). It is difficult to predict future housing prices, however much of the underlying conditions that have resulted in population growth and upward pressure on Warren County’s housing market such as receiving intra-regional migration, undeveloped land near interchanges, and zoning policy makes it reasonable to anticipate additional price increases. Warren County has twenty-two individual zoning jurisdictions; their practices that facilitate large lot residential limit smaller lot single family or multifamily development and affect the price of land and thus the cost of housing, particularly in the rental housing market.

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

As of 2021, the Median Contract Rent of \$1,156 exceeds the Fair Market Rent (see above) as well as the High and Low HOME rents (see above) for efficiency apartments and 1-bedroom and 2-bedroom units, indicating a possible need for affordable housing in the 1- and 2-bedroom range for these relatively affordable apartment sizes. The 2013 CHAS data corroborates that households earning less than the area median income have limited rental opportunities, with the lowest-income households experiencing the greatest need.

Assuming annual rental costs of \$13,872 based on the median contractual rent, approximately 70% of Warren County households are capable of affording this without spending more than 30% of their household income (2021 ACS), leaving the majority of Warren County residents in a position where they can easily rent without experiencing a housing cost burden.

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

Discussion

Small Area Fair Market Rent (Monthly Rent) - Cincinnati HUD Metro Area					
Year	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
FY 2021 FMR	\$604	\$698	\$916	\$1,244	\$1,425
FY 2022 FMR	\$643	\$742	\$968	\$1,302	\$1,483
FY 2023 FMR	\$731	\$839	\$1,093	\$1,464	\$1,645
FY 2024 FMR	\$810	\$919	\$1,195	\$1,588	\$1,766

Table 40 – Fair Market Rent

Data Source: HUD FMR Calculator

House prices have risen rapidly during the pandemic and reached their highest level in many decades. Both housing and non-housing inflation moved up over the period between 2020 and the first quarter of 2024. This led to a significant change in house prices and rent costs. Fair Market Rent in Warren County was raised between 24%-34% of the rent cost (see the table above). The smaller the housing unit the more the increase in the rent cost and fewer low-income residents can afford the rent cost in the County.

MA-20 CONDITION OF HOUSING – 91.210(A)

Introduction

19% of Warren County Households have at least one housing condition (lacking complete kitchen or plumbing facilities; overcrowding where each room has one or more persons; or housing cost burden where the household spends more than 30% of income on housing). Over 95% of all housing problems can be attributed to housing cost burden, indicating the most prevalent issue is affordable housing rather than sanitation issues or overcrowding.

The average age of Warren County’s housing stock is the second newest among Ohio’s 88 counties. Despite a large population of over 239,556, over one-third of all housing has been constructed after 2000 and almost two-thirds since 1980 (see following tables). Relatively new housing does not need rehabilitation, however, 14% was constructed before 1960 most of them in Salem and Union Townships; a minority of these units could benefit from targeted rehabilitation policies, especially if managed as part of a neighborhood revitalization program in communities with a higher concentration of older housing stock. The high-growth areas of the County are found in Franklin Township and the neighborhoods immediately adjacent to the central business district, of the City of Lebanon, while the newest is located in the City of Mason. Franklin Township has over 300 homes considered fair or below fair and need improvement.

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

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

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	9,498	15%	6,088	34%
With two selected Conditions	134	0%	320	2%
With three selected Conditions	20	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	53,520	85%	11,389	64%
Total	63,172	100%	17,797	100%

Table 41 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	17,666	31%	3,068	19%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1980-1999	21,937	38%	5,849	37%
1950-1979	14,806	26%	5,058	32%
Before 1950	3,413	6%	2,026	13%
Total	57,822	101%	16,001	101%

Table 42 – Year Unit Built
 Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	19,330	31%	7,906	44%
Housing Units build before 1980 with children present	9,161	14%	7,242	41%

Table 43 – Risk of Lead-Based Paint
 Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

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

Table 44 - Vacant Units

The total number of vacant units in Warren County decreased in the last few years. According to the 2017 census, the total number of vacant units was 4,149 and it increased to 4,988 in 2021. The number of “other vacant” units within the County, increased by 17% from 2,008 in 2017 to 2,367 in 2021. “Other vacant” units include units that are not for sale or rent and quite possibly are abandoned. The previous data is an indicator of the need for possible redevelopment or rehabilitation activities.

Need for Owner and Rental Rehabilitation

Warren County enjoys some of the newest housing stock in the state; however, a sizeable minority of all housing (24%) is 50 years old or older (2013-2017 ACS). Only 24% of rental stock was constructed after 2000 compared to 35% of owner-occupied housing (2013-2017 CHAS). Not all vintage housing is in need of rehabilitation; however, interviews indicate a minority of older housing stock is in need of rehabilitation; older housing stock that does not see reinvestment may otherwise have a negative impact on the surrounding neighborhood.

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

The total number of vacant units in Warren County decreased in the last few years. According to the 2017 census, the total number of vacant units was 4,149 and it increased to 4,988 in 2021. The number of “other vacant” units within the County, increased by 17% from 2,008 in 2017 to 2,367 in 2021. “Other vacant” units include units that are not for sale or rent and quite possibly are abandoned. The previous data is an indicator of the need for possible redevelopment or rehabilitation activities.

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

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

As of 2021, 26,100 housing units, or 29% of all Warren County residences, were constructed before 1980, making them possible sources of lead-based paint contamination. According to (2013-2017 CHAS) Warren County has 19,330 owner-occupied units that were built before 1980, 31% of those units do have a lead-based paint hazard, the renter-occupied units show a higher percentage with 44% of units with LBP hazard out of 7,906 units were built before 1980. Children-occupied housing units with LBP hazard are estimated

to be approximately 41% out of 7,242 renter-occupied units compared to 14% out of 9,161 owner-occupied units.

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

Introduction

Warren Metropolitan Housing Authority (WMHA) owns, manages, and operates 10 public housing developments throughout Warren County providing a safe and decent living environment for 208 households. WMHA's units have a 100% occupancy rate and a waitlist of 1,823 households, or almost nine times the existing supply, indicating a strong demand for public housing units. Warren County's public housing is recognized for the quality maintenance of its facilities, and often residents of surrounding neighborhoods do not realize the units are public housing. WMHA's housing stock consists of well-maintained single-family homes, duplexes, and some garden apartments that defy the public's image of unattractive public housing.

Totals Number of Units

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

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

Table 45 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

	Section 8 Vouchers		WMHA Operated/Maintained Units	
	Number on Wait List	Percent of Total	Number on Wait List	Percent of Total
Wait List Total	406	100%	1823	100%
Non-elderly Individuals	395	99.13%	1689	92.6%
Elderly Households (1 or 2 persons)	12	0.87%	134	7.4%
Individuals/Families with Disabilities	70	10.69%	580	31.8%
White Households	140	64.74%	1263	69.3%
Black Households	245	29.19%	464	25.5%
American Indian/Alaskan Native Households	8	2.0%	36	2.0%
Asian Households	1	0.2%	13	0.7%
Other Race Households	0	0%	0	0
Housing Needs by # of Bedrooms	Number of Bedrooms	Percent of Total	Number of Bedrooms	Percent of Total
0 Bedrooms	0	0	0	0
1 Bedroom	159	39.2%	850	46.6%
2 Bedrooms	133	32.8%	557	30.6%
3 Bedrooms	85	20.9%	416	22.8%
4 Bedrooms	23	5.7%	0	0
5+ Bedrooms	6	1.5%	0	0

Table 46 – Public Housing and Voucher Waiting Lists

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

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

Table 4 – WC Public Housing Inventory and Needs

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

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

Public Housing Condition

Location	Public Housing Development	Average Inspection Score
City of Lebanon	Hunter’s Run Apartments	97
	Metropolitan Village	79
	Station Hill	89
	Bentley Woods	81

Location	Public Housing Development	Average Inspection Score
	Cedar Terrace Lebanon	93
	LA LUZ Apartments	85
Village of South Lebanon	Mary Lane II	94
	Cedars at River Bend	93
	Mae Smith/Wellsbridge	87
	Union Village	98
	Woodknoll	96
City of Franklin	Franklin Rehab	88
	Franklin Ridge	74
	Harding House	90
	Franklin Commons	93
	Franklin Court	82
	Sherman Glen	87
City of Morrow	Earl J. Maag Retirement Community	95
Village of Maineville	Salem House	95
City of Springboro	Springboro Commons	98
City of Mason	Deerfield Commons	88
Village of Waynesville	Carriage Hill dba Waynesville Commons	96
City of Carlisle	Meadow Crossing	89

Table 48 - Public Housing Condition

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

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

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

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

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

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

Introduction

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

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

Facilities and Housing Targeted to Homeless Households

Service Provider	Facility Name	Target Population	Breakdown by Type		
		Family Beds	Family Units	Individual Beds	Total Year Round Beds
Interfaith Hospitality Network	Family Promise of Warren County	Households with Children	6	0	16
Abuse and Rape Crisis Shelter	Safe on Main	Single Female and Households with Children	5	2	15
New Housing Ohio	Bernie's Place	Single Adults	0	14	14

Table 49 - Facilities and Housing Targeted to Homeless Households

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

Family Promise of Warren County, NHO, and Safe on Main all require their consumers to participate in either: skill building classes; actively seek employment; to be employed; and/or to be treated for AOD

addictions (if applicable). All families under care are referred to and encouraged to participate as appropriate with the following agencies: Veterans' Administration (if they are a vet), Warren County Department of Job and Family Services, The Warren County Health Department, WIC, the Woman's Center, WIA, Aspire, Solutions, Talbert House (prior drug concerns), the Warren County One Stop, Warren Metropolitan Housing Authority, and others not listed.

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

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

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

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

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

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

Introduction

The special needs subpopulations discussed in this section may find services through a host of County and agency service providers, discussed in considerable detail in the following tables. Consultation with these service providers indicated a strong tradition of coordinating services and making referrals to ensure

consumers accessed the most appropriate services. The interviews also indicated a general need and desire to deepen inter-agency connections and cooperation to reduce duplicity of service provision and to share services when possible, particularly in the area of transit. Currently, the Mental Health and Recovery Services of Warren and Clinton Counties, the Board of Developmental Disabilities, Warren County Community Services, and Warren County Human Services all expend considerable resources to provide transit to their consumers, often on an individual basis.

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

Consultation with area service providers indicated that all these groups need permanent supportive housing with the exception of persons with HIV/AIDS and their families (As noted in NA-45, there are only an estimated 97 persons with HIV/AIDS in Warren County and interviews did not indicate they experience needs related to housing that differed from the population at large). The unique circumstances of each subpopulation noted in this question warrant services tailored to that subgroup and the individual. The tables below provide an assessment of the services available through all the major service providers in Warren County and describe the permanent supportive housing needs of each subpopulation.

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

See attachments

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

See attachments

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

See attachments

Organization	Programs/Services
Warren County Community	WCCS provides six core services to Warren County’s low to moderate-income population: aging services; early childhood education; energy assistance programs; family services;

<p>Services (WCCS)</p>	<p>affordable housing, including housing counseling and education; and the RSVP program, a program connecting volunteers to nonprofits.</p> <p>Aging Services: Services for older adults help promote independence and wellness. The SR 741 Center and the five senior lunch sites in the County provide a nutritious meal and an opportunity to learn, grow and stay socially engaged, all important for healthy aging. The Supportive Services program assists seniors with insurance, applications, linkage to resources for food and home repair and other necessary services and benefits.</p> <p>Senior assisted transportation is a critical service for persons who no longer drive, linking them with health care appointments and necessary activities such as grocery shopping. Medical transportation is reimbursed through a county levy. Nonmedical transportation, as well as the services mentioned above, is funded by federal money as well a 15% local match. Both federal and local United Way match funds have consistently decreased while older adults in Warren County are projected to be at 21% of the population by 2020.</p> <p>WCCS Meals on Wheels™ (MOW) delivered close to 232,000 meals each year serving a monthly average of 780 clients. An additional 24,000+ meals were served at the five lunch sites. All meals meet 1/3 of recommended daily intake for persons 52 and over. Additional delivery vehicles are critical in order to maintain the 15 MOW routes that go into every corner of the County.</p> <p>The Elderly Services Program (ESP) Care Management and Intake is a WCCS service that links older adults with a scope of home care options including home delivered meals, medical transportation, adult day services, environmental services, homecare assistance, independent living assistance, emergency response systems and home modifications and repairs. There is no income qualification for this program. However, depending on income, clients may be required to help pay the cost of their care through a co-payment.</p> <p>Early Learning Centers: Four early childhood learning centers are operated by WCCS for income-eligible families with infants and children to four years of age. All facilities have earned 4-star quality ratings, providing quality educational services and nutritious hot meals and snacks every day.</p> <p>Energy Assistance Programs: Winter crisis programs are available for income-eligible households once annually. A summer crisis program provides electric bill assistance to individuals 60 years of age or older.</p> <p>Family Services: Family Services provides various programs promoting self-sufficiency, such as STEP (Success Toward Employment Program) providing individuals with intensive one-on-one assessment and job coaching, geared toward the “unemployable” or hard-to-employ individuals. Emergency Services assists households with utility and rent vouchers for those facing eviction or a shut-off—this assistance can help prevent homelessness. The Medication Assistance Program (MAP) provides individuals no-cost or reduced-rate prescriptions, helping the low-income/uninsured complete applications for medication assistance.</p>
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	<p>Affordable Housing: WCCS provides rental and homeownership opportunities to lower-income and/or senior individuals and families, mainly through various federal, state, and local government programs.</p> <p>WCCS owns ten Section 202 housing developments reserved for income-eligible seniors. There are 413 units available, some of which are considered supportive housing. This housing is at full occupancy and has a waiting list of 368 persons, indicating a strong need for such housing. In addition to the 202 housing, WCCS also owns and operates one affordable housing development for families—namely Colony Woods, which also maintains a waiting list.</p> <p>The Agency also provides a Homebuyer Assistance Program, known as Balanced Housing, which provides participants a broad spectrum of homeownership opportunities. Services typically include homebuyer counseling and education classes, loan packaging, down-payment or loan subsidy assistance, credit repair/building, foreclosure prevention, home repair/rehab, etc.</p> <p>The WCCS “Home Repair and Maintenance (H.O.M.E.) Program” provides affordable, high-quality home maintenance, repairs, and modifications to individuals and families in need, allowing them to remain living independently, cost-effectively, and safely in their own homes. The need for these services far outweighs the current resources available, particularly due to the ever-increasing senior population with a desire to age in place.</p> <p>RSVP: The “Retired and Senior Volunteer Program” engages individuals age 55 and over in volunteer service to meet critical community needs and to provide a quality, meaningful experience which will enrich the lives of the volunteers through community service work and life-changing opportunities. With more than 240 volunteers serving over 30,000 hours annually of volunteer service, the value of this program to the community is estimated at over \$680,000. The RSVP program is strengthening the community and having a direct impact on the lives of Warren County residents.</p> <p>Other unmet needs: Space needed for administrative offices, counseling services, and programming requires upgraded and modernized building systems (phone, hardware, software, user-friendly building space) as well as increased staff and resources to satisfy the ever-growing needs of the community.</p>
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<p>Mental Health and Recovery Services of Warren and Clinton Counties (MHRS)</p>	<p>MHRS provides a wide range of service to individuals with mental health disability or an alcohol or other drug addiction (AOD) through contracted service providers. MHRS plans, funds, monitors, and evaluates these services and executes state laws requiring research on community needs for mental health, alcohol and drug addiction services. Services are made available to individuals with a mental health or AOD addiction as well as their families. Funding sources include federal and state subsidies, grants, entitlements, fees, and local levies.</p> <p>Housing: MHRS offers housing to individuals with a mental health disability in order to restore them to a sustainable independence. Housing products cover a range of support levels to meet the diverse needs of consumers. 37 long term and time-limited care units, 38 other residential care and supportive housing units, 34 subsidized housing units, and 68 subsidized scattered</p>
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	<p>site independent living housing units meet the full spectrum of housing needs. MHRS expends over \$1 million annually to provide housing for its consumers. These housing units have waiting lists. Transitional housing, where consumers are regaining personal independence after leaving more intensive (and costly) housing, is the product in most critical need.</p> <p>Housing is ideally located in walkable neighborhoods to facilitate access to employment opportunities, medical appointments, and daily living destinations. Many MHRS consumers do not have a valid driver’s license or lack a personal vehicle.</p> <p>Counseling: MHRS coordinates counseling and psychiatric services according to the unique needs of consumers as well as their families.</p> <p>Transportation: Many MHRS consumers lack a personal vehicle or valid driver’s license. MHRS staff advised it is impossible for consumers to achieve sustainable independence or maintain stable employment without transportation assistance. Staff also noted the difficulties and impracticalities of using WC Transit to meet the needs of their consumers to reach employment or medical appointments. MHRS transit costs the agency \$70,000+ annually. Many consumers and their destinations are dispersed; making timely on-demand transit services a critical need. Some of MHRS’ consumers would also benefit from a fixed route transit service connecting Lebanon residential areas to areas rich in jobs. Currently consumers can only be connected to a limited number of jobs that are within walking distance of their residence.</p> <p>Employment Opportunities/Skill Building: MHRS coordinates services for job coaching and job developing. Job coaches help MHRS consumers build needed employment skills and provide assistance on resume building and interviewing. MHRS also employs job developers who connect consumers to jobs.</p> <p>Crisis Intervention: The Crisis Intervention Team (CIT) is a collaborative effort between law enforcement and mental health professionals to help law enforcement officers handle incidents involving individuals with a mental illness according to best practices. The program’s results help ensure persons with a mental disability are not imprisoned but are provided with appropriate mental health services.</p> <p>Suicide Prevention: The Suicide Prevention Coalition of Warren and Clinton Counties prevent suicide by mobilizing the community through education and awareness programs.</p> <p>Other Unmet needs: Warren County’s only supportive housing option for adults recovering from an AOD addiction is Bernie’s Place, operated by New Housing Ohio. There is a need for more of this kind of supportive housing for at-risk populations.</p> <p>MHRS advised there is a growing number of unaccompanied young adults (18-20) who “couch surf” or reside in other unstable housing situations. Some of these individuals are pushed out by their parent(s), or their parent(s) have been incarcerated. Their condition makes them susceptible to a lifetime of low educational attainment, unemployment, and service dependency. Services are needed to provide these persons with stable housing and assistance connecting them to employment and/or training opportunities to ensure they attain healthy self sufficiency.</p>
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	<p>Many consumers with a criminal history, particularly felons, are not eligible to receive housing assistance through most programs currently available. The result is that individuals with a felony, including ones that are decades old, are very difficult to house and assist. This is also true if the individual is a mother with children. Housing options and employment opportunities for this population are a critical need.</p>
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<p>Warren County Board of Developmental Disabilities (WCBDD):</p>	<p>WCBDD provides numerous areas of services for adults with physical and mental disabilities. All persons who satisfy state eligibility requirements may use WCBDD’s services. WCBDD staff advised that essentially all persons who will benefit from these services will qualify under the eligibility requirements. The age of consumer’s ranges from birth to 3 and 18 and over – children aged 4-17 are given comparable treatment through public school districts. Funding is provided by federal and state subsidies, entitlements, fees, and local levy dollars. Medicaid reimbursed waivers are the most significant source of funding, however all waivers require a 30% match, most of which is provided by local levy funds.</p> <p>Housing: Housing for WCBDD consumers is provided through Community Housing Assistance Program, an agency sponsored nonprofit that owns and maintains the housing properties using funds provided by WCBDD. The majority of consumers live in group homes with two, occasionally three, other individuals. Supportive living providers offer in-home care tailored to the needs of consumers. This may range from assistance with medication or budgeting total daily supervision (seven days a week) including meal preparation, homemaking, transportation, and assistance with daily living. Regardless of the level of care, supportive living providers strive to create an environment that fosters integration into the community, personal growth, and independence.</p> <p>Additional housing is provided at Intermediate Facilities (IMF) for the developmentally disabled. These licensed facilities are operated by nonprofits. Smaller examples have 9 beds and the largest 100+. There are over 100 IMF housing units for individuals with a developmental disability in Warren County. There will be a need to replace almost all IMF housing in the near future, much of it in the next five years. The state no longer favors IMFs as a means of providing housing and supports a shift to group homes. This will create a need for acquisition of housing units which are suitable for group homes.</p> <p>Staff cited a need for a small multifamily environment to accommodate 12 consumers. This is an ideal size because staff can be shared among individuals with varying needs. Staff also said collaborative opportunities to satisfy the needs of WCBDD and other agencies are to have a jointly managed facility for individuals with developmental disabilities and consumers with mental disabilities. Housing needs could be satisfied using LIHTC or other funding sources.</p> <p>Care provided in group homes. Housing services provided by WCBDD generally qualify as either permanent supportive housing or assisted care.</p> <p>Other Supportive Services: WCBDD other supportive services to its consumers including habilitation services, including programming offered at the Deerfield Center where a variety of activities are offered. Staff assists individuals with personal care and basic needs while offering</p>
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	<p>educational and enrichment opportunities. Another service provided is the senior program for consumers over the age of 50 and focuses on leisure and enrichment experiences. Home-Based services are offered to individuals who cannot attend on-site programming for medical reasons to ensure these consumers also benefit from programming experiences.</p> <p>Transportation: WCBDD provides its own transportation services for consumers at a cost exceeding \$1 million annually. This included 34,000 trips with additional 3,000-4,000 trips provided by private transit providers at WCBDD’s expense. Though some consumers have medical or behavioral needs necessitate private transportation, many consumers are perfectly capable of walking or using public transit. Though some transportation services are reimbursed by Medicaid, the majority of transit costs are not. Consultation indicated WCBDD would like to utilize the County’s transit services more frequently but the practicality of using the County’s transit service is limited, forcing the agency to resort to its own transit services at considerable cost. As one staff person advised, it would be “enormously helpful” if consumers could use the County’s transit system with greater frequency as it is critical to promoting consumer freedom and independence. The practicality of using the County’s transit services was negatively impacted beginning in 2014 when the County’s federal funding transitions from “rural” to “urban”, a change that results in fewer operating dollars.</p> <p>Employment Opportunities/Skill Building/Day Programming: WCBDD offers a Transition School to Work program for eligible students 14-22. The programs offer a variety of services such as employment classes, job development, job coaching, and job trials. Supported employment is also available, where consumers engage in work opportunities under the supervision of Adult Services staff. Other individuals are capable of working independently of staff supervision in meaningful work positions. A supportive need cited is for improved employment opportunities and skill building. These are important quality of life factors that dramatically improve self worth and are necessary to attaining higher levels of independence.</p>
<p>Warren County Human Services (WCHS)</p>	<p>WCHS is a County agency responsible for administering financial, medical, and social service programs mandated by the state legislature. The agency falls under the supervision of the Ohio Department of Jobs and Family services and receives funding from federal, state, and county sources. Education and training is provided in addition to these support services to help individuals find employment that moves them from short term assistance to self-sufficiency in the shortest time possible.</p> <p>Employment, Training, and Assessment Services:</p> <p>WCHS provides employment, training, and assessment classes to almost all recipients of Ohio Works First (OWF) cash assistance and food assistance to fulfill these programs’ requirements. Recipients receive an assessment to determine skill levels and barriers to self sufficiency. Participants are usually scheduled for two weeks of classroom training, job search skills, resume building, interviewing skills, computer training, and other skills. If participants have not obtained employment in two weeks they are assigned to a Work Experience Program provided</p>

through OhioMeansJobs, Warren County Career Center, or the Ohio State University Extension Office. These services are used by residents with a wide range of backgrounds and skill levels, however WCHS staff advised that low and moderately low income persons are in greatest need of these services (very low income persons often have an additional underlying condition such as mental illness or substance abuse that complicates efforts to improve their situation with job training alone). Consultation indicated there is a need for additional staff resources enabling a WCHS employee to function as a case manager, following up with program participants after an interview or to see how an individual is faring with a training course. Though this was once possible, WCHS staff has been reduced by 25% in the last five years, resulting in the loss of staff to offer a deeper, more personal level of support to participants.

Supportive Services:

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

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

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

In order to adequately satisfy the needs of participants who must be connected to employment and training opportunities, fixed routes in the most strategically important, heaviest traffic corridors are needed. A website that is intuitive and easy to use was also cited as a major need as part of an on-demand scheduling system that can be handled entirely online.

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

	<p>Other Programs: Other programs administered by WCHS include Medicaid, food assistance, and PRC program (Prevention, Recovery, and Contingency), which provides benefits to low income families in need of overcoming immediate barriers in achieving self-sufficiency.</p>
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<p>Warren County Office of Veterans Services (WCOVS):</p>	<p>The WCOVS is funded by a property tax in accordance with Ohio law. Honorably discharged veterans (and their families) who receive assistance must demonstrate a clear and urgent need for emergency relief. Assistance is provided to alleviate urgent needs and bring recipients to a state of self sufficiency.</p> <p>Employment & Skill-building: The WCOVS assists veterans by connecting them to employment and job training opportunities through the services of OhioMeansJobs. Consultation indicated the services provided by these agencies adequately address the needs of veterans.</p> <p>Unmet needs include connecting veterans with valuable work experience to employers who can benefit from the skills veterans acquired while in the military. An interview indicated many veterans struggle to articulate how their military experience translates to valuable experience as a civilian. The result is many veterans are limited to occupations that pay lower wages. This negatively impacts their quality of life and impedes businesses from fully leveraging the veteran’s economic potential. Augmenting the services provided by Work Force One or creating a program tailored for veterans to provide one-on-one support are both possible solutions worth exploring. Inaccurate employer perceptions were also cited as a barrier to hiring veterans, as some erroneously believe veterans are more likely to show aggressive behavior. Awareness needs to be raised advising that these misconceptions are profoundly inaccurate.</p> <p>Housing: Affordable housing was cited as a major need for many veterans due to the lack of availability of affordable market rate housing. Groups that were especially impacted include low income veteran households; seniors on a (low) fixed income; and low income widows of veterans. Individuals are referred to Metropolitan Housing Authority where they are given preference; however they are generally added to a waiting list.</p> <p>Veterans with an emergency housing need can be housed temporarily with vouchers for hotels, however this is not a solution for individuals with long term housing needs. WCOVS is limited to referring these individuals to other agencies as most of these individuals have other underlying needs that inhibit the individual from attaining self-sufficiency.</p> <p>Transportation: The WCOVS has 7 vans at its disposal to transport veterans at no cost. The vast majority of trips are for medical appointments. Trips may be at almost any time of day and destinations may be outside the County, a significant difference between this transit service and other county operated transit services. Consultation indicated current funding satisfies the existing level of need. The only need cited is to raise awareness of the WCOVS’ transit services, as many veterans are unaware of it availability.</p>
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	<p>Other Needs: Interviewees explained many veterans with children are either moderate or low income, creating a need for affordable daycare services. In many cases one spouse remains at home in order to avoid the greater expense of paying for child daycare. Another need affecting some veterans is that many programs are not offered to adults without children, leaving this population with fewer resources as they try to attain self-sufficiency. The interview indicated the mental health services tailored to veterans fall dramatically short of their needs – services provided by the VA are slow to be provided and do not meet the needs of many individuals.</p> <p>Lastly, there are essentially no programs available for veterans (and nonveterans) who leave prison, which often fails to rehabilitate many of the incarcerated. Many individuals find themselves almost unemployable due to their criminal history, particularly felons. These factors make it natural that many formerly incarcerated individuals commit similar crimes and return to prison at great social and economic cost. There is a need for assistance for persons leaving prison to reintegrate them into society.</p> <p>Post-Service Transition: Veterans experience an abrupt transition when they transition from military to civilian life. Though the Veterans Administration offers a short class to help individuals adapt to civilian life, the scope of the program does not meet the needs of all. This leaves many veterans at increased risk of depression, anxiety, post traumatic stress syndrome, or harmful lifestyle habits. Many veterans would benefit from a reintegration program that offers counseling or other supportive services as appropriate to help them readapt to civilian life.</p>
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<p>Abuse and Rape Crisis Shelter (ARCS)</p>	<p>ARCS provides various service areas to the survivors of abuse and sexual assault and to their families. Services provided include hotline services, short term emergency shelter, hospital, legal, social services, and peer counseling.</p> <p>Shelter – safe, short term shelter is available as a case worker assists in the preparation of a detailed case plan that reflects each client’s unique needs.</p> <p>Legal advocacy – free legal advocacy services educate clients on the criminal justice system, civil court system, and the rights of victims of domestic violence. It may also include accompaniments of clients to court, police stations, and meetings with legal aid or an attorney.</p> <p>These services are provided to several different populations including victims of: domestic violence, dating violence, other cases of intimate partner violence, sexual assault, abuse/neglect/or exploitation of the elderly, and stalking.</p> <p>Unmet needs: Paper and cleaning products, office supplies, non-perishable food products, personal and hygiene products, and other basic supplies for daily living are in constant need, as are resources for daily operations.</p>
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Interfaith Hospitality Network (IHN)	<p>IHN provides services to homeless families including connections employment and training opportunities. Unmet needs of clients include practical, affordable transportation, affordable daycare services, employment, and affordable housing. The program guidelines for IHN are specific and they do not take anyone into the shelter that is “severely” mentally ill, currently on drugs/alcohol and running from abuse. Homeless individuals that have a mental illness (not severe) are sent to Solutions for proper care. Consultation indicated that individuals who are not chronically homeless tend to find permanent shelter within a short time; however the household usually remains in a low or moderate income and were described as “the working poor”. By contrast, chronically homeless clients have underlying conditions such as mental health disabilities or an alcohol or other drug addiction. These persons often fail to attain employment because they are unable, not unwilling. The homelessness of these individuals cannot be resolved until the underlying issues are addressed.</p>
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New Housing Ohio - Bernie’s Place (NHO):	<p>NHO operates “Bernie’s Place”, a shelter for the chronically homeless including individuals with mental disabilities or individuals recovering from addictions to (but no longer using) alcohol or other drugs.</p> <p>Unmet Needs: The existing capacity at Bernie’s Place cannot meet existing demand. Individuals in need of these services, particularly persons who are recently leave prison, would benefit from a sober housing community with treatment options, a job coach, and support services including onsite staffing. These basic services are critical to reintegrating this population back into society and helping them re-attain a sustainable level of self-sufficiency.</p>
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4C...for Children	<ul style="list-style-type: none"> • Advocacy for childhood education and care • Child care resources, referrals • Assistance to families, childcare centers, family childcare providers, and employers • Professional Development / Community Services
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Abilities First	<ul style="list-style-type: none"> • Adult Services: adult day programming for the developmentally disabled, community living, and operation of intermediate care facilities (Doty House and Hopewell Residential); job development and coaching; vocational evaluation; retention coaching • Children’s Services: Early childhood learning center; employment coaching and vocational evaluation; preschool for children with autism; pediatric therapies
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<p>American Red Cross</p>	<ul style="list-style-type: none"> • Emergency / Disaster / International Services • Disaster Preparedness / Youth Education • Services to the Armed Forces • Health and Safety Training
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<p>Arthritis Foundation, Inc</p>	<ul style="list-style-type: none"> • Patient Services / Public Arthritis Education Services: • exercise programs for persons with arthritis • camp for families with junior arthritis • literature • public forums
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<p>Big Brothers and Sisters of Warren County</p>	<ul style="list-style-type: none"> • Community Based Mentoring and role modeling (Traditional Matches) • School Based Mentoring and role modeling • Waiting Child Activities
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<p>Camp Joy</p>	<p>Summer camp and year-round opportunities for:</p> <ul style="list-style-type: none"> • Low-income youth and families • Youth and families affiliated with Children’s Services • Youth and families with medical conditions • Camps for grieving children and families
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<p>Cancer Family Care, Inc</p>	<ul style="list-style-type: none"> • Center for Individual and Family Counseling • Children’s programs • Case management • Educational and advocacy • Home Visits • School-based support groups
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<p>Cincinnati Association for</p>	<ul style="list-style-type: none"> • Counseling
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<p>the Blind and Visually Impaired</p>	<ul style="list-style-type: none"> • Rehabilitation • Connecting persons to employment • Information Services
<p>Community Behavioral Health, Inc</p>	<ul style="list-style-type: none"> • Mental Health: Mental health assessments, individual and family counseling, case management, medication support, housing services, child and adolescent mental health services • Alcohol/Drug Addictions: outpatient services, day reporting, drug court • Child Services: mental health assessments, anger management, counseling, play therapy, psychiatric services, chemical dependency services, and school based services • Employment Services: job coaching, job developing, job readiness training, and assistance securing employment
<p>Community Pregnancy Center</p>	<ul style="list-style-type: none"> • Counseling for women and men • Clothing • Diapers • Supplies for Infants
<p>Epilepsy Foundation</p>	<ul style="list-style-type: none"> • Community Education • Counseling for children, teens, and adults • Senior programming • Group homes with daily educational, vocational, and social programming for individuals with epilepsy and/or developmental disabilities • Children's Program / Therapeutic Camp
<p>F.A.I.T.H. Emergency Services, Inc.</p>	<ul style="list-style-type: none"> • Emergency Services
<p>Franklin Area Community Services, Inc.</p>	<ul style="list-style-type: none"> • Food Pantry • Basic kitchen and bathroom products • Infant supplies • Other basic emergency Services
<p>Kings Local Community Services, Inc.</p>	<ul style="list-style-type: none"> • Food Pantry • Basic kitchen and bathroom products • Infant supplies
<p>Lebanon Community</p>	<ul style="list-style-type: none"> • Emergency community services for low income households

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

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

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

Various regulatory barriers—zoning codes, development fees, and growth and infrastructure extension policies—could impact development costs in some areas of the county. The County’s 2023 Analysis of Impediments to Fair Housing Report documents these regulatory barriers—both public and private—and identifies potential strategies to help improve affordability. The Covid pandemic also had a big impact on supply shortages for building materials which increased the cost of constructing a home. The report finds that land costs represent a notable portion of housing costs, and zoning practices (minimum lot size, rural densities) affect the price of land. The construction of affordable housing may therefore become costly and more limited, effectively excluding many low-income residents. Other constraints to the supply of affordable housing include the prohibition on manufactured home parks; limitations on accessory dwelling units; low development densities; development fees; the limited range of housing types; and infrastructure extension (water and central sewer) policies within the rural areas. Most rural areas of the County do not have access to public sanitary sewer lines, thus a home must have an on-site septic or mound system. Typically, lot sizes must range from 2 to 5 acres to accommodate these systems and meet local health department regulations. Given the cost of the land in the County, the minimum lot size requirement for the septic systems can make new home construction less affordable.

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

Building codes and design requirements are also barriers to affordable housing. Applying modern codes to the older buildings to meet the safety standards (lead-based paint hazard) and accessibility standards (visitability features) increases the cost of the rehab projects. Usually, these projects aren't complete and as a result, the affordable housing options stay limited in aging communities.

The local lending policies and practices of financial institutions are among the barriers to fair housing choice. Minority consumers usually get unfair loans. Research showed that they don't have equal access to loans because they are subject to different conditions and terms.

Internet advertising is the modern way of real estate marketing; unfortunately, they eliminate affordable housing from their sales process sometimes.

Another barrier to affordable housing is that communities that had been receptive to affordable and low-rent housing in the past and that represent the core of the affordable housing market (low-income housing tax credits), now view additional affordable housing as damaging to the economic health and vitality of their community.

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

- Research the association between transportation services and housing affordability, particularly as it relates to connecting LMI households to employment centers. These studies should also analyze the benefit of affordable housing as it relates to economic development (providing a well-rounded workforce).
- Create innovative financial incentives for the development and construction of affordable housing within mixed-income developments. This may include public-private partnerships with developers, the County, and The Warren County Port Authority. Incentives may include funding public infrastructure in agreement with the provision of affordable housing units.
- Invest in an innovative, energy-efficient rehabilitation program that improves the quality of affordable housing, extends the life of buildings, and decreases operating costs.

- Continue to dedicate Community Housing Improvement Program (CHIP) and Warren County Rehab, Inc. program income funds toward the provision and maintenance of affordable housing through the Warren County Balanced Housing Corporation.
- Consider the formation of a Community Land Trust (CLT), which typically acquires and holds land, but sells off residential buildings on that land. This mitigates the cost of land, making the housing more affordable.
- Build incentives for affordable housing into the Warren County Rural Zoning Code.
- Implement administrative reforms geared toward the reduction of costly delays in the development review process. This would include the creation of a “one-stop” permitting process function at the County level, including approvals for zoning, building, water, sewer, stormwater management, erosion and sediment control, land subdivision, development guarantee bonding, and economic development incentives.
- Ensure that a full range of housing opportunities is available, including single-family detached, single-family attached, multi-family, and cohousing appropriate by location, both for home ownership and rental. This should include allowing accessory dwelling units in a wide range of residential districts. (Mixed uses developments, cluster developments, range of Permitted housing types, Group and Recovery Homes).
- Revise zoning policies to allow the development of a range of housing types "as of right.": Greater housing diversity and affordability may be achieved by revising zoning policies to eliminate both direct and "back door" prohibitions and explicitly allow a range of housing types, rather than requiring a special review process or disallowing certain types of structures entirely.
- Work with the Fair Housing coordinator and Housing Opportunities Made Equal (HOME) to provide legal help and guidance for the complaints of illegal housing discrimination. Assist the affected individuals through the Warren County Grant Administration’s fair housing choice program. Conduct random tests to guarantee equal treatment in the rental and sale markets.
- Provide financial education to minority groups by translating brochures and applications needed for loans into different languages and guiding them with their federal programs. Also, improve lending policies and practices to provide equal access to loans for minority groups.
- Promote the Ohio Housing locator to assist all parties who are involved in a housing search to register a property, or search for one with any information on supportive services.
- Provide training for the elected officials, municipal staff, and citizens who contributed to decision-making for fair housing programs to decrease the problems associated with fair housing in the future.
- Continue working with the Warren County Board of Developmental Disabilities (WCDD) and the Community Housing Assistance Program (CHAP) to provide accessible housing for the aging community and people with disabilities and meet the increased need for this type of housing in Warren County.

- As long-term recommendations, the county needs to support the use of the low-income housing tax credit (LIHTC) program to encourage developers to create affordable housing. Establish a housing advisory board and housing trust fund to address low-income housing needs in the community. Create a land bank to manage and maintain the vacant and abandoned properties in the county.

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

Introduction

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

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	237	236	0	0	0
Arts, Entertainment, Accommodations	10,805	11,540	11	15	3
Construction	4,183	3,250	4	4	0
Education and Health Care Services	15,927	9,760	17	12	-5
Finance, Insurance, and Real Estate	7,375	5,064	8	6	-1
Information	2,174	992	2	1	-1
Manufacturing	12,473	12,077	13	15	2
Other Services	3,055	3,038	3	4	1
Professional, Scientific, Management Services	12,618	12,440	13	16	2
Public Administration	0	0	0	0	0
Retail Trade	10,284	8,981	11	11	0
Transportation and Warehousing	3,225	1,293	3	2	-2
Wholesale Trade	6,067	4,777	6	6	0
Total	88,423	73,448	--	--	--

Table 50 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	115,019
Civilian Employed Population 16 years and over	111,105
Unemployment Rate	3.39
Unemployment Rate for Ages 16-24	9.48
Unemployment Rate for Ages 25-65	2.17

Table 51 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	37,923
Farming, fisheries and forestry occupations	2,936
Service	8,580
Sales and office	22,548
Construction, extraction, maintenance and repair	6,629
Production, transportation and material moving	6,286

Table 52 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	59,713	60%
30-59 Minutes	34,659	35%
60 or More Minutes	4,349	4%
Total	98,721	100%

Table 53 - Travel Time

Data Source: 2013-2017 ACS

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,152	296	3,131
High school graduate (includes equivalency)	19,050	944	8,275
Some college or Associate's degree	22,345	586	6,259
Bachelor's degree or higher	48,294	775	7,755

Table 54 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	224	420	216	601	1,187
9th to 12th grade, no diploma	2,603	1,445	900	2,019	1,899
High school graduate, GED, or alternative	6,975	6,221	5,626	16,415	10,276
Some college, no degree	5,096	4,100	4,170	10,343	5,638
Associate's degree	565	2,178	2,477	6,066	1,994
Bachelor's degree	1,766	8,024	9,820	17,257	5,884
Graduate or professional degree	70	3,325	7,940	10,596	4,686

Table 55 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	557,494
High school graduate (includes equivalency)	1,119,613
Some college or Associate's degree	1,285,266
Bachelor's degree	1,826,802
Graduate or professional degree	2,217,136

Table 56 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

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

The largest employment sectors within Warren County are Proctor and Gamble, with 3,189 employees, Luxottica Retail with 1,742 employees, and Atrium Medical Center with 1,600 employees. The top two employers are located within the City of Mason and the 3rd is located in the City of Middletown.

Describe the workforce and infrastructure needs of the business community:

Warren County is predominantly zoned for single-family residential. The lack of affordable housing makes it difficult for entry-level job individuals to reside in Warren County. Only 26,900 individuals live and work within Warren County while 63,940 live outside of the county and work within the county.

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

Workforce development is a much-needed asset in Warren County. The lack of affordable housing and available housing makes Warren County a tough place to live for the lower-income individual or family.

Inflation and interest rates have also impacted the housing market making the common house unaffordable to the average income.

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

Warren County is a tourism community that has a high level of education. The majority of the population has a bachelor's degree or higher. The higher education aspect creates a potential bedroom community for the City of Cincinnati. There is also a lack of transportation alternatives other than the use of a personal vehicle. Multi-modal transportation would benefit the employee to better suit traffic congestion and environmental concerns.

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

The Warren County has a career center that offers many routes for post and pre-graduate high school students. This can help the upcoming generation get ahead in their career path to get the required certifications early and start on the job experience that the workforce is seeking.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Warren County does not have a county-wide Comprehensive Economic Development Strategy Plan. Each township and jurisdiction conducts its own analysis and plan regarding the specific development strategies such as balanced growth plans that can be referenced in many of the township's comprehensive plans.

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

Creating balanced growth among the townships within Warren County. Each of our comprehensive plans outlines the number and percentage of single-family, multi-family, commercial, industrial, mixed-use, etc. that can be analyzed to show the importance of what the new development needs to be. The lack of commercial and industrial development can negatively impact the financial feasibility of the jurisdiction.

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

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

Consultation with area service providers indicated that the highest concentration of housing problems was located in parts of the cities of Franklin, Lebanon, Carlisle, and parts of the Villages of South Lebanon and Morrow. The most common housing problem is a housing cost burden (paying more than 30% of HH income on housing) or a severe housing cost burden (paying more than 50% of HH income on housing). Housing cost burdens account for over 95% of all housing problems in Warren County. As anticipated,

housing problems decrease with an increase in income. Black/African American and Hispanic households (at or below the Area Median Income) experience a greater percentage of housing problems. All Asian households making less than 50% of the AMI (110 households) experience housing problems.

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

The majority of LMI households are located in urban areas with a moderate vulnerability to an increase in natural hazards associated with climate change. Urban flooding can be more frequent, more localized, and not as well understood. It is caused by rain falling on impervious surfaces and overwhelming the capacity of stormwater drainage systems. The City of Franklin is located along the Great Miami River with a history of flooding. Protective measures, such as a levee system, have been taken over the years.

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

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

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

1. **African American and LMI Concentrations:** Census tracts that have both a "high concentration" of African Americans and LMI households include portions of Franklin and Carlisle west of Franklin's downtown; and the northeast quadrant of Lebanon. It is appropriate to note that the average African American household in Warren County earns \$73,373 compared to a county average of \$72,055 (2010 Census).
2. **Asian and LMI Concentrations:** Census tracts that have both a "high concentration" of Asians and LMI households are found only in Union Township and South Lebanon. It is appropriate to note that the average Asian household earns \$102,778 compared to a county average of \$72,055 (2010 Census).
3. **Hispanic (of any race) and LMI Concentrations:** Census tracts with both a "high concentration" of Hispanic households and LMI households are found only in census tracts in Carlisle and Franklin in

the northwestern corner of the County to the northeast of Franklin's central business district. It is appropriate to note that the average Hispanic household earns \$91,696 compared to a county average of \$72,055 (2010 Census).

4. **Caucasian Non-Hispanic and LMI Concentrations:** Census tracts with both a "high concentration" of Caucasian non-Hispanic (hereafter simply "Caucasian") households and LMI households match the boundaries of the Village of Morrow and Salem Township. Interestingly, Caucasian households earn less than all other ethnic and racial groups in Warren County except for persons who define themselves as two or more races. They earn \$70,842 compared to a county average of \$72,055 (2010 Census).

As defined by HUD, Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) are neighborhoods where there is extreme poverty and where the majority of the population is non-white. The technical definition used by HUD to define an R/ECAP is a census tract where 40% or more of the households live in poverty and where more than 50% of the population is non-white. Based on the Fair Housing Equity Assessment for the County completed in December 2018, there are no R/ECAPs located within Warren County.

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

As explored in Warren County's Analysis of Fair Housing, racial or ethnic minorities tend to make up a higher percentage of households within these neighborhoods, substantially higher than in the broader county. These areas/neighborhoods of concentration of minority and LMI persons tend to be in older areas within the county's cities. Housing within these neighborhoods has good access to employment, commercial services, and health services. However, a large percentage of the residents are renters, and many homes were built before 1940 and have a higher level of housing rehabilitation needs (maintenance due to age).

Are there any community assets in these areas/neighborhoods?

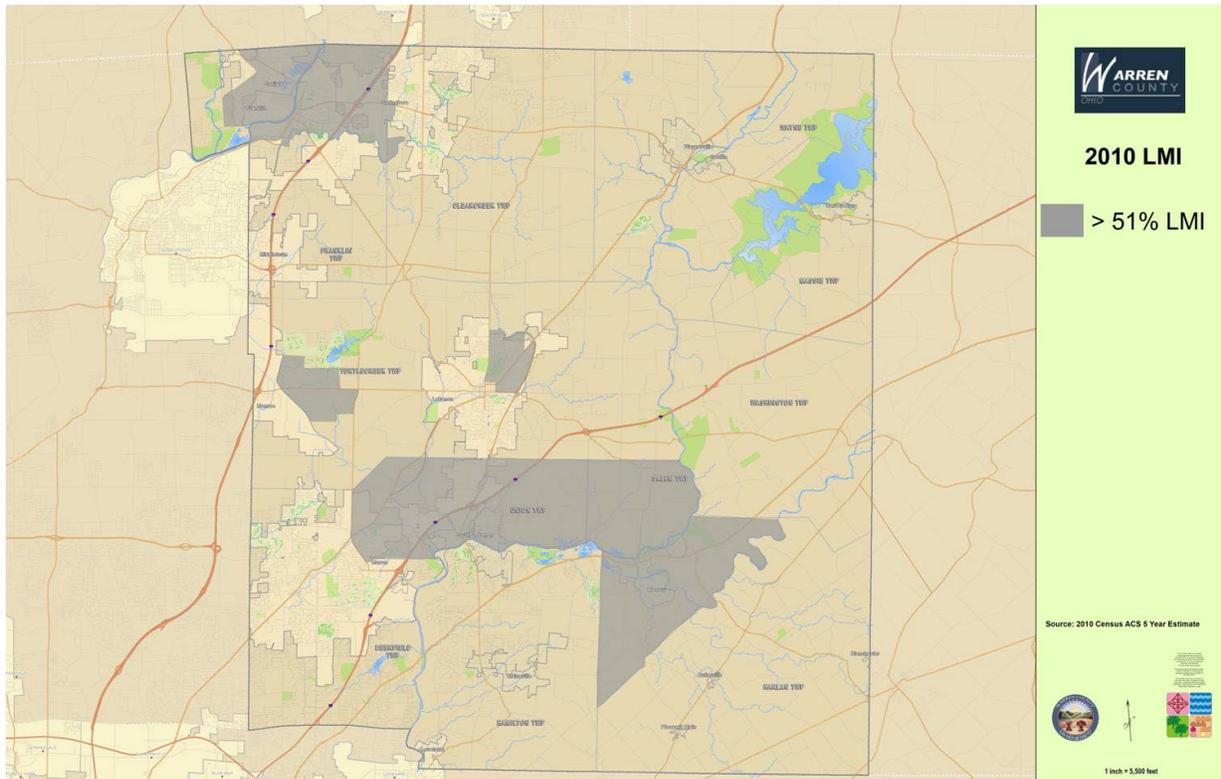
Many community assets exist in or near these areas/neighborhoods including public schools; early childhood education centers; libraries; centers of commerce; fixed route public transportation (City of Lebanon); human service providers; health care facilities; recreational facilities and parks; senior centers; and other amenities and services. Some of these neighborhood assets, such as the South Lebanon Early Learning Center, have been the result of CDBG funding. Broadband availability in the County is dependent on whether households are located in an urban area or a rural region.

Another major asset is the residents who have been empowered to realize and use their abilities to build and transform the community and who have participated in neighborhood planning on issues involving land use and development, redevelopment, transportation, and neighborhood identity. Plans for some of these communities have been developed that focus on strategies that address: (1) economic development, (2) affordable housing, (3) improved safety, (4) beautification, (5) improved health, and (6) public/private cooperation.

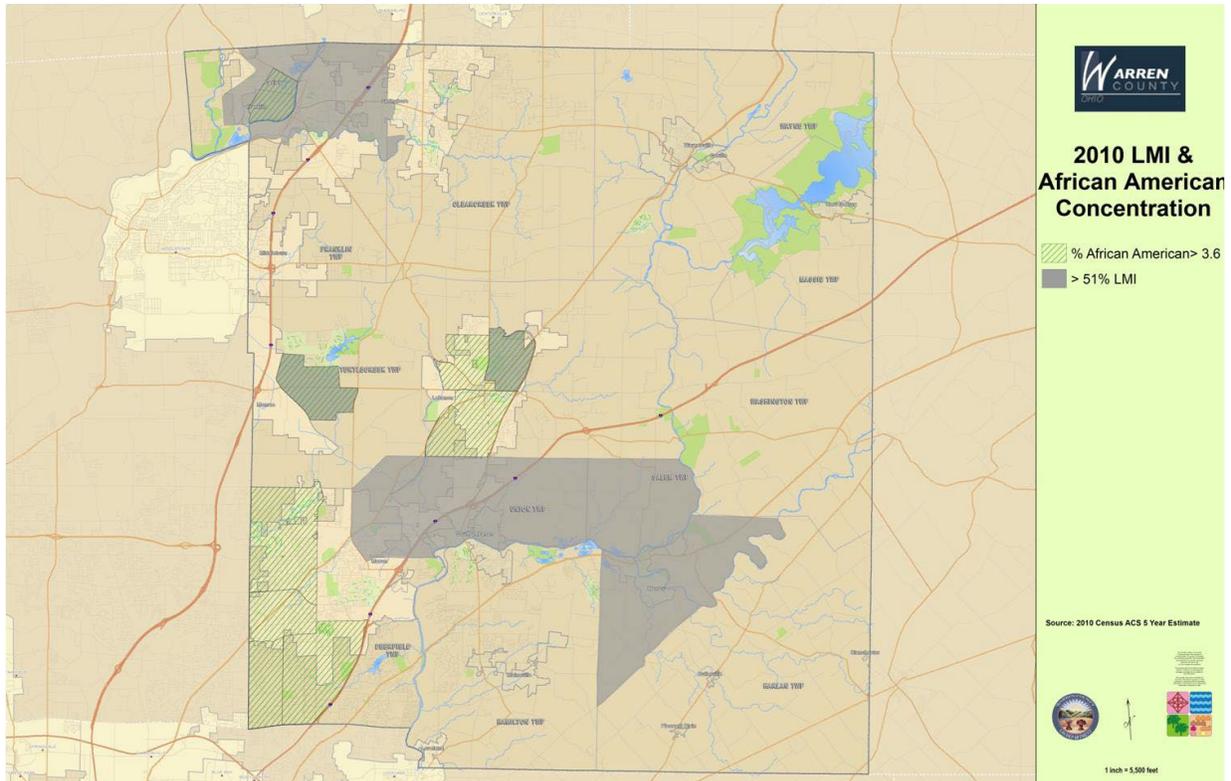
Are there other strategic opportunities in any of these areas?

Opportunity exists for local governments in these neighborhoods, and agencies and organizations serving these areas, to apply for funding for projects through the CDBG programs. These neighborhoods include block groups that are considered predominately low and moderate-income under the CDBG program and

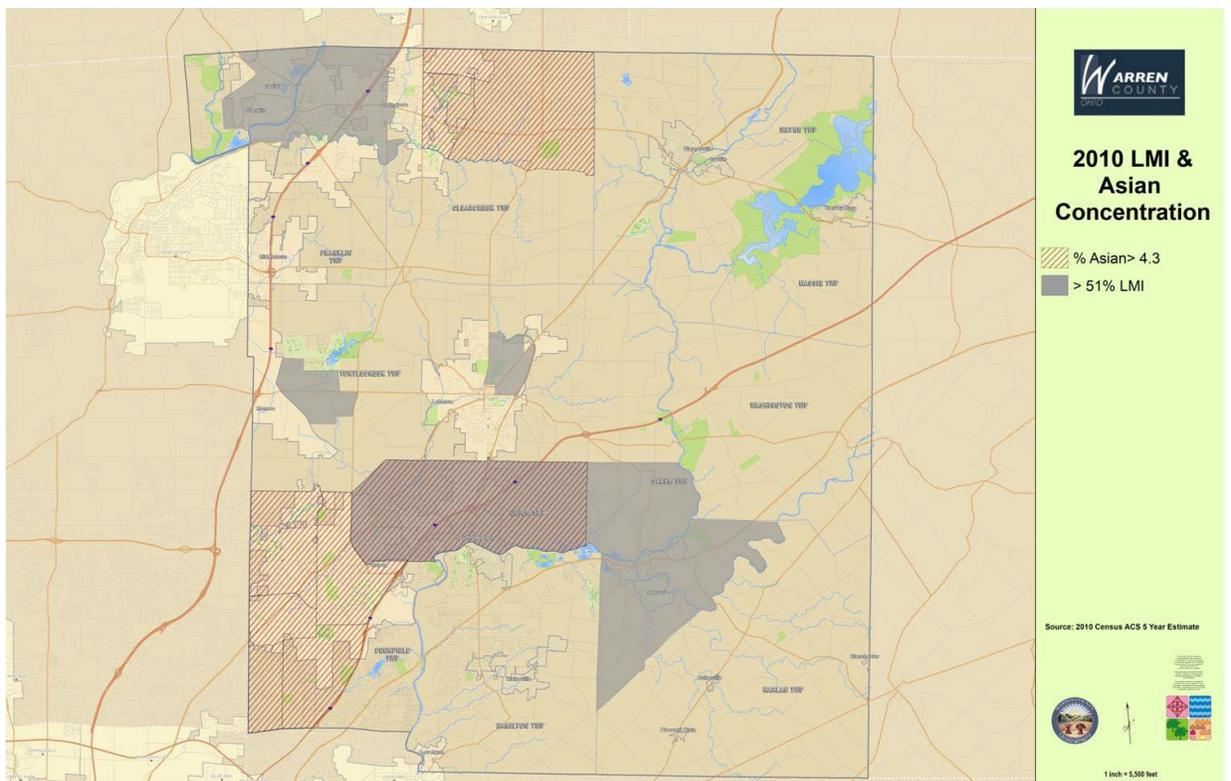
may be eligible for public facility and infrastructure improvements such as parks, streets, and sidewalks. Improvements to existing or new community facilities may also be eligible under this program if at least 51% of the people served are low and moderate-income.



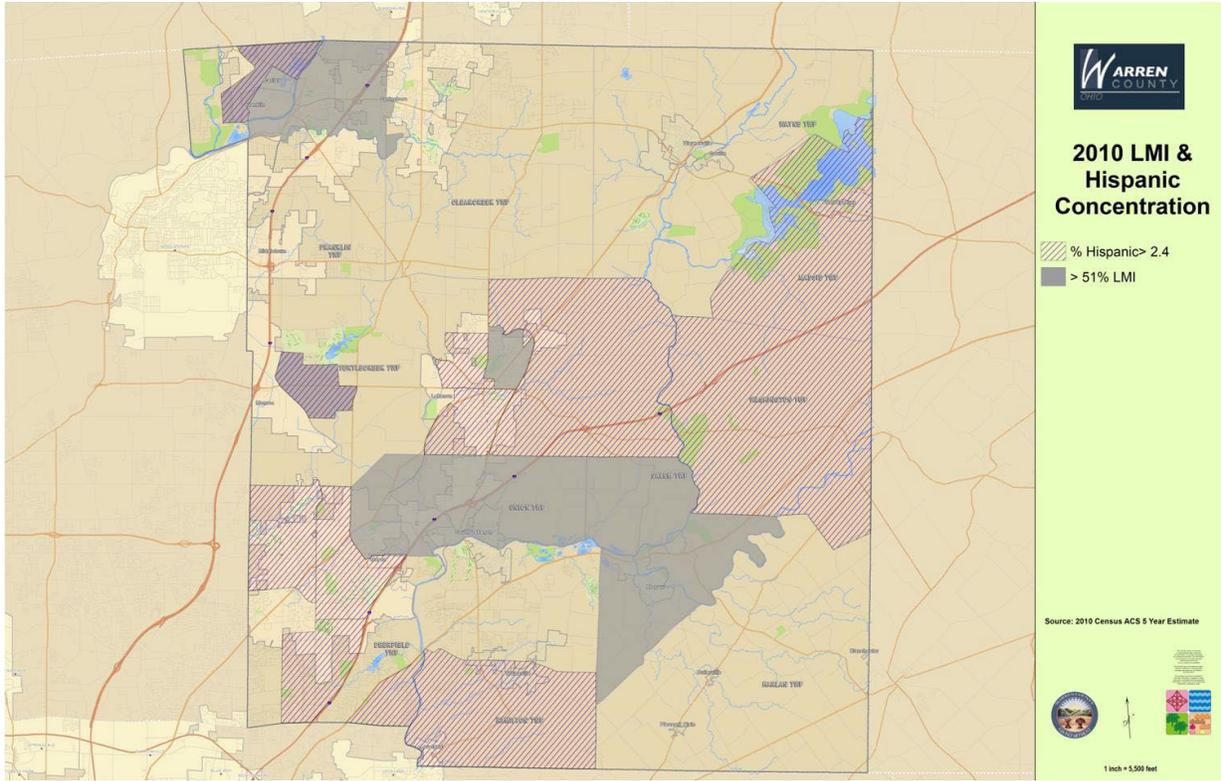
Map 1 - Majority Low and Moderate Income Census Tracts



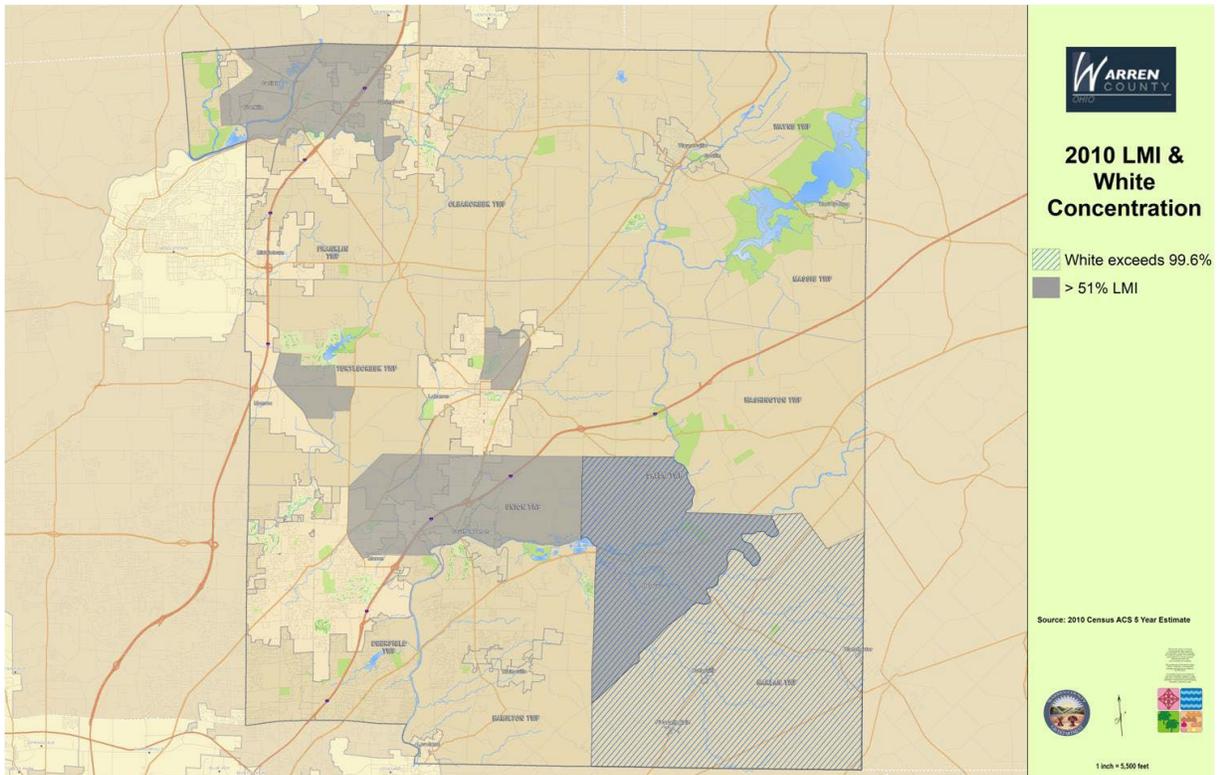
Map 2 - 2010 Census - Majority Low/Moderate Income and African American Concentration



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



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



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

MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS - 91.210(A)(4), 91.310(A)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Having the ability to connect via broadband internet gives households a chance to communicate, seek higher education, and have access to an abundance of information. It also allows the flexibility and opportunity to work from home in most situations. This has shifted the way people seek job opportunities and mindset when applying for jobs.

In March 2023, the Warren County Commissioners partnered with Altafiber to build out a robust broadband network, covering 100% of the county at an affordable cost. Through an investment of just under \$5 million of American Rescue Plan Act funds, the Commissioners unlocked a \$100 million project to bring high-speed broadband fiber throughout all of Warren County. The project begins this year, with priority given to the most underserved areas of the county and is planned to be fully built out over the next three years, bringing fiber-based internet access to approximately 53,000 addresses. Following the pandemic, it became apparent how necessary reliable access to internet service was to every home and business. This significant investment will further close the digital divide, facilitating online learning for students, supporting the feasibility of remote work for employees, and will be a key driver of economic development opportunities throughout the county.

Based on the Census Bureau ACS 5-year Estimate, 4.82% of Warren County is determined to live below the poverty line, a number that is lower than the national average of 12.6%. The most common racial or ethnic group living below the poverty line in Warren County, OH is White, followed by Two or More and Hispanic.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Having more than one internet provider allows residents and businesses the opportunity to seek alternate options when it comes to broadband internet. If there was only one provider, this would allow the provider to charge any price as they would have a monopoly on the market. With the Warren County Commissioners adding a broadband internet provider to the underserved areas this will allow residents and businesses to have options which will create competition in the broadband internet services and lower the cost of service.

MA-65 HAZARD MITIGATION - 91.210(A)(5), 91.310(A)(3)

Warren County is exposed to many hazards due to climate-related change. These include wind/ severe storms, floods, tornados, dam failures, and extreme temperatures.

Wind/ Severe Storms:

According to the National Centers for Environmental Information Storm Events Database, there have been nearly 300 severe wind events in Warren County since 1964. There have also been 43 instances of hail reported in Warren County during the same timeframe. These events only catalog storms with high winds

and damage. The table below depicts the reportable severe wind or thunderstorm events that have occurred in Warren County.

Severe Storm Event Type	Descriptions	Number of Events	Injuries	Deaths	Property Damages
Thunderstorm	Wind gusts over 58mph, hail 1” or larger	25	1	0	\$29,069,000
High Wind	Any wind damage under 58 mph (regardless if it was connected to a storm or not)	272	4	0	\$1,570,500
Lightning	Direct or Indirect Strikes	5	6	3	\$2,250,000
Hail	All hail events reported (regardless if it was connected to a storm or not)	32	0	0	\$2,563,000
Total					\$35,452,500

Table 57 – Severe Storm Data

Data Source: NWS Wilmington and the National Center for Environmental Information (NCEI)

Flooding:

Warren County has been a part of 34 Federal Disaster Declarations that included flooding. The county has been able to avoid the bulk of the damages associated with flood events of this magnitude; however, there have been occurrences of localized riverine and urban flooding, impacting residents and their property. The main river and stream systems that traverse through Warren County are the Little Miami River, Clear Creek, Todds Fork, and Turtle Creek. Areas that border the Little Miami River are the most impacted by potential flood risk. These areas include Deerfield Township, South Lebanon, Hamilton Township, Mason, Union Township, Morrow, Salem Township, Washington Township, Turtlecreek Township, Wayne Township, Clearcreek Township, Waynesville, and Corwin. Any residents that live close to these water courses are at risk of financial constraints in protecting their homes from flooding and vulnerability to flooding as renters.

Tornados:

The history of recorded tornado events in Warren County dated from 1956-2017 includes a total of 26 tornados resulting in \$39,595,000 in damage. These scale tornados were categorized from F0 to F4. The probability of the type of occurrence is indicated in the table below.

<i>EF0</i>	<i>EF1</i>	<i>EF2</i>	<i>EF3</i>	<i>EF4</i>	<i>EF5</i>
48%	24%	16%	4%	8%	<1%

Table 58 – Probability of Type per Occurrence

Data Source: NWS Wilmington and the National Center for Environmental Information (NCEI)

Dam / Levee Failures:

Warren County according to the Ohio Department of Natural Resources has 165 dams. 8 of those 165 dams are considered high hazard potential. These dams include Caesar Creek Lake Dam #3, Caesar Creek Lake Dam #2, Remick Lake Dam, Shaker Run Dam, Lilley Lake Dam, Sunrise Lake Dam, Landen Farm Lake Dam,

and Pine Hill Lake Dam. According to the State of Ohio Hazard Mitigation Plan, a failure of the levees in Warren County would result in an estimated \$240 million in damages. State-owned dam failures (which account for less than 1% of Warren County's dam inventory) would result in an estimated \$270,000 in damages. Additional damages for county structures and infrastructure could result in millions of dollars in damages.

Extreme Temperatures:

According to the National Weather Service office in Wilmington, the following is the probability for extreme temperature events in Warren County: Heat Advisory on average 3-4 days per summer and Heat Warning on average 1-2 days per summer. Specific areas that are affected by heat island effect are predominately in the more urban areas of Warren County. The urban areas are located along the west portion of the county Deerfield Township, Mason, parts of Hamilton Township, Lebanon, west Turtlecreek Township, and Springboro.



Strategic Plan

Strategic Plan

SP-05 OVERVIEW

Strategic Plan Overview

Geographic Priorities

The 2024-2028 Consolidated Plan details strategies for the distribution of the entitlement grants in Warren County-specifically, projects that could be supplemented by the Community Development Block Grant (CDBG). This Plan includes research and public outreach conducted through the County's Assessment of Fair Housing Report. This Plan includes programs already in place that have been effective in addressing issues faced by LMI (Low-to-Moderate Income) individuals in Warren County. "Priority Needs" and "Project Goals", outlined in this section, recommend targeting services in predominantly LMI census tracts. It also recommends creating geographic connections between LMI residences and employment opportunities.

Priority Needs

Influence of Market Conditions

Many households in Warren County suffer housing problems with these cases attributed to a housing cost burden. Most households are owner-occupied with the share of renter-occupied housing well below the state average. Rental vacancy rates are also low, sometimes creating a supply constraint that does not meet the demand. The lack of supply lends itself to an overall increase in the cost of rentals within the County. New unit production is predominantly detached single-family households, most of which are unaffordable to low-income households. Rehabilitation and revitalization are appropriate in neighborhoods with an older housing stock. High-interest rates have contributed to individuals choosing to remain in their existing homes, creating a lack of available existing housing at all price points. Warren County is a desirable location to move to with school district quality and pull factors from nearby urban counties being cited as contributing factors.

Anticipated Resources

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

CDBG: \$2,880,000

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

Institutional Delivery Structure

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

communication between organizations, monitoring program performance, and allocating funds based on a scoring system.

Barriers to Affordable Housing

Restrictive Zoning codes, development fees, and growth and infrastructure extension policies, particularly those that limit density or otherwise restrict housing development and increase the cost of housing, are impacting housing costs in parts of Warren County. The high cost of construction and land have been cited as contributing factors. Politically, stakeholders have indicated that affordable or high-density housing aimed at serving LMI families has been unpopular in the County. Collaboration among municipalities, townships, the County, businesses, and community members will be required to address these issues.

Homelessness Strategy

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

- Additional resources for operations and case management
- Cooperation and coordination from correctional institutions to ensure the recently Un-Incarcerated are connected to services
- Additional collaboration, resources, and technical support from other agencies and service providers that offer workforce training and job development skills
- **An accurate count of the existing homeless population**

Anti-Poverty Strategy

Warren County's anti-poverty strategies include (re)development of affordable housing; connecting the homeless to employment; workforce training initiatives; economic development; skill-building and employment opportunities for special needs groups; and provision of affordable childcare services and education. It will be necessary to consider the County's anti-poverty strategies from a geographic perspective; affordable housing must be provided near employment centers. Also, the County's severe transit problem is a hindrance to low-income families seeking employment, education, and attaining self-sufficiency. Warren Metropolitan Housing currently assisting low-income households with money management, housing counseling, and consumer credit counseling. However, the anti-poverty strategy goes beyond credit counseling and promotes and supports academic preparedness as well as educational attainment and success. Studies show that educational attainment greatly impacts earnings. Individuals with a bachelor's degree have median earnings greater than high school graduates and greater than individuals without a high school diploma or equivalent. The goal is to improve access to higher education, GED, and the Warren County Career Center.

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

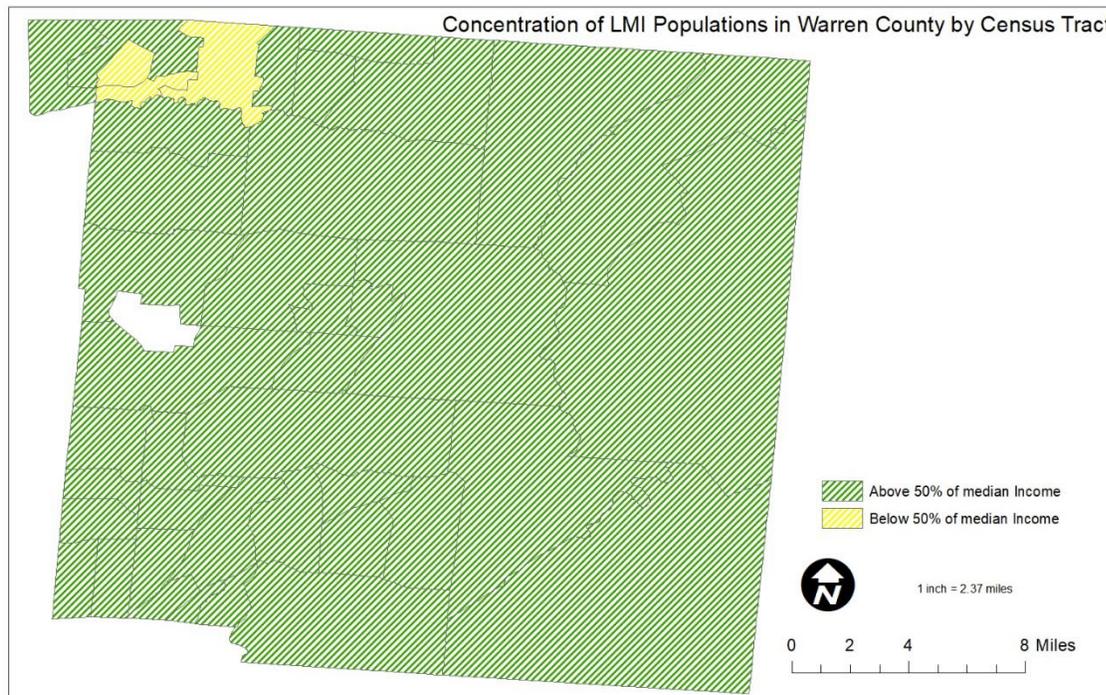
Geographic Area

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

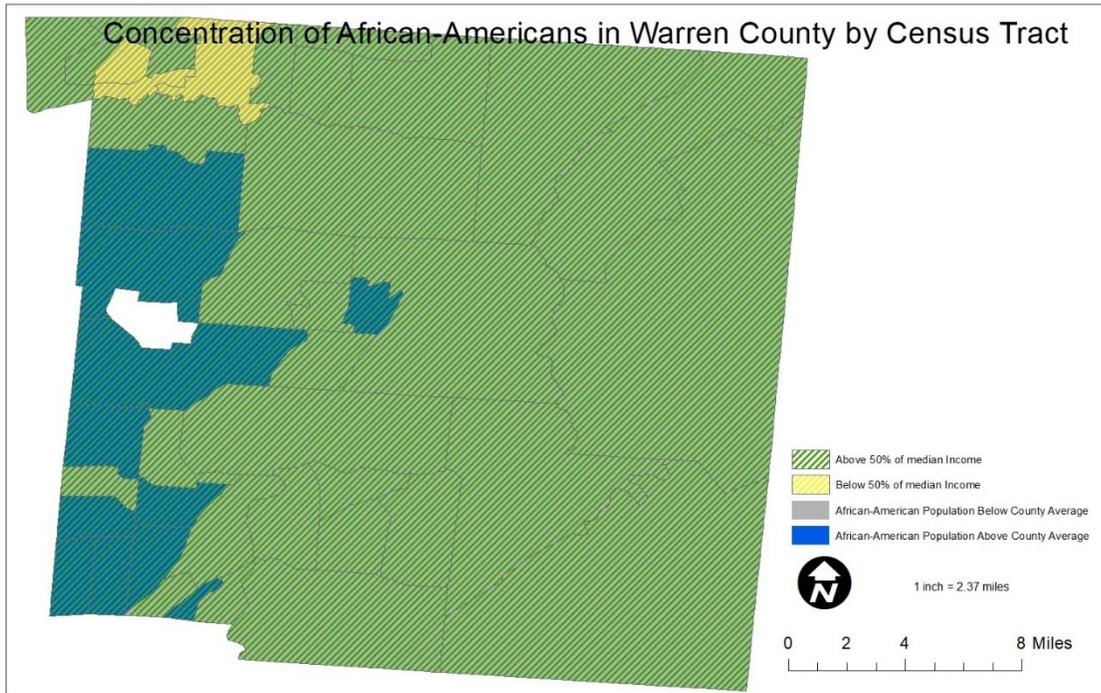
General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction.

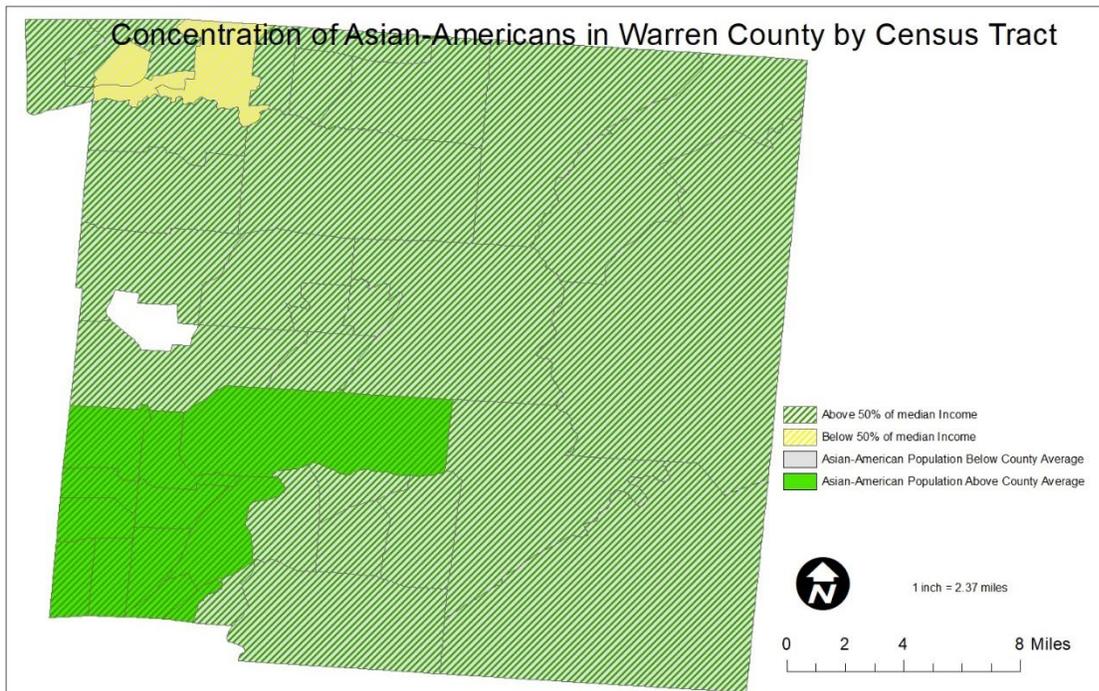
Investments in Warren County will be largely based in LMI census tracts such as those illustrated in MA-50 or other pockets of LMI populations. These areas have been identified in the needs assessment and market analysis portion of this plan. Projects in non-LMI tracts are determined by their past effectiveness and the benefits the programs will bring to populations in need. Many of the priorities in the County are still the same as the 2019-2023 Consolidated Plan. Progress has been made on many situations, but work and resources are still required to keep vital initiatives going.



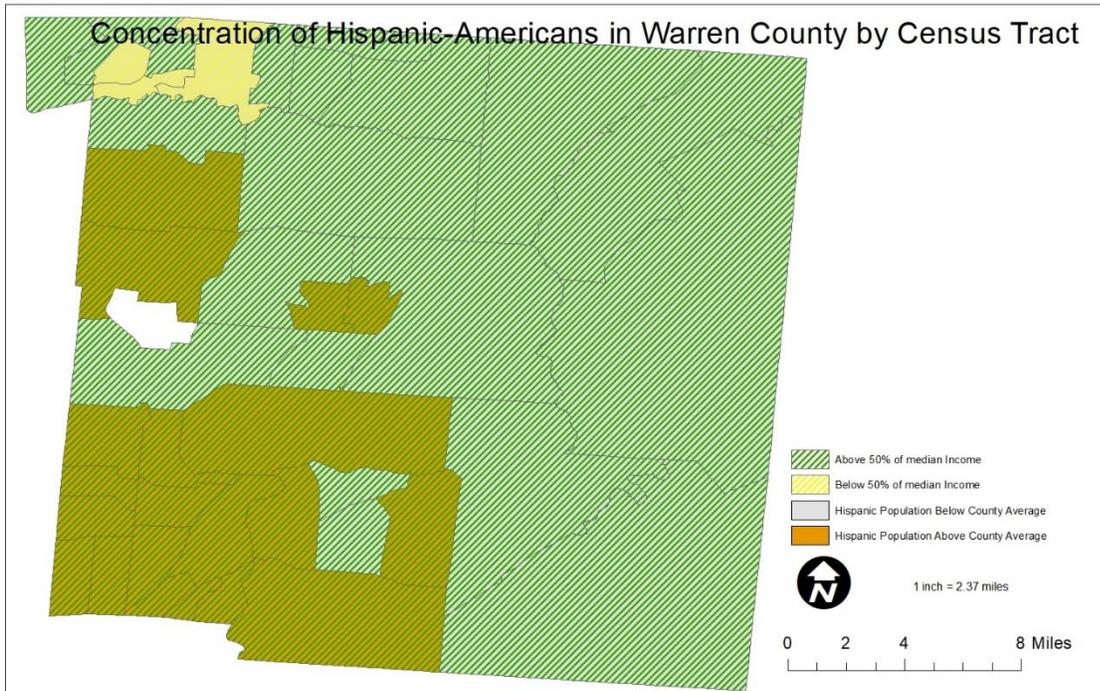
Map 4 - Majority Low- and Moderate-Income (LMI) Census Tracts



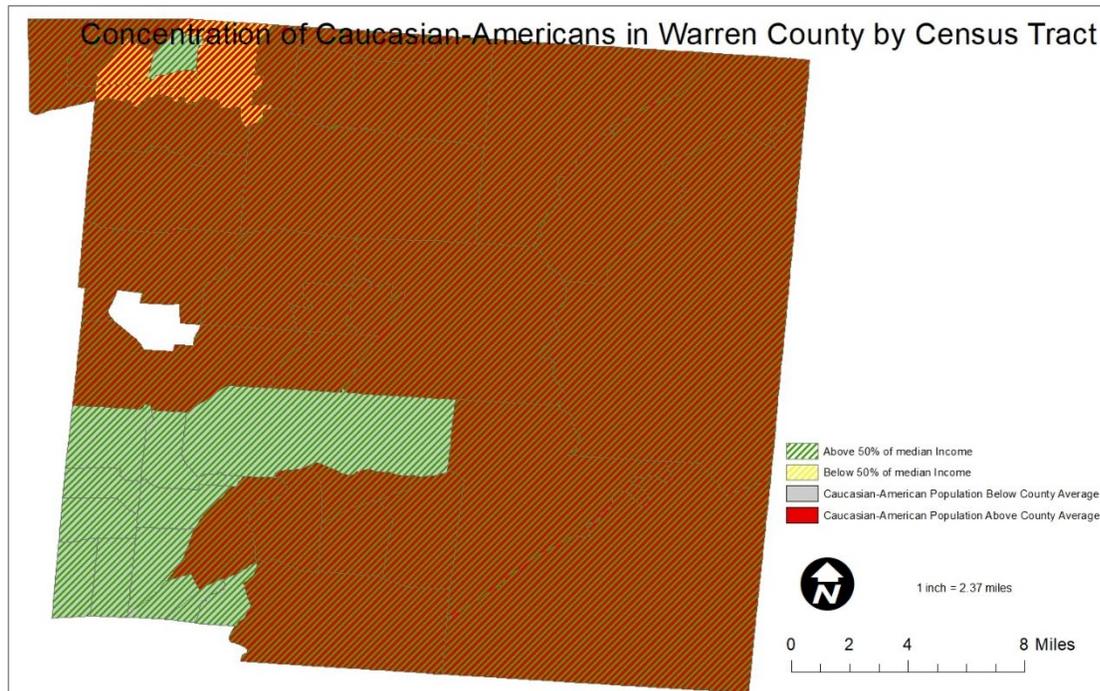
Map 5 - 2020 Census - Majority Low and Moderate Income and African American Concentration (3.4% and above)



Map 6 - 2020 Census - Majority Low/Moderate Income and Asian Concentration (6.9% and above)



Map 7 – 2020 Census - Majority Low/Moderate Income and Hispanic/Latino Concentration (3.0% and above)



Map 8 - 2020 Census - Majority Low/Moderate Income and Caucasian Concentration (80% and Above)

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

Priority Needs

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

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

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

2	Priority Need Name	Workforce Training Training for the Recently Unincarcerated
	Priority Level	High
	Population	<ul style="list-style-type: none"> - Extremely Low Income Households - Low Income Households - Moderate Income Households - Public Housing Residents - Chronic Homelessness - Individuals - Families with Children - Mentally Ill - Veterans - Persons with HIV/AIDS - Victims of Domestic Violence - Persons with Disabilities - Persons with Alcohol or Other Addictions - Non -housing Community Development - Other
	Associated Goals	Job Creation and Retention
	Description	Diverse skill building programs for vocational training and other trades. Outreach would be focused on the long term unemployed, the underemployed, residents of public housing, and beneficiaries of public services. Case management services to

	connect individuals recently released from prison to employment opportunities, workforce training, and stable housing solutions. Priority should be given to programs and trades for jobs in high demand.
Basis for Relative Priority	Many of the challenges and needs of low and moderate income persons, and community needs in general, are rooted in a poor match between workforce skills and available employment opportunities. These challenges negatively impact quality of life, health, and hinder opportunities to access training or more gainful employment. There are limited services to connect individuals leaving prison to stable employment and housing options.

3	Priority Need Name	Affordable, Practical Transit
	Priority Level	High
	Population	<ul style="list-style-type: none"> - Extremely Low Income Households - Low Income Households - Moderate Income Households - Middle Income Households - Families with Children - Elderly - Public Housing Residents - Frail Elderly - Persons with Mental Disabilities - Persons with Physical Disabilities - Persons with Developmental Disabilities - Persons with Alcohol or Other Addictions - Persons with HIV/AIDS and their families - Victims of Domestic Violence - Non-housing Community Development
	Associated Goals	<ul style="list-style-type: none"> - Support Programs for Homelessness - Job Creation and Retention
	Description	The identification of affordable, practical transit as a major priority came from almost all organizations consulted including representatives from workforce training programs, economic development, public housing, community services, human services, providers of services to the disabled, the elderly, and the homeless. Transit

	<p>is a necessity for many individuals who need to be connected to medical appointments, treatment options, and employment opportunities. The lack of affordable, practical transportation options was cited as a barrier to self-sufficiency for LMI households who have only one vehicle for two adults, an unreliable personal vehicle, or no vehicle. It was cited as a barrier to acquiring and maintaining employment, educational training, and meeting basic daily needs. Employers have also stated that they are finding it difficult to find staff and have cited transportation as a major issue. The County has no fixed route transit system, in contrast to all counties surrounding Warren.</p>
Basis for Relative Priority	<p>No other topic was so widely and frequently recognized as a need for LMI populations and special needs groups. Transit accessibility has been identified by business leaders as a need for workforce transportation. Providing affordable, practical transportation options to County residents is a high priority. The WCCS senior transit services fulfill an unmet need for Warren County seniors by connecting them with timely transit alternatives so they can access basic daily needs.</p>

4 Priority Need Name	Affordable, Accessible Childcare Services
Priority Level	High
Population	<ul style="list-style-type: none"> - Extremely Low Income Households - Low Income Households - Moderate Income Households - Middle Income Households - Large Families - Families with Children - Public Housing Residents - Persons with Disabilities - Persons with Alcohol or Other Addictions - Victims of Domestic Violence
Associated Goals	- Support Programs For Homelessness
Description	<p>Low-income households are often financially compelled not to work or attend school/training based on the high cost of obtaining childcare. Workers with 2nd and 3rd shifts have few or no available childcare services at all.</p>

	Expand the number of children/households served through the Warren County Community Services Early Learning Program by expanding or constructing new facilities and by adequately funding staff and other resource needs.
Basis for Relative Priority	The lack of affordable, accessible childcare services discourages many LMI individuals from seeking work or attending education/workforce training programs. The provision of affordable, accessible childcare will result in increased income for LMI workers and reduce dependency on other supportive services.

5	Priority Need Name	Affordable Owner-Occupied Housing
	Priority Level	High
	Population	<ul style="list-style-type: none"> - Extremely Low Income Households - Low Income Households - Moderate Income Households - Middle Income Households - Large Families - Families with Children - Elderly - Public Housing Residents - Rural - Chronic Homelessness - Individuals - Families with Children - Chronic Substance Abuse - Veterans - Persons with HIV/AIDS - Victims of Domestic Violence - Unaccompanied Youth
	Associated Goals	- Emphasize the Importance of Affordable Housing
	Description	The average cost of housing in Warren County is considerably higher than neighboring counties, negatively impacting housing affordability and the quality of life that low and moderate income populations in the County can enjoy.

	There is also a need to increase the supply of affordable senior housing through a variety of programs and through public and private housing providers.
Basis for Relative Priority	The lack of affordable owner-occupied housing has led to many County residents experiencing a housing cost burden, requiring many LMI residents to live far from employment centers and spend considerable resources on transportation. The quantity and location of market-rate and subsidized affordable housing is not a reflection of existing market demand or community needs.

6	Priority Need Name	Affordable Renter-Occupied Housing
	Priority Level	High
	Population	<ul style="list-style-type: none"> - Extremely Low Income Households - Low Income Households - Moderate Income Households - Middle Income Households - Public Housing Residents
	Associated Goals	- Emphasize the Importance of Affordable Housing
	Description	Not all incomes and lifestyles are well adapted to owner-occupied housing as the supply of housing available to the LMI population is too small to provide sufficient housing that does not impose a cost burden. Expanding the supply of affordable rental opportunities, including market-driven development, will reduce the number of households with a housing cost burden.
	Basis for Relative Priority	Alleviating the shortage of affordable rental units, including market-rate units, would dramatically improve the household budgets of the County’s LMI population, enable them to live closer to work and daily needs, and reduce the cost burden imposed by commuting with personal transportation. The current quantity and location of market rate and subsidized renter-occupied housing is not a reflection of market demand or community needs.

7	Priority Need Name	Home Repairs
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Priority Level	High
Population	<ul style="list-style-type: none"> -Extremely Low Income Households -Low Income Households -Moderate Income Households -Middle Income Households -Large Families -Families with Children -Elderly - Persons with Physical Disabilities
Associated Goals	- Support Programs For Homelessness
Description	<p>Consultation with service providers indicated many low income households can afford general housing costs, but are unable to afford mechanical or system failures including furnaces or roofs. Seniors on fixed incomes are especially vulnerable to these emergencies. Many individuals that belong to the growing number of elderly households are capable of remaining in their homes with minor modifications to make the homes accessible. Persons with physical limitations can similarly benefit.</p>
Basis for Relative Priority	<p>As Warren County’s population ages, the number of persons on fixed and relatively low incomes will increase. The cost in general of moving families to subsidized housing is considerably greater than the one-time cost of keeping a family in their own home. Similarly, the cost of moving a non-senior family to subsidized living is much greater than making improvements that allow the family to stay in their home.</p> <p>Seniors and persons of all ages with a physical disability strongly desire to remain in their homes as long as possible. The cost of home modifications is generally a small fraction of the public and private cost of moving an individual to an assisted care facility or other location.</p>
8 Priority Need Name	Homebuyer Counseling
Priority Level	High
Population	<ul style="list-style-type: none"> - Low Income Households - Moderate Income Households - Middle Income Households

Associated Goals	- Support Programs For Homelessness
Description	Provide educational courses and counsel to first time homebuyers on how to responsibly manage credit, their household budget, and allocate the financial resources needed to afford a home securely within their means.
Basis for Relative Priority	Interviews indicated that counseling for first-time homebuyers is an ideal way to ensure residents are connected to financially sustainable housing options, generally without subsidy. This counseling ensures residents maintain self-sufficiency. Warren County’s residential population has been aging and this is partially due to younger/workforce homebuyers looking for housing in neighboring counties.

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

10	Priority Need Name	Facilities for the Homeless
	Priority Level	High
	Population	<ul style="list-style-type: none"> - Families with Children - Chronic Homelessness - Mentally Ill - Veterans - Victims of Domestic Violence - Unaccompanied Youth
	Description	Resources for case management, emergency shelter, transitional housing, transportation resources, and daily supplies for providers of services to the short-term and chronically homeless.
	Basis for Relative Priority	Homeless service providers require adequate staffing and facilities to connect the homeless to employment opportunities, workforce training housing, and self-sufficiency. Currently, there is only one case manager to assist 52 families in the transitional housing program, overwhelming the time available from one staff person. Other homeless service providers also stressed the need for additional case-management resources.

11	Priority Need Name	Maintenance and Rehabilitation of Public Housing
	Priority Level	- High
	Population	<ul style="list-style-type: none"> - Extremely Low Income Households - Low Income Households - Public Housing Residents
	Associated Goals	Support Social Services, Programs, & Facilities
	Description	General maintenance of public housing units including energy efficiency improvements, repair of plumbing and electrical systems, site development, landscaping, security lighting, HVAC improvements, and other general maintenance needs.

	<p>Increase the number of available public housing units to provide safe, affordable housing to LMI households while providing the opportunity to grow socially and economically.</p> <p>Support policy and legislation at the federal level that restores full funding to housing vouchers and take necessary measures to increase the number of vouchers available to Warren County residents.</p>
Basis for Relative Priority	<p>WMHA strives to provide a quality community setting to residents as they are connected to employment, training, and self-sufficient housing opportunities.</p>

12	Priority Need Name	Supportive Services for Individuals with Addiction
	Priority Level	High
	Population	<ul style="list-style-type: none"> - Chronic Homelessness - Mentally Ill - Chronic Substance Abuse - Persons with Mental Disabilities - Persons with Alcohol or Other Addictions
	Associated Goals	- Support Programs For Homelessness
	Description	A home for individuals recovering from chronic alcohol or other drug addictions. Individuals would have to be sober and meet certain requirements. Case management and in-house supportive and rehabilitative services would be provided.
	Basis for Relative Priority	Homeless service providers cited a need for a home that is tailored to the unique needs of this subpopulation to break the cycle of dependency, reintegrate individuals to the community, and return individuals to a state of self-sufficiency and sobriety.

Table 59 – Priority Needs Summary
 Narrative (Optional)

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The median household income in Warren County is \$103,128. This means that someone making the median household income can afford to spend \$2,578 a month on housing. 7,265 households earning below the AMI in Warren County endure a housing burden condition. This represents 36% of the households at or below the AMI. Of the rental households, below the AMI, approximately 3,224 (30%) of all renters experience a housing cost burden. The use of CDBG funds, when available, can address this enduring unmet need for low-income housing assistance. The use of housing tax credits to provide additional affordable housing would help to address this issue.
TBRA for Non-Homeless Special Needs	The high level of cost burden among many low-income households, including non-homeless special needs populations; waiting lists at existing public and subsidized housing; as well as the concentrations of public and subsidized housing.
New Unit Production	Warren County has the newest housing stock in Ohio by some measures, and large numbers of homes continue to be built. From 2022 to 2023 the new single-family building permit data showed a decrease of 183 permits which resulted in a 27.6% decrease. Much of the new housing stock and entire regions in the County are unaffordable to low and moderate-income families, underscoring a need to increase affordable housing through new construction. The cost of development and land in Warren County also impacts the use of funds for the construction of new affordable housing.
Rehabilitation	Rehabilitation of existing housing is a critical component of preserving the viability of housing stock. It maintains quality affordable housing in a region with relatively expensive housing and is a means of encouraging stabilization and revitalization. Age and condition of housing stock, particularly in the City of Franklin and Franklin Township will impact the use of funds for this housing type.
Acquisition, including preservation	Generally, CDBG funds have been used only sparingly for the acquisition of homes, but in certain contexts, this is a valuable strategy to restore strategic properties or a necessary step for residential infill accomplished through organizations such as Habitat for Humanity.

Table 60 – Influence of Market Conditions

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

Anticipated Resources

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

Table 61 - Anticipated Resources

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

There are no matching requirements. However, municipalities receiving funds often contribute local funds to complete projects within their city limits. This year a total of _____ will come from Deerfield Township, the Cities of Franklin and South Lebanon, and the Villages of Harvesyburg and Morrow. Additionally, the homeless and abuse shelters rely on private donations, grants, and state funding for their operations.

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

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

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

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

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

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

NA.

SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.215(K)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Warren County Office of Grants Administration	Departments and agencies	Ownership Non-Homeless special needs Public facilities Public services Economic Development	County
Warren County Community Services	Departments and agencies	Non-Homeless special needs Public services	County
Mental Health and Recovery Services of Warren and Clinton Counties	Departments and agencies	Non-homeless special needs Public services	County
Warren County Board of Developmental Disabilities	Departments and agencies	Non-homeless special needs Public facilities Public services	County
SAFE on Main	Non-profit organizations	Non-homeless special needs Public services	County
New Housing Ohio	Non-profit organizations	Rental Public Housing	Region
Warren Metropolitan Housing Authority	Public Housing Authority	Rental Public Housing	County
Family Promise of Warren County	Community/Faith-based organization	Homelessness	County
Warren County Human Services	Departments and agencies	Public Services	County

Warren County Regional Planning Commission	Departments and agencies	Planning	County
Warren County Veterans Service Office	Departments and agencies	Non-homeless special needs Public services	County

Table 62 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

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

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

Table 63 - Homeless Prevention Services Summary

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

The agencies providing services to special needs populations and persons experiencing homelessness throughout the County have a long history and expertise in providing these services. These agencies include Family Promise, Warren County Community Services, and Safe on Main. These agencies, all funded in the past by the CDBG program, together serve youth, seniors, lower-income households, homeless residents, and more. The Community Development Block Grant (CDBG) Administrator continues to work closely with these entities to further enhance the needs of our community and to improve CDBG Program delivery. We are fortunate in Warren County to have many non-housing services available to address the basic and essential needs of people experiencing homelessness and the County will continue to work with homeless service providers to access resource so they can continue to provide shelter, services, and housing to its homeless and at-risk clients. The purposes of some of these agencies are identified below:

1. **Family Promise:** A leading national nonprofit addressing the issue of family homelessness. Family Promise prevents and ends homelessness for families with children and helps them achieve sustainable independence through a community-based response.

2. **Warren County Community Services (WCCS):** WCCS' mission is to strengthen the fabric of our community by providing services and connecting people to resources necessary for realizing their full potential for a quality life.

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

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

To reduce the number of unsheltered families, the Public Housing Authority has developed a rapid re-housing program (providing short-term rental assistance plus case management to homeless families). The Warren County Metropolitan Housing Authority is committed to preventing families with children from ending up on the street and has provided funding to assist families with children. The Warren County Veterans Service Commission is also concerned about homelessness among veterans. The Housing Coalition works with the Veterans Service Commission to improve county-wide efforts to reach homeless and at-risk veterans, assess their service and housing needs, and help them access needed resources.

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

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

The Warren County Housing Coalition collects information about the extent of homelessness, inventory shelter, and other homeless resources, and identifies gaps in services for the homeless. Each year, during the last week of January, the Housing Coalition conducts a one-day (Point-in-Time) count of sheltered and

unsheltered homeless in County. Analysis of past counts reveals that, despite the County's rapid growth and changing demographics, the homeless population has remained fairly constant, and the issues related to the delivery of services to the homeless are unchanged. Generally, beyond funding, current organizational capacity seems sufficient to address the needs of the current homeless population. However, there are certain segments of the homeless population (youths and singles) that are not adequately served because of limitations within the institutional structure and inadequate capacity. The Warren County Housing Coalition should continue to collect meaningful data through the Point-in-Time studies and the school districts in order to better meet the needs of homeless persons. A focused organizational structure and capacity is also needed to address the recent homeless and those vulnerable to homelessness.

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

SP-45 GOALS SUMMARY – 91.215(A)(4)

Goals Summary Information

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

Goals Summary Information

Sort Order	Goal Name	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facility and Neighborhood Improvements	Non-Housing Community Development	Public Facilities Improvements	CDBG: \$2,880,000	Benefit: 1000 households assisted
2	Support Programs for Homelessness	Homeless	Affordable, Practical Transit Affordable, Accessible Childcare Services Facilities for the Homeless	CDBG: \$200,000	Homeless Overnight Shelter: 150 Persons Assisted Homelessness Prevention: 25 Persons Assisted
3	Support Social Services, Programs, & Facilities	Non-Homeless Special Needs	Maintenance and Rehabilitation of Public Housing	CDBG: \$160,000	Homeless Overnight Shelter: 50 Persons Assisted
4	Job Creation and Retention	Non-Homeless Special Needs Other: Job Creation and Retention	Workforce Training Affordable, Practical Transit	No Additional Funds	Jobs created/retained 3,500 Jobs
5	Modernize Local Zoning Codes	Other: Zoning Code Update	Housing Infill	No Additional Funds	Other: Zoning Code Update: Two Jurisdictions
6	Emphasize the Importance of Affordable Housing	Affordable Housing	Affordable Owner-Occupied Housing Affordable Renter-Occupied Housing	No Additional Funds	Other: Speaking Engagements: Presentations to Two Civic or Community Organizations

Table 64 – Goals Summary
All projects will last from program year 2024 to 2028

Goal Descriptions

1	Goal Name	Public Facility and Neighborhood Improvements
	Goal Description	Support projects that principally benefit low- and moderate-income households, including but not limited to, water/sewer projects, youth centers, childcare centers, health facilities, senior centers, food banks, parks and recreation, fire stations, and other neighborhood facilities.
2	Goal Name	Support Programs for Homelessness
	Goal Description	Continue to support programs that directly benefit the County’s homeless population, including the HUD Continuum of Care Homeless Assistance and Emergency Solutions Grant Programs. Support the creative and flexible use of other federal, state, and local housing resources that are used to establish and operate shelters and permanent supportive housing for people experiencing homelessness, including but not limited to veterans, the elderly, and the formerly incarcerated. Assist providers in obtaining funding for the operation of housing and support services for the homeless and persons at-risk of becoming homeless. Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions.
3	Goal Name	Support Social Services, Programs, & Facilities
	Goal Description	Support social services, programs, and facilities for the elderly, persons with disabilities, and persons with other special needs. Provide services to persons living with special needs to assist them in accessing or maintaining housing and optimize self-sufficiency. Persons living with special needs include, but are not limited to, the elderly, persons with disabilities, victims of domestic violence (inclusive of the HUD Continuum of Care definition), persons with mental illness, persons with HIV, and persons with alcohol or other drug addictions. Invest in community services and non-profit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth, seniors, and food-insecure households.
4	Goal Name	Job Creation and Retention
	Goal Description	Support and encourage new job creation, job retention, and job training opportunities.
5	Goal Name	Modernize Local Zoning Codes
	Goal Description	The modernization of local zoning codes to increase housing production. Local jurisdictions should update their zoning code and incentives to facilitate a range of housing types and densities and to serve the diversity of housing needs. Updates to the code should address mixed-use and multifamily development, including affordability. Local jurisdictions should consider reducing minimum dwelling unit requirements and reducing or eliminating off-street minimum parking requirements, and they should specifically identify and eliminate or minimize regulatory obstacles to the establishment of accessory dwelling units, whether attached to or detached from the principal dwelling unit. Support “enabling design”—design that enables residents of varying levels of physical ability to live in multifamily and single-family residential housing.
	Goal Name	Emphasize the Importance of Affordable Housing

5	Goal Description	Emphasize the importance of having an adequate supply of housing, especially affordable housing, in economic development strategies. State and local jurisdictions should engage with business leaders to provide public messaging on the importance of housing and housing development to meet the needs of economic growth. Examples of potential strategies include preserving existing mixed-income, multifamily housing stock near major employers. Local jurisdictions should consider developing outreach and engagement strategies to establish a framework and guide dialogue with the public and key stakeholders about housing needs, demand, and trends, as well as the consequences of inaction.
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Table 65 – Goals Description

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

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

NA.

Activities to Increase Resident Involvements

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

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

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

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

Plan to remove the 'troubled' designation: NA

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

Barriers to Affordable Housing

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

- Research the association between transportation services and housing affordability, particularly as it relates to connecting LMI households to employment centers. These studies should also analyze the benefit of affordable housing as it relates to economic development (providing a well-rounded workforce).
- Create innovative financial incentives for the development and construction of affordable housing within mixed-income developments. This may include public-private partnerships with developers, the County, and The Warren County Port Authority. Incentives may include funding public infrastructure in agreement with the provision of affordable housing units.
- Invest in an innovative, energy-efficient rehabilitation program that improves the quality of affordable housing, extends the life of buildings, and decreases operating costs.
- Continue to dedicate Community Housing Improvement Program (CHIP) and Warren County Rehab, Inc. program income funds toward the provision and maintenance of affordable housing through the Warren County Balanced Housing Corporation.
- Consider the formation of a Community Land Trust (CLT), which typically acquires and holds land, but sells off residential buildings on that land. This mitigates the cost of land, making the housing more affordable.

- Build incentives for affordable housing into the Warren County Rural Zoning Code.
- Implement administrative reforms geared toward the reduction of costly delays in the development review process. This would include the creation of a “one-stop” permitting process function at the County level, including approvals for zoning, building, water, sewer, stormwater management, erosion and sediment control, land subdivision, development guarantee bonding, and economic development incentives.
- Ensure that a full range of housing opportunities is available, including single-family detached, single-family attached, multi-family, and cohousing appropriate by location, both for home ownership and rental. This should include allowing accessory dwelling units in a wide range of residential districts.
- Revise zoning policies to allow the development of a range of housing types "as of right". Greater housing diversity and affordability may be achieved by revising zoning policies to eliminate both direct and "back door" prohibitions and explicitly allow a range of housing types, rather than requiring a special review process or disallowing certain types of structures entirely.

SP-60 HOMELESSNESS STRATEGY – 91.215(D)

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

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

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

Addressing the emergency and transitional housing needs of homeless persons

The Warren Metropolitan Housing Authority (WMHA) Transitional Housing Program assists families experiencing homelessness with subsidized housing and case management. WMHA will continue to meet the needs of these households by assisting the families with job referrals, resumes, and needed services

for obtaining/maintaining employment. Case managers will continue to provide assistance and help households establish goals and objectives to attain self-sufficiency.

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

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

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

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

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

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

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

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

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

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

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

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

Approximately 31% of all units constructed in Warren County were built prior to 1980, one of the lowest percentages in the state. The 2013-2017 CHAS data presented in MA-20 suggests more than one-half of these units have children present in the home, or between 7,000 and 9,000 units. Given the relatively small number of units built prior to 1980, addressing LBP hazards is not a great concern for the County. However, it is still a priority to address LBP where they exist, particularly when found in high concentrations as would be the case in Franklin, Morrow, and parts of Waynesville, Lebanon, and South Lebanon, and other locations with large numbers of pre-1980 homes. Where public funds are used, the rehabilitation of units using public funds will comply with all HUD and federal requirements.

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

See above.

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

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

Warren County's agencies and local service providers have pursued resources and innovative partnerships to support the development of affordable housing; connecting homeless individuals to employment, workforce training, and stable shelter; economic development and incentives to create additional employment opportunities; workforce training initiatives; and programming for youth, seniors, and special needs groups.

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

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

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

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

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

SP-80 MONITORING – 91.230

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

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



Action Plan

