

# COMMUNITY DEVELOPMENT COMMITTEE

August 18, 2011

There was a meeting of the **Community Development Committee** of the Lima-Allen County Regional Planning Commission held on **Thursday, August 18, 2011**, at **4:00 p.m.** in the Conference Room of the Commission office located at 130 West North Street, Lima, Ohio.

The agenda was as follows:

1. Roll Call
2. Approval of CDC Minutes – July 21, 2011
3. Safe Community Update
4. Metrics – Benchmarking & Performance Measures
5. Analysis of Impediments to Fair Housing Choice
6. ACRTA – Operational Analysis & Management Plan
7. Other
8. Adjournment

A quorum being present, Kevin Cox brought the meeting to order and proceeded with the agenda.

## 1. **ROLL CALL**

Ms. Teresa Adams	City of Lima
Mr. Sean Chapman	Village of Spencerville
Mr. Kevin Cox	Perry Township
Mr. Michael Criblez	Jackson Township
Mr. Dennis Shaffer	Village of Ft. Shawnee
Mr. Mitchell Kingsley	Village of Bluffton
Mr. Dan Reiff	Allen County
Ms. Amy Sackman-Odum	City of Lima
Ms. Chris Seddelmeyer	Shawnee Township

## **STAFF**

Mr. Thomas Mazur	Lima-Allen County Regional Planning Commission
Ms. Evelyn Smith	Lima-Allen County Regional Planning Commission
Ms. Lisa Steffen	Lima-Allen County Regional Planning Commission
Mr. Brett Porter	Lima-Allen County Regional Planning Commission

## 2. **APPROVAL OF CDC MINUTES – July 21, 2011**

### **Motion 14 (08-18-11) CDC**

Teresa Adams made the motion to approve the CDC minutes of July 21, 2011. Seconded by Dan Reiff; motion carried.

## 3. **SAFE COMMUNITY UPDATE**

Evelyn Smith presented a handout of the FFY 2011 Safe Communities 3<sup>rd</sup> Quarter which contains the summary of activities for the month of August. Evelyn Smith reported that McDonald's coupons continue to be distributed to the local high schools. Local law enforcement will be distributing the coupons to high school students who are using their seat belts during the homecoming season. Evelyn Smith reported that a Facebook campaign is in the works. A text type of message will be distributed to high school students; the message is N4U21. The students will be instructed to go to a Facebook page in order to find out what the message

**3. SAFE COMMUNITY UPDATE (Continued)**

means. The message means Not for Under 21. Evelyn Smith reported that the Lima-Allen County Regional Planning Commission (LACRPC) now has a Facebook page. Staff requests that any Committee members that are on Facebook to please go to the LACRPC's page and "Like" the page. Evelyn Smith reported that staff continues to work with the Elida High School Driver's Education class to promote seatbelt awareness. Evelyn Smith reported that the Allen County Sheriff's Office (ACSO) and the Blosser family have continued to go to the Elida High School Driver's Education class to present seatbelt awareness programs. The Blosser's are the family that lost a young person a few years ago on Wapak Road due to impairment and a lack of seatbelt usage. Thomas Mazur asked if this accident was the one where the young people were jumping the railroad crossings with the vehicle. Evelyn Smith answered in the affirmative. Evelyn Smith reported that the Allen County Fair will begin on Friday, August 19, 2011 and the LACRPC and the Safe Community Coalition will have booths at the Fair. Evelyn Smith reported that twice a year a Partner's Breakfast is co-hosted by the Safe Community Coalition. Each of the local hospitals host the breakfast one time per year with twenty to thirty partners in attendance. Many of the partners represent local law enforcement, Emergency Medical Services (EMS) and fire departments. At the breakfasts discussions have ensued about the number of young person's that have died in similar types of crashes such as run-off-the-road where the vehicle rolls and the passengers are ejected, the vehicle hits a fixed object, the accident is caused by impairment, no seatbelt use, speed, late at night, etc. Berlin Carroll from the Juvenile Court System had stated at one of the breakfasts that the Juvenile Court System would like to become more involved because of the number of these types of crashes. Evelyn Smith reported staff attended a meeting with Juvenile Court representatives to discuss ideas about how the two agencies could coordinate.

**Motion 15 (08-18-2011) CDC**

Amy Odum made the motion to accept the Safe Communities Update. Seconded by Chris Seddelmeyer; motion carried.

**4. METRICS – BENCHMARKING & PERFORMANCE MEASURES**

Thomas Mazur reported that a few months ago the Committee reviewed a demonstration of the new LACRPC website. The new website is nearly ready to "go live"; staff has been receiving updates and information from the Allen County Health Department that will be included in the new website. Staff is still working on the metrics for the benchmarks identified to be included in the website. Thomas Mazur reported that in order for the website to work the way it is supposed to more local data must be loaded into the system so that people that log in can actually use the website. Evelyn Smith reported that the new website will "go live" tonight at 5:00 PM. Thomas Mazur presented a video presentation of the new website and reported that a map has been added to the homepage; the map is a link to different websites. Evelyn Smith reported that have a township that does not currently have a website; contact information is provided and space made available for that particular township when a website is made available. Thomas Mazur reported that the new website will contain live air quality factors. This data is linked to the United States Environmental Protection Agency (USEPA) Air Now Program. Thomas Mazur reported that Metrics refers to measures that people had requested. Different agencies, political subdivisions, etc. have different goals and objectives with timelines. For example, Shawnee Township has a Long Range Plan that contains the townships goals and objectives, the LACRPC has Transportation Plan which contains goals and objectives and the Village of Spencerville has a Comprehensive Plan which contains the village's goals and objectives. Some of these objectives have been completed and staff is attempting to quantify progress as to meeting a goal. While highway safety is a goal, crash rates represent an objective; the community does not want to see more than one fatality per million vehicle miles (MEV) of travel. We met that objective in 2010. Thomas Mazur reported that according to the website

**4. METRICS – BENCHMARKING & PERFORMANCE MEASURES** (Continued)

demonstration, Allen County has had four ozone action alert days over the timed period of 2007-2009. The measure reveals that Allen County is in the red. Thomas Mazur reported that the issues with all of the metrics and measurements are all of the data that has to be included as well as the links that must be inserted to support the data. Evelyn Smith clicked on Sustainable Allen County and Thomas Mazur reported that this is the new organization that requested development of the new website. The website and its content will be in a constant state of change for the next several months. Thomas Mazur reported that data from the Healthy Communities Institute (HCI) has been embedded in the website. HCI is a composite of the University of Southern California-Berkeley (USC-Berkeley), Harvard Medical School, and the Centers for Disease Control (CDC) working through the goals and objectives that this particular group had identified. The dashboard reveals general indications of where the community is with respect to other communities as well as issues that these communities face. Thomas Mazur requests that those tasked with gathering data for different interests and communities, etc. to please contact staff with the information. Thomas Mazur reported that much of the health related information has been placed on the site but many of the other metrics data is missing such as the housing data, economic development and population data. Amy Odum asked what the difference is between the dashboard and the benchmarks. Evelyn Smith replied that staff is still working on the website and some of the information may not match at this time. Thomas Mazur reported that data will continue to be updated over time. Thomas Mazur reported that the “Best Practices” contained within the website may be beneficial for those in leadership roles by supplying information to assist with targeting a particular issue. Amy Odum asked if staff was placing the Best Practices information in the website. Thomas Mazur replied that staff will place some of the data but HCI will place the health and related data. Evelyn Smith reported that HCI’s best practices information have been statistically reviewed and analyzed. Thomas Mazur reported that HCI reviews programs/grants all over the United States. Thomas Mazur reported that this new website was suggested by the local hospitals and a local manufacturer that had stated that healthcare costs in Allen County were becoming prohibitive to economic growth and development. Dennis Shaffer stated that some of the items included in the website are required as public notices for the EPA and stated that smaller villages may be able to use this website as a tool to meet the public notices requirement from the EPA. Thomas Mazur asked if Dennis Shaffer was speaking about water or air quality. Dennis Shaffer responded in the affirmative. Thomas Mazur stated that staff is willing to meet with representatives of the Village of Ft. Shawnee to discuss this. Thomas Mazur reported that any updates of local zoning, floodplain mapping for Allen County, etc., could be included in the new website. The information can be accessed within the website in different locations. Thomas Mazur reported that the icons at the bottom of the page coordinate with the Allen 2020 report that was completed a few years ago. No action is required at this time.

**5. ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE**

Thomas Mazur reported that the 2011 CHIP application has been approved for \$522,000. The FY 2009 CHIP Program funds are still being utilized at \$494,000 and the FY 2009 Neighborhood Stabilization Program funds for \$428,000 are also being utilized. The total amount of these funds is approximately \$1.5 million; the community also received a grant for the water and sewer for approximately \$650,000. The economic development portion of the Community Development Block Grant (CDBG) Program has been very slow due to lack of local match funds within communities, therefore, the State of Ohio transferred these funds into the housing portion of the CDBG program. Amy Odum asked if anyone had seen the press release pertaining to the reorganization of the Ohio Department of Develop (ODOD). Thomas Mazur presented a handout to the Committee members and reported that the Analysis of Impediments to Fair Housing (AI) is in the process of being updated for 2011. This document provides the rational and justification for both the City and County to draw down federal Community

**5. ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (Continued)**

Development Block Grants. The preparation of this document is a federal requirement to receive CDBG monies. The document is intended to serve as both a focus for discussion and a resource for planning and addressing the local housing sector. Moreover the data provides a readily available source for those social service agencies working to plug holes in the delivery system. This document should be considered a work in progress. Thomas Mazur reported that this report is really the first local attempt that staff knows of that has sifted through the recently made available 2010 Standard Form 1 (SF 1) data. Unfortunately, the release of the 2010 census data just 2 1/2 weeks ago and the deadline established by the Ohio Department of Development forced a rushed draft under a very compressed timeline. The deadline for submittal is August 31<sup>st</sup>. Staff started rolling this document out for comment through the internal committee structure of the Regional Planning Commission and the Housing Advisory Committee. Thomas Mazur reported that the contents of this report reflect the interests of all local governments and the dozens of local agencies that attempt to serve the low to moderate income residents of the community. The 2011 document builds on the last AI assessment. Thomas Mazur reported that Section 1 provides the obligatory introduction and overview of the report. The introductory section highlights the process and the limitations experienced due to the documents submission deadline and the variability of data made available by the census bureau. Please recognize that staff will update this document to reflect current data as it becomes available to facilitate the planning/auditing processes. Thomas Mazur reported that within Section 2, page 4 highlights the various factors addressing the communities' population such as population change and the components of change located on page 6, the dynamics of household size and population age cohorts located on pages 8-11. The report looks at race and the growing diversity of the community, the dispersion of the protected classes located on page 18. Thomas Mazur reported that the educational attainment and poverty tables Table 14/Table 17 are located on pages 23 through 26 and employment & unemployment data is located on page 30. Thomas Mazur reported that Section 3 on page 34 presents a profile of the housing stock. The report examines the housing units across the community. The data on quantity is located on page 39 and quality by type, valuation and affordability is located on page 43. Amy Odum reported that the community actually requires more housing units due to divorces which require two homes instead of one home even though the area has lost population. Vacancies, demolitions, sales data is contained on page 45 and rehabilitation estimates data is contained on page 49. The report also attempts to quantify homelessness and this data is located on page 61. Amy Odum reported that the City of Lima does not have a problem with street people homelessness but the city does have a problem with "couch surfer" homelessness where a person will stay with a relative or friend for a period of time and then move on to another relative or friend. These persons are difficult to count. Thomas Mazur reported that Section 3 provides the basis upon which Section 4 rests. Section 4, page 62 examines regulatory barriers to fair housing choice including zoning, subdivision regulations and building codes. The document also reviews the restrictive attributes of such regulations by political subdivision. FHC issues including state and local laws, local public and private sector regulations and administrative policies, procedures and practices that may restrict fair housing choice, as well as, fair housing enforcement and informational programs. Thomas Mazur asked the Committee to please note the following issues highlighted in Section 4: Regulatory Barriers – Summarized (pg 62); HMDA data examining loan denials – (Pg 69); Lending Practices (pg 72); Predatory Lending (pg 76); and Equity in the Real Estate Industry (pg 82). Amy Odum reported that denial rates do not take into consideration the location of the property. For example, a person may have the income to make the payments on a loan but the home is located in a distressed neighborhood, the likelihood is that the loan will be denied. Dan Reiff reported that also many blacks that had moved away and then returned, have moved back into the neighborhood and also improved homes or built newer, better quality homes. Chris Seddelmeyer asked if there were actually no physical banks or real estate agencies located in these minority neighborhoods. Thomas Mazur replied in the affirmative. Chris Seddelmeyer reported that when small businesses attempt to

**5. ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (Continued)**

recruit minorities, it is rarely successful. Amy Odum reported that she has a call in to Mr. Jim Hodges who teaches Real Estate for Rhodes State College in an attempt to get a sense of who is enrolled in the classes for the fall term. Amy Odum reported that culture has a play in this situation as well. In the low income areas, many times a home is not purchased through a realtor. The “buyer” signs their name at the bottom of a piece of paper and then finds out when someone dies that they do not actually own the home. Another situation is when someone dies, the family will continue to live in the home and never probate the property. Amy Odum reported that Vonda Switzer of Switzer Real Estate used to work with the low income neighborhoods and served the minority communities. Thomas Mazur reported that an Action Plan is included on page 94 and the ODOD expects annual assessments of the AI document. Thomas Mazur reported that the AI document examines tax policies and the new land banks tax abatements and Community Reinvestment Associations (CRA). Staff reviewed the equity in the real estate industry and fair housing violations as addressed by LACCA. Page 82 contains a Summation of Impediments to FHC (pg 84). Thomas Mazur reported that Section 5, page 87 attempts to refocus concerns and the challenges raised in previous sections to work through current local challenges and on to remediation and improvement in key areas identified as necessary to realize the 2020 Housing Vision. Thomas Mazur reported that an Action Plan begins on page 95 of the document. Section 5 is the mandated action plan to address the local challenges and potential impediments to fair housing in this county. Section 5 is complete with specific goals and objectives to address the mandated fair housing planning requirements established by HUD. Thomas Mazur stated that staff would like to thank Amy Odum with the City, Dave Rosebrock with the Health Department, Bill Brown with the Building Department, Alice Geisken with Mental Health & Recovery Services those local fire departments who provided the demolition data, as well as Jackie Fox and Veronica McLaurine with LACCA, for their data and edits. Thomas Mazur reported that Appendix J is reserved for a resolution of the Board of Allen County Commissioners accepting the Plan as well as actions on the part of Lima City council.

**Motion 16 (08-18-2011) CDC**

Chris Seddelmeyer made the motion to accept the Analysis of Impediments to Fair Housing Choice. Seconded by Michael Criblez; motion carried.

**6. ACRTA – OPERATIONAL ANALYSIS & MANAGEMENT PLAN**

Thomas Mazur reported that the Committee has received reports in the past pertaining to what used to be called the Transit Development Plan (TDP) and presented to Committee members a handout of Table 19 which is the Proposed ACRTA Capital Improvement Schedule (2012-2016). The capital improvement program must be fiscally constrained. Thomas Mazur reported that the new Director of the Allen County Regional Transit Authority (ACRTA), Ms. Rosanne Christian, has been in discussions with the Federal Transit Authority (FTA) to be able to position ACRTA in

a place to be able to provide transportation services to the more rural areas of Allen County by being able to purchase more vehicles. ACRTA has also been working with the Allen County Board of Developmental Disabilities (ACBDD) to provide more contract services for ACBDD clients in the more rural areas of Allen County. Thomas Mazur reported that the ACBDD is looking to exit the transportation business altogether and has contracted with ACRTA to provide transportation services. ACRTA must have local match funds in order to receive federal monies. ACBDD has decided to move its levy monies to ACRTA in the hope that ACRTA can use those funds as local match for federal funds. Thomas Mazur reported that ACRTA is in the process of purchasing new buses to support the new routes to Shawnee, the Village of Bluffton and the Village of Harrod.

7. **OTHER**

Chris Seddelmeyer reported that Shawnee Township has many ash trees with the ash tree borer issue. The township believes that last year there was a grant for approximately \$500,000 and Allen County was eligible to apply for those funds. The township is trying to find out if any of those funds actually came to Allen County. Thomas Mazur replied that the funds did not come to Allen County because no township applied for the funds. Both Mitch Kingsley and Sean Chapman stated that the villages of Spencerville and Bluffton applied for the grants. The political subdivision must have a Tree Commission with a person that has graduated from the Tree Commission training in order to apply and there were different grants for different levels. Kevin Cox asked what type of trees would be used to replace the ash trees. Thomas Mazur replied that the Ohio Department of Natural Resources (ODNR) would take 50% off the cost of a new tree.

Chris Seddelmeyer reported that Shawnee Township received a proposal from Marimor Industries to scan the townships documents for approximately \$25,000. Has any member of the Committee had any dealings with Marimor Industries and the organizations scanning services and what are the thoughts pertaining to this service. Thomas Mazur replied that maybe Chris Seddelmeyer should speak with Lisa Steffen about this subject.

8. **ADJOURNMENT**

**Motion 17 (08-18-11) CDC**

Sean Chapman made the motion that the meeting be adjourned. Seconded by Chris Seddelmeyer; motion carried.