

2014

Analysis of Impediments Update



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Summary

Greene County Department of Development and the Fair Housing Office invite you to review this update to see what impediments have been addressed during the past year. This report is compiled annually for the entire county which includes all municipalities except for the City of Fairborn. The County administers the Fair housing activities for Fairborn; however they are an entitlement recipient of CDBG from HUD and complete an independent Analysis of Impediments of this report. Incidentally, as of June 1, 2014 Greene County will no longer be providing fair housing services to the City of Fairborn as they now have staff to provide those services to their residents.

Methodology

Populations, changes in demographics, existing and emerging impediments and county services are areas that were reviewed. A complete analysis was completed in 2011 and this report serves an annual update to that and helps us to be aware of any unmet needs in the community.

The Ohio Development Services Agency's *How to Analyze Impediments to Fair Housing and Develop a Plan/November 2008* is utilized as the basis for this structure.

Funding

Outreach and advocacy activities outlined are supported by the Greene County Board of Commissioners and the Cities of Xenia and Fairborn Community Development Block Grant fair housing allocations.

Demographic Data

Greene County is in the southwest corner of the state and 2011 census data estimates indicate a population over 162,000 with 68,000 households.

Households and Families

130,239 persons are employed but 12.8% of the 162,000 residents are below the poverty level. If you look even further, families with children under the age of 5 have a poverty rate of 20.8% and families with female head of household inch even higher to 31.7%. There are 3,373 more females than men.

Of the 76,000+ commuters, 64,181 rides alone, 5,523 carpool, 350 utilize public transportation and 2,600 walk to work. The average commute time is just under 20 minutes.

The Caucasian race is prominent throughout the county along with Black/African American, Hispanic/Latino, Asian, and Asian Indian as the next leading races in that order.

There are over 68,000 households of which 62,588 are occupied and 5,266 are vacant; 62.8% of our housing stock is 43 years old or older. Approximately 42,800 (68.4%) residents own their homes and 19,800 (31.6%) rent. Those that own (5,353 - 17.4%) pay more than 35% of household income on the mortgage. Renters on the other hand (8,389 - 45.6%), pay more than 35% of their income on rent.

Poverty and participation in Government Programs

Since 2009 the number of households receiving Social Security benefits has more than doubled. Persons receiving public assistance is 8.5% or 5,331.

Impediments found in the 2012 Update for the County and City of Xenia

During the implementation of the 2011 impediments the following items continue to be an overwhelming concern and are wrought with constraints that are quite difficult to undertake.

- The need to educate elected and appointed county officials and staff, especially those who deal with planning, zoning and code enforcement, on the issue of how fair housing relates to planning and land use.
 - This will be an area requiring extensive training and insight with the local officials in the City of Xenia and Greene County. Coordination with local officials is ongoing and it is hoped a training event can be scheduled for late 2014.
- Explore the possibility of developing a landlord association.
 - Resources and time are just two of the major hurdles with undertaking this item. Staff of the county consists of one person and feels that this should be taken in smaller communities before expanding to the county level.
- Development of an “*Affirmative Marketing Plan*” for all new residential housing developments and buildings.
 - This continues to be quite a substantial project and will require many parties at the table to ensure cooperation and adoption.
- Testing for illegal real estate practices against members of the seven federally protected classes.
 - Coordination with contracted municipalities is required to undertake and all are in agreement this is a good exploratory tool; however, the implementation of impediments found could be a stumbling block to improvements.
- The City’s zoning is at odds with the Fair Housing Act to provide reasonable accommodations to current zoning regulations for persons with disabilities and all should be reviewed so that affirmatively furthering fair housing is integrated into the codes.
 - There are many layers of compliance that will need to be addressed; however construction of a multi-family apartment building that will serve the severely and persistently mentally ill population will soon begin in the City. There were some concessions made with regard to the number of units and parking requirements on the part of the developer/management, but the ultimate approval of the project can only be seen as progress.

Continued impediments within the county that are of significant importance and always need addressed are:

- Accommodations for persons with mental illness are limited

- Housing Solutions of Greene County is an advocacy organization whose purpose is to provide permanent supportive housing for individuals with mental illness via close connection with TCN Behavioral Health Services who currently house many persons within the City limits of Xenia and Fairborn. They have cleared many hurdles with zoning variances and such over the past year and half and recently held a ground-breaking ceremony for a 7 unit housing complex with permanent services on site. This will be the first new construction of such housing in many, many years within the county.
- Homecroft, Inc. acts a landlord while renting single family residences to citizens with developmental disabilities. Assistance is given to them to ensure safe, affordable, accessible housing through a variety of choices and options reasonably directed by the individual. Greene County Department of Development donated a new 1,600 square foot home to them via the Neighborhood Stabilization Program during 2012. This will be home to two residents that are very excited (as are their families and care givers) to have a newly constructed accessible home.
- Lack of affordable rental housing and for sale properties
 - The Neighborhood Stabilization Program charged Greene County with rejuvenating neighborhoods that have experienced more foreclosures, abandoned and blighted structures. Over the past few years, many things have taken place surrounding this.
 - The county has been able to demolish 4 severely blighted structures and replace with new units that now are home to thriving families.
 - The City of Xenia demolished structures
 - The City of Fairborn constructed two new homes and acquired, rehabbed and sold one property.
 - Greene Metropolitan Housing Authority closed their waiting list during 2012 and to date it is still closed. The federal sequestration has also hindered the agency with assisting even the homeless persons within the county as what vouchers were previously available even with the list closed, are now not even available. Countless residents are feeling these effects which will continue for quite some time.
- Single persons are faced with the lack of emergency housing resources
 - Community Action Partnership of Greene County currently manages “Harding Place” that is located in the City of Xenia, that provides transitional housing for 16 single persons (mostly males) along with intense case management centered on self sufficiency. This is the only agency within the county to address any single residents for extended periods.
 - Interfaith Hospitality Network (headquartered in City of Xenia) is organized to assist persons who need shelter nightly through coordination with local churches.
- Neighborhood perceptions
 - Today’s neighborhoods still harbor ideas that “those kinds of people” will hinder their home values, sense of worth or safety if allowed to live there. Case after case filed with any given local, state, and federal court brings this to the forefront in today’s society.
- Needs for modifications for persons with mobility issues

- The downturn in the economy has severely hurt all residents in the County. Some may have lost jobs, experienced some medical issues or simply cannot afford the area rent due to cost of living and wages paid. Many of these issues are out of their control and when an emergency happens, they are in even more desperate times. So, what happens when a disabled person experiences one of these catastrophes? What happens when that person is on a fixed income and has another medical need they are unable to meet? These are experiences that all too many residents are living with on a daily basis. The unmet need of resources available to assist them is always rising.

As you can see, the need is great within our county and resources are limited at best. The fair housing office continues to monitor these areas and provide assistance whenever possible to service agencies, tenants, landlords, etc.