



Tom Alf
Commission Member

Teri Horsley
Commission Member

Dale McAllister
Chairperson

David Belew
Commission Member

Patrick Moeller
Mayor

Michael Samoviski
Commission Member

Joshua Smith
City Manager

Roll Call:

4 Public Hearings

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Swearing in of Those Providing Testimony to the Commission:

Kathy Dudley, Assistant Law Director

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

1. January 3, 2017

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Old Business: This item was tabled on November 7, 2016.

Agenda Item #1- Public Hearing

Request for a Conditional Use to allow the expansion of an existing Vehicle Impound Lot to operate on property zoned I-1 Limited Industrial District located at 259 South Edgewood Avenue (City Lot Nos. 5992 and 5993) (Robert M. Day/Day's Sunoco & Towing LLC., Applicant/Owner).

Staff: John Creech

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

New Business:

Agenda Item #2- Public Hearing

Request by John Ingram for a Conditional Use to allow the establishment of a Residential Use on property zoned B-2 Community Business District located at 732 Central Avenue, City Lot No. Pt. 870 (John Ingram, Owner).

Staff: John Creech



Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Agenda Item #3- Public Hearing

Request by Kevin Marino, on behalf of KOI Enterprises, Inc., for a Conditional Use to allow a Landscaping Company (i.e. exterior storage of supplies and equipment) on property zoned “I-1” Limited Industrial District located at 611 Maple Ave (City Lot Nos. PT 522, 523, 375, 1973, 1972, 1971, 1970, 1969, 1968, 1967, 1966, 26425, & 1963) (Kevin Marino/KOI Enterprises, Inc., Applicant/Owner).

Staff: John Creech

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Agenda Item #4- Public Hearing

Request to Approve the Draft FY 2017-2021 Consolidated Plan and the 2017-2018 Annual Action Plan Update (City of Hamilton, Applicant)

Staff: Meredith Snyder

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Miscellaneous:

1. Appointment of Representative & Alternate to the Board of Zoning Appeals
2. Appointment of Representative & Alternate to the Architectural Design Review Board

Reports:

1. Verbal Report on Board of Zoning Appeals Meeting of February 2, 2017 – Staff: John Creech
2. Verbal Report on previous Planning Commission cases in progress – Staff: John Creech

Adjournment:



**WRITTEN SUMMARY
PLANNING COMMISSION
MEETING MINUTES
Tuesday, January 3, 2017
1:30 p.m.**

With the absence of Mr. McAllister, the meeting was called to order at 1:30 p.m. by Acting Chair Mayor Pat Moeller.

Roll Call:

Members Present:

Mr. Tom Alf, Mr. Dave Belew, Mayor Pat Moeller, and Mr. Scott Scrimizzi for Mr. Joshua Smith.

Members Absent:

Ms. Teri Horsley, Mr. Dale McAllister, and Mr. Mike Samoviski.

City Staff Present:

Mr. Eugene (Bud) Scharf, Ms. Kim Kirsch, Ms. Meredith Snyder, Ms. Heather Hodges, and Ms. Kathy Dudley (Assistant Law Director).

Swearing in of Those Providing Testimony to the Commission:

Audience members wishing to speak were sworn in by Ms. Dudley. There was also an audience member who didn't speak English, but the oath was translated to her.

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

1. **December 19, 2016** - Motion to approve by Mr. Belew, 2nd by Mr. Scrimizzi. With a roll call vote of 3-0-1 (Mr. Alf abstained), the motion passed and the minutes were approved.

Old Business: None

New Business:

Agenda Item #1- Public Hearing

Staff: Meredith Snyder

Request by John Ingram for a Conditional Use to allow the establishment of a Residential Use on property zoned B-2 Community Business District located at 732 Central Avenue, City Lot No. Pt. 870 (John Ingram, Owner).

Introduction:

This is a request submitted by John Ingram, for a Conditional Use to allow the establishment of a Residential Use on a property zoned B-2 Community Business District located at 732 Central Avenue.

Ms. Murphy then shows a map with the subject property outlined, and goes over the neighboring zoning on adjacent properties. She states that the property is 8,943 square foot comprised of a single parcel, and located on just northeast of the corner of Central Avenue and Walnut Street. Residential Uses are Conditional Uses in the B-2 Community Zoning District and require review by the Planning Commission (Section 1121.39) and approval by City Council.

Proposed Project:

The proposed project involves the renovation of an existing vacant building space to create a residential dwelling unit. The existing two story building is comprised of two separate spaces: an existing commercial storefront (future beauty shop) and an upper level former medical office that has been vacant for many years.

Approximately 4,000 square feet of the property is a paved surface but there are no defined parking spaces. A minimum of one (1) parking space should be designed for the proposed residential dwelling unit. Vehicular access to the property is provided from the existing driveway on Central Avenue.

The proposed dwelling unit, parking area and the existing site layout and access is shown on the Applicant's site plan. Ms. Snyder displays the image to the members of the Commission.

CONDITIONAL USE REVIEW

1155.10 – Conditional Uses:

1. The Planning Commission (PC) shall review and make a recommendation to City Council, in accordance with the provisions of this Ordinance for applications for Conditional Uses. The PC shall review the particular facts and circumstances of each proposed Conditional Use, and if recommending approval shall find adequate evidence that the proposed conditional use complies with the General Standards applicable to all Conditional Uses found in 1155.30. (REVISED OR2015-9-80)
2. The PC has no obligation to recommend approval of a Conditional Use, and City Council has no obligation to approve a Conditional Use. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the PC that the use will not be detrimental to the public health, safety, or general welfare of the City or the

neighborhood in which the Conditional Use is proposed. (REVISED OR2015-9-80)

3. In considering an application for a Conditional Use, the PC and City Council shall give due regard to the nature and condition of all adjacent uses and structures and in recommending approval of a conditional use may impose such requirements and conditions, in addition to any expressly stipulated in this Ordinance, as the PC may deem necessary for the protection of adjacent properties and the public interest. (REVISED OR2015-9-80)

Conditional Use Review Criteria – General Standards

In reviewing an application for a Conditional Use, the PC shall consider whether there is adequate evidence that the proposed Conditional Use is consistent with nine (9) General Standards. Ms. Snyder reviews the 9 standards and the Applicant's responses to each of the criteria:

- (1) The proposed Conditional Use is to be located in a district wherein such use may be permitted, subject to the requirements of this Section and the Zoning Ordinance.** A Residential Use is a Conditional Use in the B-2 Community Business zoning district. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. The applicant stated "*Yes there are others*" to the above. This information is attached to this report.
- (2) The proposed Conditional Use will not substantially or permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.** The applicant stated "*No*" to the above. This information is attached to this report.
- (3) The proposed Conditional Use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area.** The applicant stated "*Yes another one next door*" to the above. This information is attached to this report.
- (4) The proposed Conditional Use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools. If not, the applicant shall be responsible for the extension or establishment of any public facilities and services to effectively service the proposed Conditional Use.** The applicant stated "*Yes it has previously been used as an apartment*" to the above. This information is attached to this report.

- (5) The proposed Conditional Use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets.** The applicant stated *“Yes existing parking on site no proposed changes”* to be above. This information is attached to this report.
- (6) The proposed Conditional Use will comply with all applicable development standards, except as specifically altered in the approved Conditional Use.** The applicant stated *“Yes”* to the above. This information is attached to this report.
- (7) The proposed Conditional Use will not be hazardous to or have a negative impact on existing or future neighboring uses.** The applicant stated *“No it was once used as residential”* to the above. This information is attached to this report.
- (8) The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.** The applicant stated *“No”* to the above. This information is attached to this report.
- (9) The proposed Conditional Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.** The applicant stated *“No”* to the above. This information is attached to this report.

Summary Review of Conditional Use Standards:

Section 1155.10.2 confirms that the Planning Commission has no obligation to approve a Conditional Use. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed.

Notification:

Public Hearing Notices were mailed to the owners of 122 properties within 500 feet of the subject property as shown on the map included in the packet. Two telephone calls were received with questions, but no objections were received.

Ms. Murphy then showed all supporting documentation and photographs received.

Recommendation:

If the Planning Commission approves the proposed Conditional Use the Department of Community Development recommends that the Planning Commission utilize the following motion:

The Planning Commission recommends that City Council approve the proposed conditional use after consideration of the site plan, written information provided by the applicant, findings, and review of the Conditional Use Review Criteria – General Standards, subject to the following conditions below:

- 1) A parking space be designed on the site for the residential dwelling unit;
- 2) The designated parking space to be identified by signage not to exceed 4 square feet indicating the space is for the exclusive use of the residential dwelling unit;
- 3) The sign copy/lettering from the existing free standing sign to be removed;
- 4) No outside parking or storage of junk or inoperable vehicles;
- 5) The construction drawings for the proposed improvements and work be revised subject to any future review requirements of the City of Hamilton Departmental Review;
- 6) All improvements and work indicated on construction plans approved by the City of Hamilton Departmental Review be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved Conditional Use.

Ms. Snyder concluded her presentation and offered to answer any questions by the Commission.

There being no questions for Ms. Snyder, Mayor Moeller asked for anyone in the audience wishing to speak on behalf of the item.

First to speak was the Applicant, Mr. John Ingram. He said that he would appreciate the Planning Commission approving his request. Mayor Moeller asked the Applicant several questions regarding the history of the building, layout of the building, and inquired about exits out of the building. With nothing further and no one else in the audience wishing to speak on the item, Mr. Alf made a motion to close the Public Hearing.

With a 2nd by Mr. Belew and all “ayes”, the Motion was passed and the Public Hearing was closed.

Mr. Alf thanked Mr. Ingram for being willing to invest in the community and make it a better place. With no further comments by the Commissioners, Mr. Alf made a Motion to approve the proposal with the six (6) conditions as proposed, with a 2nd by Mr. Belew. With a roll call vote of 2-2 (Moeller & Scrimizzi “No”), the Assistant Law Director stated that the Motion did not pass, but it is also not denied. She added that it will go to council without a recommendation.

Ms. Snyder said that the item is set to go to council for the 1st reading on 1/25/17, 2nd reading on 2/8/17, and it's slated for caucus at the next meeting. Ms. Snyder also verified those dates directly with the Applicant and the other interested members in the audience.

Miscellaneous:

1. Appointment of Representative to the Board of Zoning Appeals – Current is Mr. Mike Samoviski.
2. Appointment of Representative to the Architectural Design Review Board – Current is Mr. Tom Alf.

Due to there being a limited number of members present at the Planning Commission meeting, Mr. Scharf suggested that they wait until the next meeting for the appointments.

Mr. Alf made a Motion that they continue the ADRB appointment until the next Planning Commission meeting which is set for 1/17/17. With a 2nd by Mr. Belew and all “ayes”, the item was tabled until the next meeting.

Mr. Belew made a Motion that they continue the appointment of the BZA representative until the next Planning Commission meeting which is set for 1/17/17. With a 2nd by Mr. Scrimizzi and all “ayes”, the item was tabled until the next meeting.

Reports:

The following verbal reports were given by Ms. Snyder:

1. Architectural Design Review Board Meeting of December 20, 2016:
 - 723 Dayton Street – Privacy Fence – Approved
 - Meeting set for 1/3/17 cancelled due to lack of items
2. Board of Zoning Appeals Meeting of January 5, 2017. Items to be heard:
 - 407 N Third St – Appeal of ADRB Decision of Paint Color
 - 517 Williams – Variance to side yard setback
 - 502 Ross – Variance to parking requirements

3. Planning Commission cases in progress:

- 690 Devanshae Ct – 2nd Reading 1/11/17
- Lodging & Boarding Houses – 2nd Reading 1/11/17
- 2021 S. Erie Blvd – 1st Reading 1/11/17, 2nd Reading 1/25/17
- 545 Central Ave – 1st Reading 1/25/17, 2nd Reading 2/8/17

After discussion between Mr. Scharf and the Assistant Law Director, Mr. Alf made a Motion to keep the current representatives in service for ADRB and BZA until the meeting which is set for 1/17/17. With a 2nd by Mr. Belew and all “ayes” to roll call vote, the Motion passes.

Adjournment:

With nothing further, Mr. Belew made a Motion to Adjourn. With a 2nd by Mr. Alf and all “ayes”, the Motion passes and the meeting was adjourned at 1:56 p.m.

Respectfully submitted,

Ms. Kim Kirsch
Administrative Assistant

Mr. Eugene Scharf
Secretary

Mr. Dale McAllister
Chairman



For the Planning Commission Meeting of January 17, 2017

To: Planning Commission

From: John Creech

Subject: AGENDA ITEM #1

Request for a Conditional Use to allow the expansion of an existing Vehicle Impound Lot to operate on property zoned I-1 Limited Industrial District located at 259 South Edgewood Avenue (City Lot Nos. 5992 & 5993) (Robert M. Day/Day's Sunoco & Towing LLC., Applicant/Owner).

Date: January 12, 2017

This item was tabled at the November 7, 2016 Planning Commission Meeting.

BASIC INFORMATION		
Applicant/Property Owner	Robert M. Day/Day's Sunoco & Towing LLC	
Architect/Engineer/Consultant	Robert Treadon & Assoc. Architects	
Size of Property	3.19 Acres Approx.	
Current Zoning	I-1 Limited Industrial District	
Proposed Use: Conditional Use	Vehicle Impound Lot	
Comp. Plan Land Use Designation	Commercial	
Special Purpose/CRA	N/A	
ADJACENT LAND USE/ZONING INFORMATION		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Commercial	I-1
South	Residential	R-2
East	Residential	R-3
West	Residential	R-2
ZONING/DIMENSIONAL INFORMATION		
	<i>Minimum Required</i>	<i>Existing/Proposed</i>
Minimum Lot Area	N/A	3.19 Acres Approx.
Minimum Lot Width	N/A	75 LF
Minimum Front Yard Setback	N/A	N/A
Minimum Side Yard Setback	N/A	N/A
Minimum Rear Yard Setback	N/A	N/A
Maximum Bldg. Height	N/A	N/A
Other Requirements	1155.00	N/A

Introduction:

This is a request submitted by Robert M. Day of Day's Sunoco & Towing LLC., to approve a Conditional Use to expand an existing Vehicle Impound Lot located at 859 Franklin Street onto the adjacent property at 259 South Edgewood Avenue (City Lot



Nos. 5992 & 5993) as shown on Exhibit A. The property is zoned I-1 Limited Industrial District (Exhibit B) and is comprised of two lots – Lot No. 5992 which measures approximately 2.27 acres and Lot No. 5993 measures approximately 0.751 acres, for a total of approximately 3.19 acres.

Background:

Day’s Sunoco & Towing LLC was issued a notice of zoning violation on November 4, 2015, after the City received a complaint about vehicles being stored at 259 South Edgewood Avenue. These vehicles were visible from South Edgewood and Millville Avenue. On November 24, 2015, Mr. Day visited the City of Hamilton Community Development Department Office to discuss the zoning violation. Mr. Day was informed that the City had no record of a Conditional Use approval on the subject property for a Vehicle Impound Lot (Letter - Exhibit D) and that the options were to cease using the property as a Vehicle Impound Lot or apply for a Conditional Use. Because Mr. Day did not cease using the property as a Vehicle Impound Lot or submit an application for a Conditional Use before the extended deadline of December 28, 2015, the city now has pending legal action against Day’s Sunoco & Towing LLC. The pending legal action is the prompt for the application for a Conditional Use.

Google aerial images of the property from 2006 and 2015 are attached as Exhibit E. The 2006 image shows the existing vehicle impound lot located at 859 Franklin Street and the vacant property at 259 South Edgewood. The 2015 image shows the expansion of vehicles from 859 Franklin Street onto 259 South Edgewood Avenue (Exhibit E).

The subject property is zoned I-1 Limited Industrial District. Vehicle Impound Lots are Conditional Uses in the I-1 zoning district. Vehicle Impound Lots require Conditional Use review by the Planning Commission and approval by City Council (Section 1155.00).

A revised Conditional Use application, prepared by Robert Treadon & Associates Architects, was received on January 9, 2017.

Proposed Project:

The proposed project involves using the surface area of City Lot No. 5993 and a portion of 5992 for the surface parking/storage of vehicles. Vehicular access to the expanded property was originally proposed to be provided from the existing driveway on Franklin Street as indicated by the applicant below.

The applicant states that *“There will be minimal traffic, being a tow to the facility, with the probability that the vehicle will be driven from the premises during normal work hours. It will be a quiet atmosphere with minimal activity. Owners take possession of vehicles with a legal release, if a vehicle would be abandoned, upon confirmation, it would be removed to a salvage yard.”* In addition, the applicant states that *“The*



ingress and egress to Part Lot 5993 (the subject property) will be from Franklin Street.”

As part of the new Conditional Use application submission, the applicant proposes not to use the Franklin Avenue gate, but instead utilize a gate between two existing buildings with a driveway access from South Edgewood Avenue. The revised Conditional Use application indicates that the applicant proposes changes to the existing layout or use of the property.

According to the applicant’s application the property (City Lot No. 5993) “is bordered by a row of buildings (to the south), the west side which is bordered by metal fencing and the east side which is bordered by metal fencing. Again the general public will not be able to see any of the impounded vehicles on Part Lot 5993.”

The applicant has submitted a revised site plan for the proposed Conditional Use that identifies items listed in Section 1155.30 B of the zoning code. In addition, the applicant submitted a Plat of Survey that show lot lines, buildings, and property dimensions and abutting public roadways only. The applicant also submitted new photographs of the property from various perspectives.

The revised application indicates that vehicular access to the property is proposed off Edgewood Avenue. The existing gate providing access to Franklin Street is proposed to be closed. Franklin Street is a residential street with the exception of the US Postal Service office. Also, a cluster of landscaping trees, with a 10 ft diameter canopy, is proposed near the southwest corner of the property adjacent to the intersection of Edgewood Avenue, RR crossing, and Millville Avenue. Three (3) additional landscape tree planters, measuring 6 ft by 6 ft, are proposed on the property. Public Works/Traffic Engineering has indicated that the location and size of the cluster of trees may create or exacerbate a sight distance issue for vehicular traffic at the Edgewood Avenue and Millville Avenue intersection.

Surrounding Zoning/Land Use:

The property to the north is zoned I-1 Limited Industrial District and is occupied by the US Postal Service. The property to the east is zoned I-1 Limited Industrial and is the existing Vehicle Impound Lot, the address being 859 Franklin Street. The property to the south is zoned I-1 and is a multi-tenant building and car wash (253 South Edgewood Ave). The properties to the west are residential uses zoned R-2 Single Family Residential. Between the residential properties and the subject property is the abandoned Hamilton Beltline railroad right-of-way. The Hamilton Beltline ROW is being considered by the City of Hamilton for a multi-use recreational trail project. The City is aggressively pursuing grant opportunities to implement the beltline recreational project.

CONDITIONAL USE REVIEW

The process for Conditional Use Review is outlined below:



1155.10 – Conditional Uses:

1. The Planning Commission (PC) shall review and make a recommendation to City Council, in accordance with the provisions of this Ordinance for applications for Conditional Uses. The PC shall review the particular facts and circumstances of each proposed Conditional Use, and if recommending approval shall find adequate evidence that the proposed conditional use complies with the General Standards applicable to all Conditional Uses found in 1155.30. (REVISED OR2015-9-80)
2. The PC has no obligation to recommend approval of a Conditional Use, and City Council has no obligation to approve a Conditional Use. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the PC that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. (REVISED OR2015-9-80)
3. In considering an application for a Conditional Use, the PC and City Council shall give due regard to the nature and condition of all adjacent uses and structures and in recommending approval of a conditional use may impose such requirements and conditions, in addition to any expressly stipulated in this Ordinance, as the PC may deem necessary for the protection of adjacent properties and the public interest. (REVISED OR2015-9-80)

Section 1155.00 which regulates Conditional Uses states the following:

1155.30 – Application and Review

The applicant shall submit an application to the Department of Community Development for a Conditional Use along with applicable fee. The applicant shall submit at least the following supporting information to be considered for a Conditional Use.

- A. A written description of the proposed Conditional Use including nature of the business and hours of operation. The written description of the proposed Conditional Use should further address the nine (9) Conditional Use Review Criteria below in Section 1155.30.C.
- B. Plans of the proposed site for the Conditional Use indicating the location of all existing and proposed buildings, parking, loading, and driveway areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signage, yards and setbacks, and such other information as the PC may require to determine of the effect of the proposed Conditional Use on the surrounding neighborhood. (REVISED OR2015-9-80)



The applicant has submitted a revised site plan for the proposed conditional use that identifies items listed in 1155.30 B. above.

C. Conditional Use Review Criteria – General Standards

In reviewing an application for a Conditional Use, the PC shall consider whether there is adequate evidence that the proposed Conditional Use is consistent with the nine (9) General Standards below.

1. The proposed Conditional Use is to be located in a district wherein such use may be permitted, subject to the requirements of this Section and the Zoning Ordinance.
2. The proposed Conditional Use will not substantially or permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.
3. The proposed Conditional Use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area.
4. The proposed Conditional Use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools. If not, the applicant shall be responsible for the extension or establishment of any public facilities and services to effectively service the proposed Conditional Use.
5. The proposed Conditional Use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets.
6. The proposed Conditional Use will comply with all applicable development standards, except as specifically altered in the approved Conditional Use.
7. The proposed Conditional Use will not be hazardous to or have a negative impact on existing or future neighboring uses.
8. The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.
9. The proposed Conditional Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Mr. Day submitted the original Conditional Use application, on September 21, 2016, along with a written document entitled "*Criteria in Support of Application*". The last sentence of the document indicates that the proposed conditional use meets the nine (9) conditional use standards above as follows: "*Lastly, Applicant suggest that the Application for Conditional Use as a vehicle impoundment lot meets the general*



standard for conditional use review criteria under 1155.30.C. (1) through and include (9).”

Summary Review of Conditional Use Standards:

Section 1155.10.2 confirms that the Planning Commission has no obligation to approve a Conditional Use. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed.

Notification

Public Hearing Notices were mailed to the owners of 172 properties within 500 feet of the property in question. At the time this report was written, there were no objections expressed to the proposed conditional use for 259 South Edgewood Avenue.

Previous Meetings

The Planning Commission held a public hearing and reviewed the Conditional Use application on October 17, 2016. After the public hearing and discussion, the item was tabled by the Planning Commission on October 17, 2016 for a future site visit by members of the Planning Commission. The Planning Commission held a site visit of the property on October 31, 2016 (see Exhibit F). The Planning Commission held a second public hearing on November 7, 2016, Mr. Day was not in attendance. The Planning Commission tabled the Conditional Use and directed the Community Development Department to coordinate a future date to review the conditional use. The letter confirming the future review date of the Conditional Use is attached as (Exhibit G).

Review and Findings:

A review of the nine Conditional Use Review Criteria found in Section 1155.30 (Exhibit C) provides the Planning Commission with the basic facts and circumstances of the proposed Conditional Use. After consideration of the Conditional Use Review Criteria and the information provided by the applicant there is sufficient reason in the findings below to consider **denial** of the Conditional Use, specifically with respect to Conditional Use Review Criteria #1, #2, #3, and #9 as outlined below:

- 1) #1 - The proposed Conditional Use is not located in a district wherein such use may be permitted, subject to the requirements of this Section and the Zoning Ordinance. Based upon visual survey of the property during the October 31, 2016 site visit – the current use of the property appears to be a **Junk Yard** and not a **Vehicle Impound Lot** based on the zoning definitions found in Section 1108.00 of the Hamilton Zoning Ordinance. A **Junk Yard** is not permitted as a Conditional Use in the I-1 zoning district.

Zoning Definitions Section 1180.00



- **Junk Yard:** A place where waste, discarded or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or handled; **including auto wrecking yards,** house wrecking yards, used material yards, but not including pawn shops, antique shops, and places for the sale, purchase, or storage of used furniture and household equipment, used cars in operable condition or salvaged materials incidental to manufacturing operations.
- **Vehicle Impound Lot:** A parcel of land used as temporary storage; maximum sixty (60) days for vehicles, including damaged vehicles. **No dismantling or disassembling of vehicles is permitted.** (OR 89-4-33)

1124.34 Junk Yard: Conditional Use in I-2 General Industrial District

1123.31 Vehicle Impound Lot: Conditional use in I-1 Limited Industrial District

- 2) #2 - The proposed use will substantially or permanently injure the appropriate use of neighboring property and will not serve the public convenience and welfare. The area is surrounded by residential land uses with the exception of the US Postal Service office. In addition the former beltline RR, which served industrial sites on the west side of Hamilton is now closed which has changed the character of the immediate area.
- 3) #3 - The proposed use will not be harmonious with the existing or intended character of the general vicinity, and that such use will change the essential character of the same area. The existing and intended character of the general vicinity is residential. This property and the property occupied by the US Postal Service are zoned I-1 and appear, in part, to be legacy properties occupied by former industrial uses.
- 4) #9 - The proposed use will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The number of vehicles entering and exiting the property, noise generated by towing/on and off loading vehicles and the condition of the surrounding privacy fencing could impede the development or improvement of surrounding residential properties, including the proposed Hamilton Beltline recreational trail.



Recommendation:

If the Planning Commission **denies** the proposed Conditional Use the Department of Community Development recommends that the Planning Commission utilize the following motion:

The Planning Commission recommends that City Council **deny** the proposed conditional use after, holding a public hearing, consideration of the site plan, written description provided by the applicant, findings, and review of the Conditional Use Review Criteria – General Standards #1, #2, #3, and #9) for the following reasons below:

- 5) #1 - The proposed Conditional Use is not located in a district wherein such use may be permitted, subject to the requirements of this Section and the Zoning Ordinance. Based upon visual survey of the property during the October 31, 2016 site visit – the current use of the property appears to be a **Junk Yard** and not a **Vehicle Impound Lot** based on the zoning definitions found in Section 1108.00 of the Hamilton Zoning Ordinance. A **Junk Yard** is not permitted as a Conditional Use in the I-1 zoning district.

Zoning Definitions Section 1180.00

- **Junk Yard**: A place where waste, discarded or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or handled; **including auto wrecking yards,** house wrecking yards, used material yards, but not including pawn shops, antique shops, and places for the sale, purchase, or storage of used furniture and household equipment, used cars in operable condition or salvaged materials incidental to manufacturing operations.
- **Vehicle Impound Lot**: A parcel of land used as temporary storage; maximum sixty (60) days for vehicles, including damaged vehicles. **No dismantling or disassembling of vehicles is permitted. (OR 89-4-33)**

1124.34 Junk Yard: Conditional Use in I-2 General Industrial District

1123.31 Vehicle Impound Lot: Conditional use in I-1 Limited Industrial District

- 6) #2 - The proposed use will substantially or permanently injure the appropriate use of neighboring property and will not serve the public convenience and welfare. The area is surrounded by residential land uses with the exception of the US Postal Service office. In addition the former beltline RR, which served industrial sites on the west side



of Hamilton is now closed which has changed the character of the immediate area.

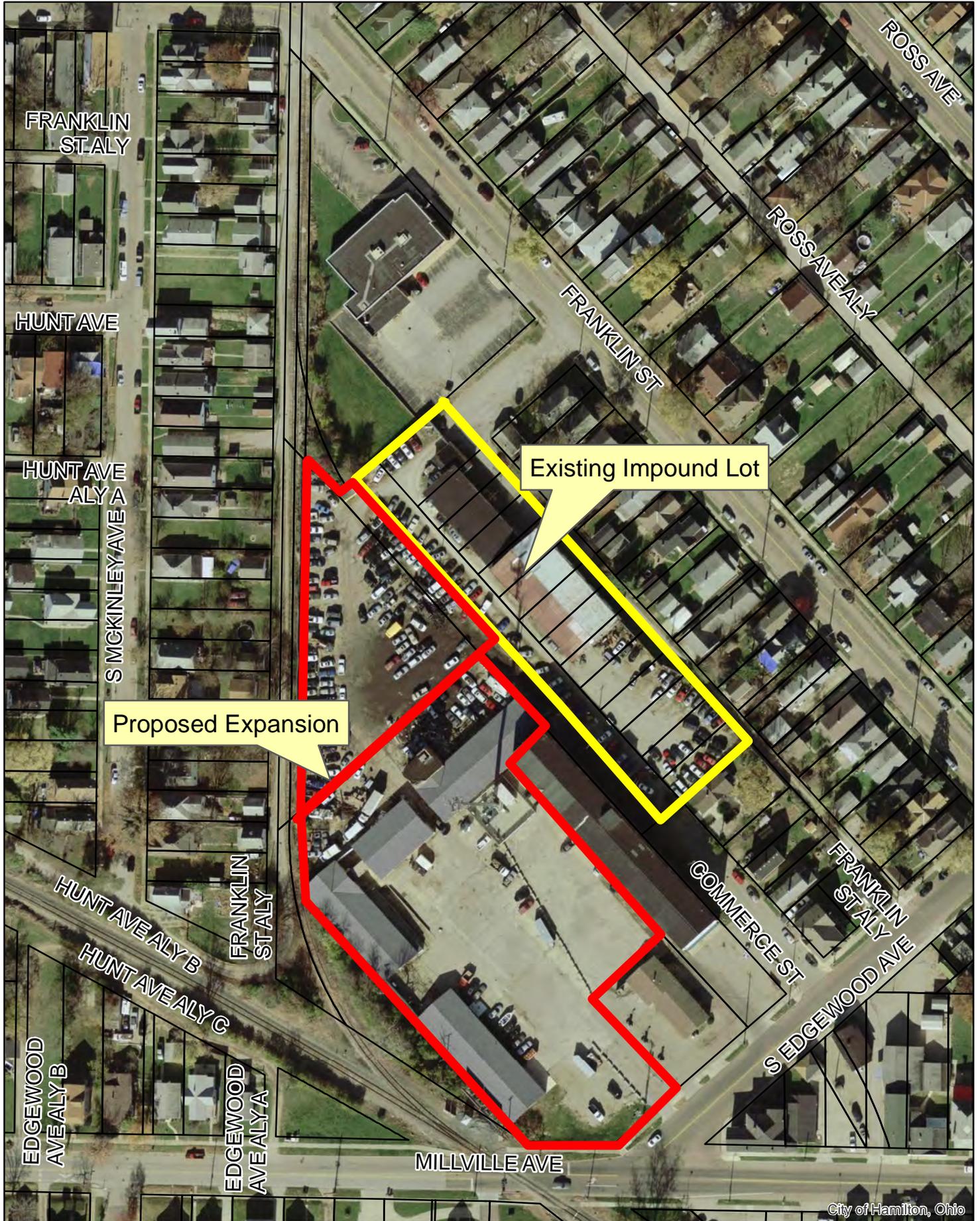
- 7) #3 - The proposed use will not be harmonious with the existing or intended character of the general vicinity, and that such use will change the essential character of the same area. The existing and intended character of the general vicinity is residential. This property and the property occupied by the US Postal Service are zoned I-1 and appear, in part, to be legacy properties occupied by former industrial uses.
- 8) #9 - The proposed use will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The number of vehicles entering and exiting the property, noise generated by towing/on and off loading vehicles and the condition of the surrounding privacy fencing could impede the development or improvement of surrounding residential properties, including the proposed Hamilton Beltline recreational trail.

Attachments:

- 1) **Exhibit A - Public Hearing Location Map**
- 2) **Exhibit B – Zoning Map**
- 3) **Exhibit C – Revised Conditional Use Application & Supporting Material**
 - a. **Original Application**
 - b. **Original Criteria in Support of Application**
- 4) **c. Site Plans & Photographs submitted by R. Treadon & Assoc.**
- 5) **Exhibit D – Zoning Violation Correspondence**
- 6) **Exhibit E – Aerial photographs of the subject property.**
- 7) **Exhibit F – Agenda and Sign in Sheet for Site Visit**
- 8) **Exhibit G – Letter confirming review date of January 17, 2017**
- 9) **Exhibit H – Public Hearing Notice and 500 Ft Address Listing**



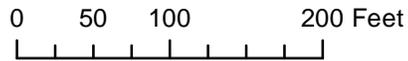
259 S Edgewood Avenue
PUBLIC HEARING MAP



Proposed Expansion

Existing Impound Lot

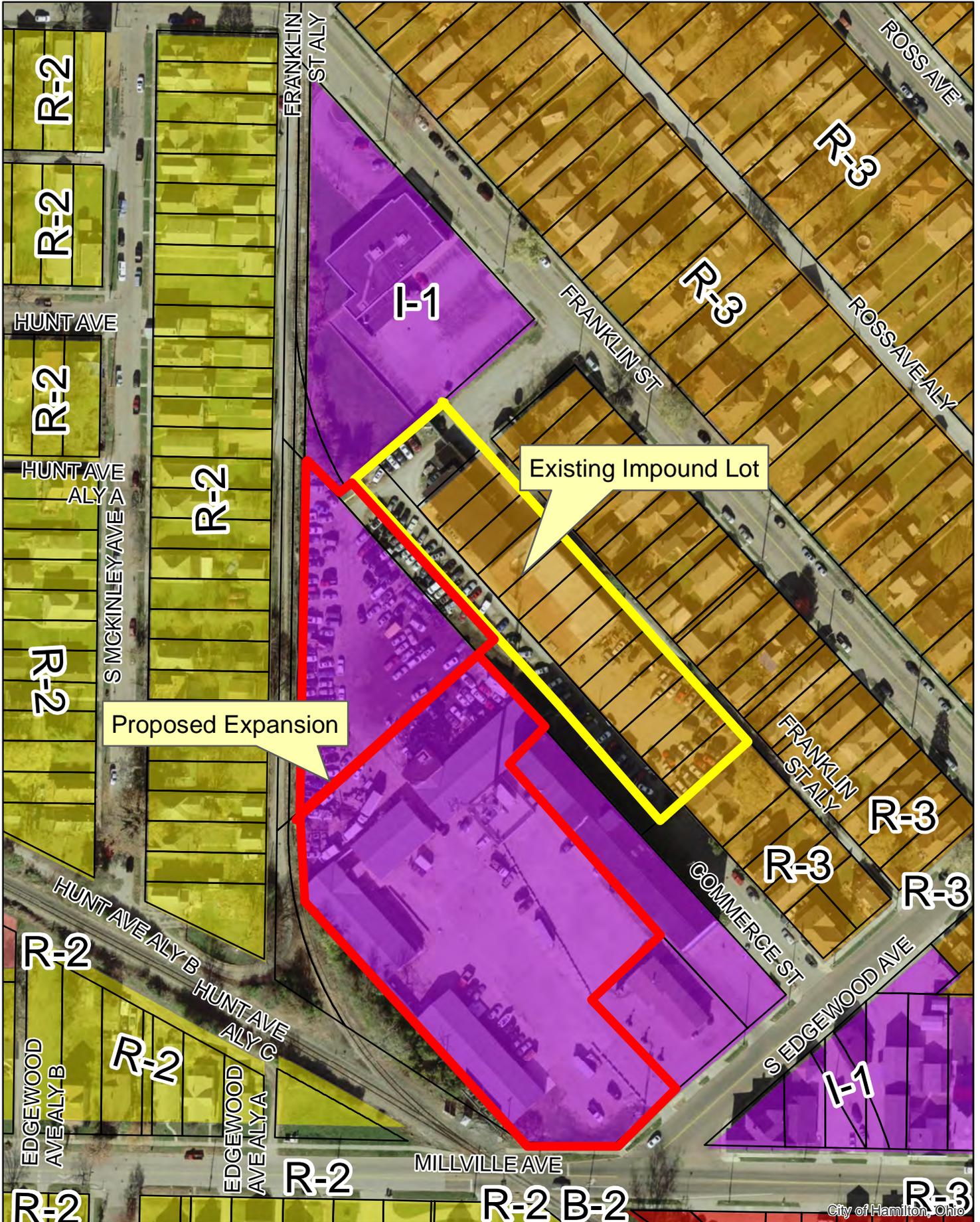
 259 S Edgewood



City of Hamilton, Ohio



259 S Edgewood Avenue
PUBLIC HEARING MAP



259 S Edgewood

0 50 100 200 Feet

City of Hamilton, Ohio

A163327
A163341

LAWRENCE P. FISHER
300 High St. Attorney
First Financial Bank
Suite 550
Hamilton, OH 45011



Community Development
345 High Street, Suite 370
Hamilton, Ohio 45011

APPLICATION FOR CONDITIONAL USE

Please Note: The Planning Commission has no obligation to approve a Conditional Use.

The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. (HZO Section 1155.10)

Property Address: 259 S. Edgewood Ave.

Lot No(s): 5993

Property Owner: Day's Sunoco & Towing, LLC

Owner's Mailing Address: 1275 S. Main St. Hamilton, Ohio 45013

Applicant's Name (If different than owner): Robert M. Day, Member

Applicant's Mailing Address: same

Applicant's Email Address: unknown

Applicant's Phone Number: unknown

Previous Legal Use of Property: Vehicle Impoundment Lot

Date Previous Use Discontinued: _____

Proposed New Use of Property: _____

Requesting a Conditional Use Approval from the following Sections of the Hamilton Zoning Code:

- 1123.00 "I-1" Limited Industrial District, 1123.10,
- 1123.30 & 1123.31
- _____
- _____
- _____

Criteria in Support of Application

Applicant, Day's Sunoco and Towing LLC, acknowledges the purpose of the "I-1" District is to create industrial areas that will be acceptable within the city and will not adversely affect adjacent business or residential neighborhoods by permitting industrial establishments which are clean, quiet and free of hazardous or objectionable elements, and whose objectionable features will be obviated by design and/or appropriate devices. Under 1123.30 and 1123.31, the vehicle impoundment lot is a conditional use if specifically authorized by the Board of Zoning Appeals. Applicant respectfully requests the authorization to operate a vehicle impoundment lot.

In support thereof, Applicant has attached a copy of the Plat of Survey depicting Part Lots 5992 and 5993. Part Lot 5992 is not the subject matter of this application but rather, only Part Lot 5993 adjacent to and bordering Part Lot 5992 to the north. Further, and not the subject matter of this application, Applicant is the deeded owner of lots 5972 through and including 5984 to the east of Part Lot 5993.

Based upon an on site meeting with then City Manager Mark Brandenburger, Applicant mistakenly believed Part Lot 5993 was approved as a vehicle impoundment lot. Based upon that good faith belief, Applicant installed a 10 foot metal fence along the west lot line which then bordered a railroad track which has since been conveyed or vacated to the City of Hamilton, Ohio. At the present time, there are vehicles on Part Lot 5993, but the vehicles cannot be seen by the general public. It is the intent of the Applicant to continue ownership of Part Lot 5992 for permitted uses. The ingress and egress to Part Lot 5993 will be from Franklin Street. Applicant has attached numerous photographs depicting the south side Part 5993 which is bordered by a row of buildings, the west side which is bordered by metal fencing and the east side which is bordered by metal fencing. Again, the general public will not be able to see any of the impounded vehicles on Part Lot 5993.

There will be minimal traffic, being a tow to the facility, with the probability that the vehicle will be driven from the premises during normal work hours. It will be a quiet atmosphere with minimal activity. Owners take possession of vehicles with a legal release, If a vehicle would be abandoned, upon confirmation, it would be removed to a salvage yard.

Lastly, Applicant suggests that the Application for Conditional Use as a vehicle impoundment lot meets the general standard for conditional use review criteria under 1155.30 C. (1) through and including (9).

Respectfully Submitted,

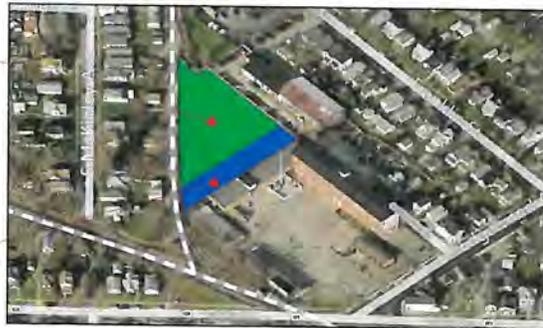
SITE OF PROPOSED IMPOUND LOT EXPANSION FOR 'DAY'S SUNOCO & TOWING, LLC.' 259 SOUTH EDGEWOOD AVENUE HAMILTON, OHIO 45013 (PART LOT 5992 AND 5993, REFER TO 1/A100 FOR EXACT AREA OF IMPOUND LOT EXPANSION)



1 MAP OF SITE
T100 SCALE: NOT TO SCALE

IMAGE SOURCE: GOOGLE MAPS

SITE OF PROPOSED IMPOUND LOT EXPANSION FOR 'DAY'S SUNOCO & TOWING, LLC.' 259 SOUTH EDGEWOOD AVENUE HAMILTON, OHIO 45013 (PART LOT 5993, REFER TO 1/A100 FOR EXACT AREA OF IMPOUND LOT EXPANSION)



2 "BIRD'S EYE VIEW" OF SITE
T100 SCALE: NOT TO SCALE

IMAGE SOURCE: BING MAPS

SITE OF PROPOSED IMPOUND LOT EXPANSION FOR 'DAY'S SUNOCO & TOWING, LLC.' 259 SOUTH EDGEWOOD AVENUE HAMILTON, OHIO 45013 (PART LOT 5992, REFER TO 1/A100 FOR EXACT AREA OF IMPOUND LOT EXPANSION)

CONTACT INFORMATION

OWNER:
DAY'S SUNOCO & TOWING SERVICES LLC
1275 MAIN STREET
HAMILTON, OHIO 45013
CONTACT: MIKE DAY
PHONE: (513) 907-5814

DOCUMENTS PREPARED BY:
ROBERT TREADON & ASSOCIATES, ARCHITECTS
300 HIGH STREET, SUITE 612
HAMILTON, OHIO 45011
CONTACT: GREG MEYER
PHONE: (513) 863-7162, EXT. 105
EMAIL: GMEYER@RTARCHITECTS.COM
FAX: (513) 863-1116

SHEET INDEX

- T100 - CONTACT INFO AND MAP OF SITE / 'BIRD'S EYE VIEW' OF SITE
- PLAT OF SURVEY BY DANIEL R. BROSEY - PROFESSIONAL SURVEYOR (NOT TO SCALE)
- A100 - EXISTING SITE PLAN
- A101 - EXISTING ZONING MAP
- A200 - EXISTING / PROPOSED SITE PLAN
- A201 - EXISTING / PROPOSED LANDSCAPE IMPROVEMENT PLAN
- A202 - EXISTING EXTERIOR LIGHTING PLAN
- A300 - KEY PLAN FOR PHOTOS OF EXISTING SITE CONDITIONS
- A301 - PHOTOS OF EXISTING SITE CONDITIONS (#1-6)
- A302 - PHOTOS OF EXISTING SITE CONDITIONS (#7-12)
- A303 - PHOTOS OF EXISTING SITE CONDITIONS (#13-18)
- A304 - PHOTOS OF EXISTING SITE CONDITIONS (#19-22)

Date: 1-9-2017

Sheet No:

T1.00

Robert Treadon & Associates
Architects

300 High Street, Suite 612
Hamilton, Ohio 45011 | T: (513) 863-7162 | F: (513) 863-1116

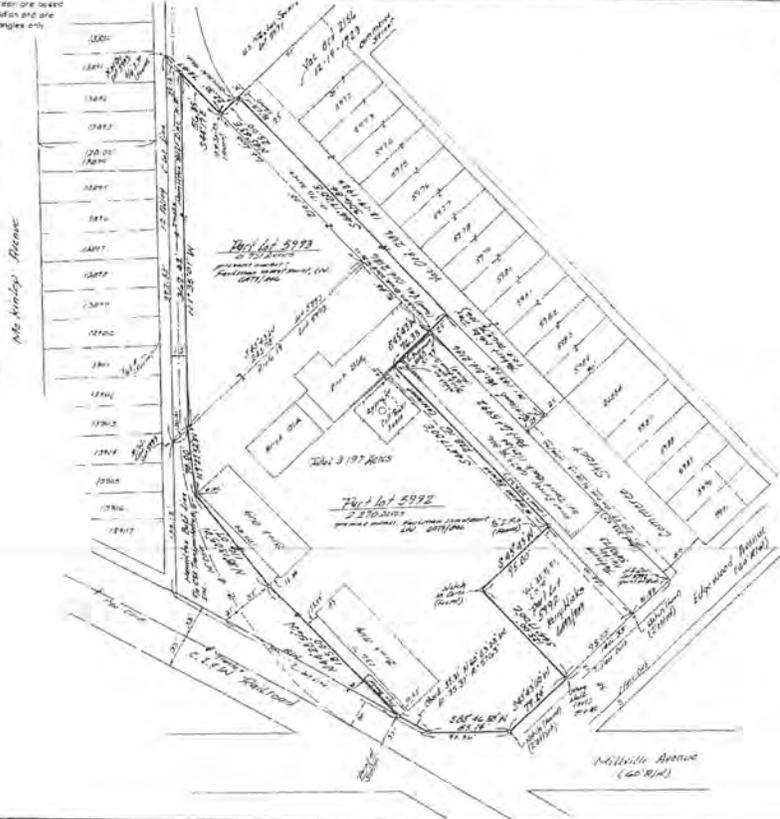
DAY'S SUNOCO & TOWING, LLC.
259 SOUTH EDGEWOOD AVENUE
HAMILTON, OHIO 45013

0-19-17 10:00:00

Mike Day
t: (513) 907-5814

TOP 15 607-440 072 Lix 2512
 2512 021 428-028-PT Lix 2512

bearings shown hereon are based
 on an assumed meridian and are
 used to determine angles only.



Volume 52 Page 167
 Butler County Engineer's
 Record of Long Surveys

- NOTES**
- 1) Service documents are not shown heron.
 - 2) Occupation is general file survey except as shown.
 - 3) Monumentation found to be good condition.
 - 4) -S- indicates 5/8" iron rod with I. D. 5/16" (set) unless otherwise noted.

Plat of Survey

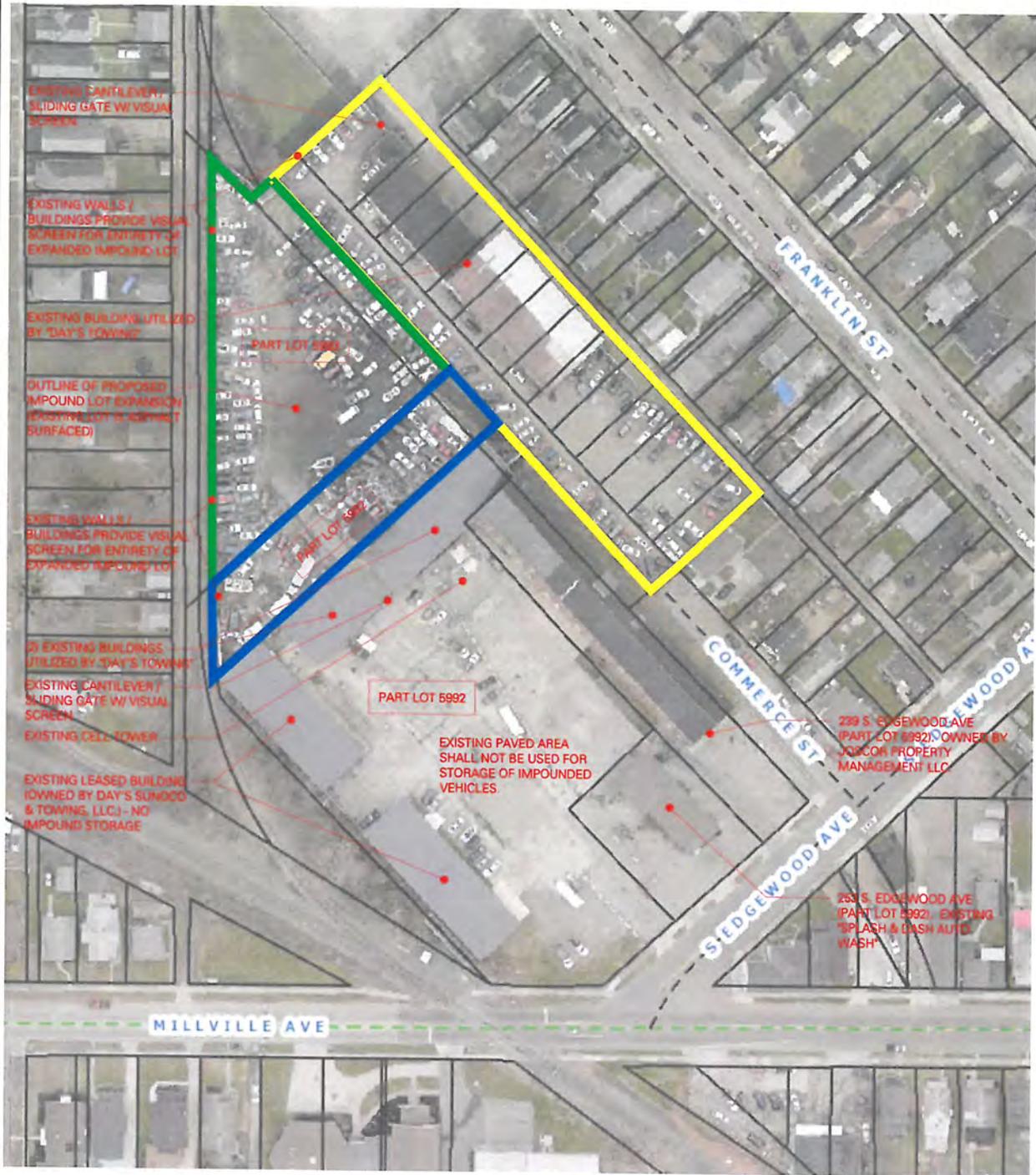
Part Lots 5992 and 5993
 (also Part of Pleasant Addition of
 1st Ward S.S. City of Hamilton)
 Butler County, Ohio
 For Robert McIn Dow
 Date: Sept. 14, 2010
 Scale: 1" = 40'

By: **Daniel R. Brosey P.S.**
 - Land Surveyor -
 phone 517-892217

I certify that the herein plotted property
 was measured to obtainable survey
 precision only.

Daniel R. Brosey
 Registered Surveyor - 8402 in Ohio





EXISTING SITE PLAN
 SCALE: 1" = 80'-0"
 AERIAL IMAGE SOURCE: BUTLER COUNTY AUDITOR WEBSITE, GIS VIEWER

EXISTING SITE PLAN LEGEND

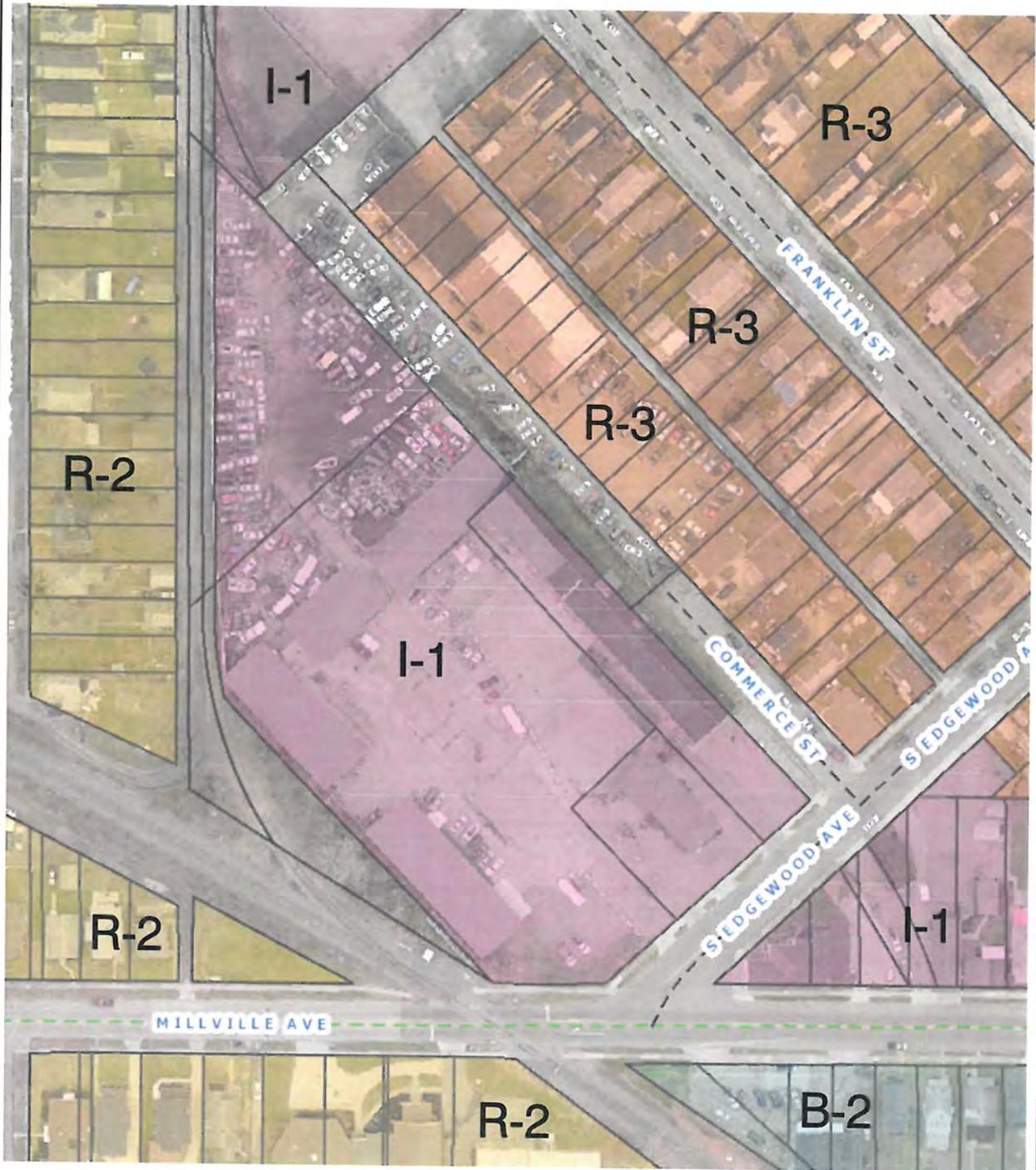
- ▬ OUTLINE OF EXISTING IMPOUND LOT
- ▬ OUTLINE OF PROPOSED IMPOUND LOT EXPANSION (PART LOT 5993)
- ▬ OUTLINE OF PROPOSED IMPOUND LOT EXPANSION (PART LOT 5992)

Date: 1-9-2017
 Sheet No:
A1.00

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 Architects
 300 High Street, Suite 612
 Hamilton, Ohio 45011 | t: (513) 863-7162 | f: (513) 863-1116

DAY'S SUNOCO & TOWING, LLC.
 259 SOUTH EDGEWOOD AVENUE
 HAMILTON, OHIO 45013

DAY'S TOWING
 Mike Day
 t: (513) 907-5814



EXISTING ZONING MAP

SCALE: 1" = 80'-0"

AERIAL IMAGE SOURCE: BUTLER COUNTY AUDITOR WEBSITE, GIS VIEWER

ZONING INFORMATION SOURCE: CITY OF HAMILTON, PLANNING DIVISION, WEBSITE (MAP DATED: 12/12/16)

EXISTING ZONING MAP LEGEND

- EXISTING 'I-1' (LIMITED INDUSTRIAL) ZONE
- EXISTING 'R-2' (SINGLE FAMILY RESIDENTIAL 2) ZONE
- EXISTING 'R-3' (ONE-TO-FOUR FAMILY RESIDENTIAL) ZONE
- EXISTING 'B-2' (COMMUNITY BUSINESS) ZONE

Date: 1-9-2017

Sheet No:

A1.01

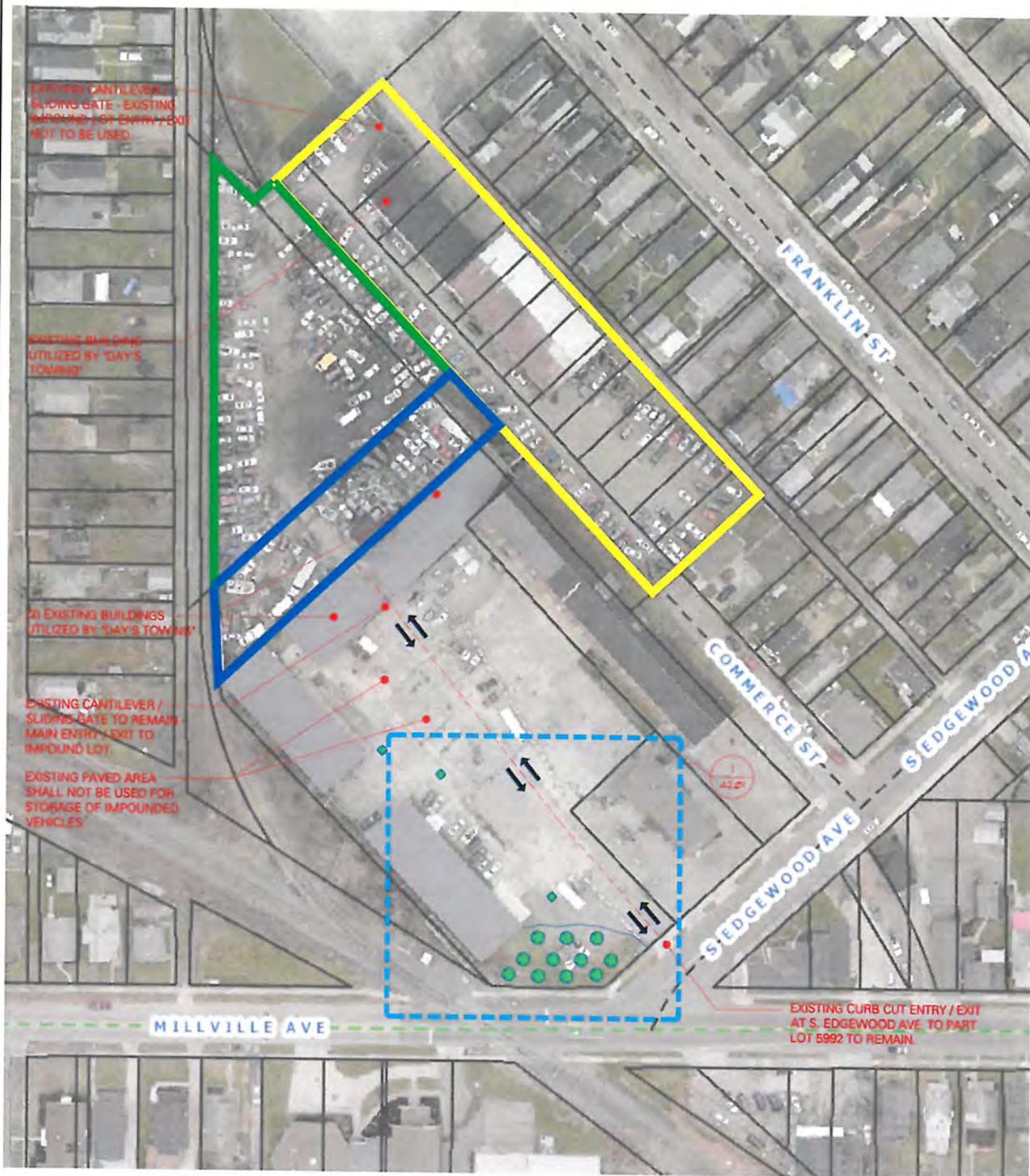
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Architects**

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HAMILTON, OHIO 45013



Mike Day
t: (513) 907-5814



EXISTING / PROPOSED SITE PLAN

SCALE: 1" = 80'-0"

AERIAL IMAGE SOURCE: BUTLER COUNTY AUDITOR WEBSITE, GIS VIEWER

NOTE: LANDSCAPING ELEMENTS ARE SHOWN TO SCALE

EXISTING / PROPOSED SITE PLAN LEGEND

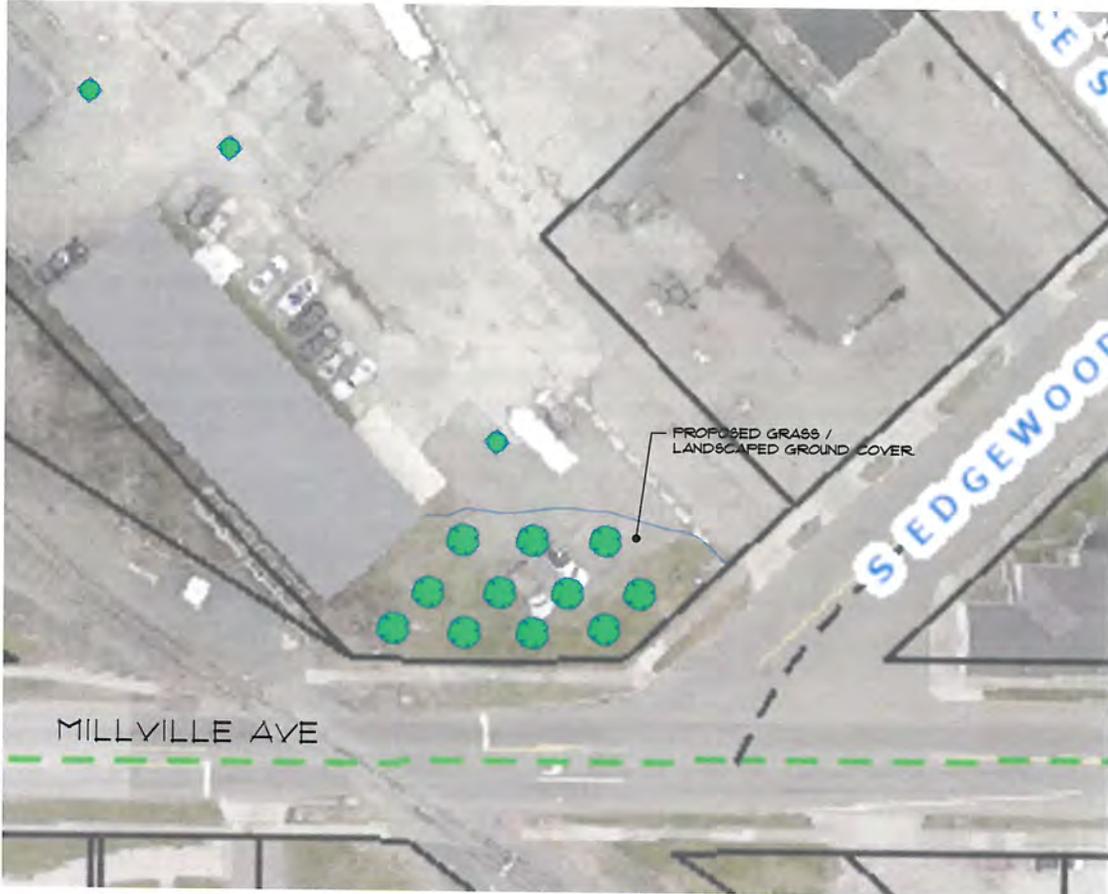
- PROPOSED VEHICULAR CIRCULATION PATH TO AND FROM PROPOSED IMPOUND LOT EXPANSION
- NEW TREE (SHOWN WITH 10 FOOT DIAMETER CANOPY) AS PROVIDED BY DAY'S SUNOCO & TOWING, LLC.
- NEW 6'-0" x 6'-0" PLANTER W/ TREE AS PROVIDED BY DAY'S SUNOCO & TOWING, LLC.

Date: 1-9-2017
Sheet No:
A2.00

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DAY'S SUNOCO & TOWING, LLC.
259 SOUTH EDGEWOOD AVENUE
HAMILTON, OHIO 45013





EXISTING / PROPOSED LANDSCAPE IMPROVEMENT PLAN

1
A2.01

SCALE: 1" = 40'-0"

AERIAL IMAGE SOURCE: BUTLER COUNTY AUDITOR WEBSITE, GIS VIEWER

NOTE: LANDSCAPING ELEMENTS ARE SHOWN TO SCALE



EXISTING / PROPOSED LANDSCAPE IMPROVEMENT PLAN LEGEND

-  NEW TREE (SHOWN WITH 10 FOOT DIAMETER CANOPY) AS PROVIDED BY DAY'S SUNOCO & TOWING, LLC.
-  NEW 6'-0" x 6'-0" PLANTER W/ TREE AS PROVIDED BY DAY'S SUNOCO & TOWING, LLC.

Date: 1-9-2017

Sheet No:

A2.01

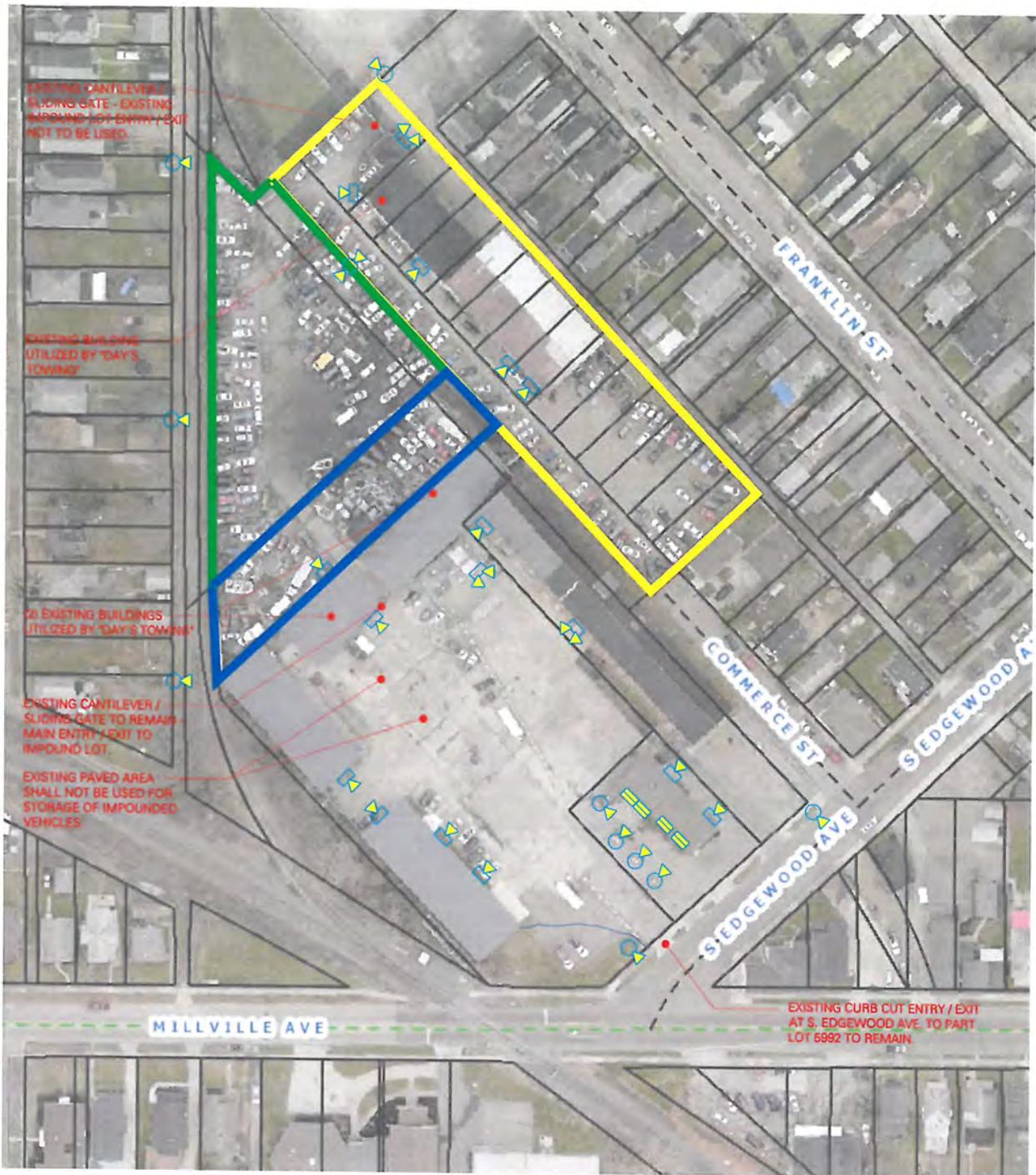
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HAMILTON, OHIO 45013



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t: (513) 907-5814



1
A2.02

EXISTING EXTERIOR LIGHTING PLAN

SCALE: 1" = 80'-0"

AERIAL IMAGE SOURCE: BUTLER COUNTY AUDITOR WEBSITE, GIS VIEWER

NOTE: LIGHT FIXTURES ARE NOT SHOWN TO SCALE

NOTE: IT SHALL BE THE RESPONSIBILITY OF 'DAY'S TOWING' TO ENSURE / FIELD VERIFY THAT ALL LIGHTS ON THE BUSINESS' PROPERTY ARE IN GOOD WORKING ORDER



EXISTING EXTERIOR LIGHTING PLAN LEGEND

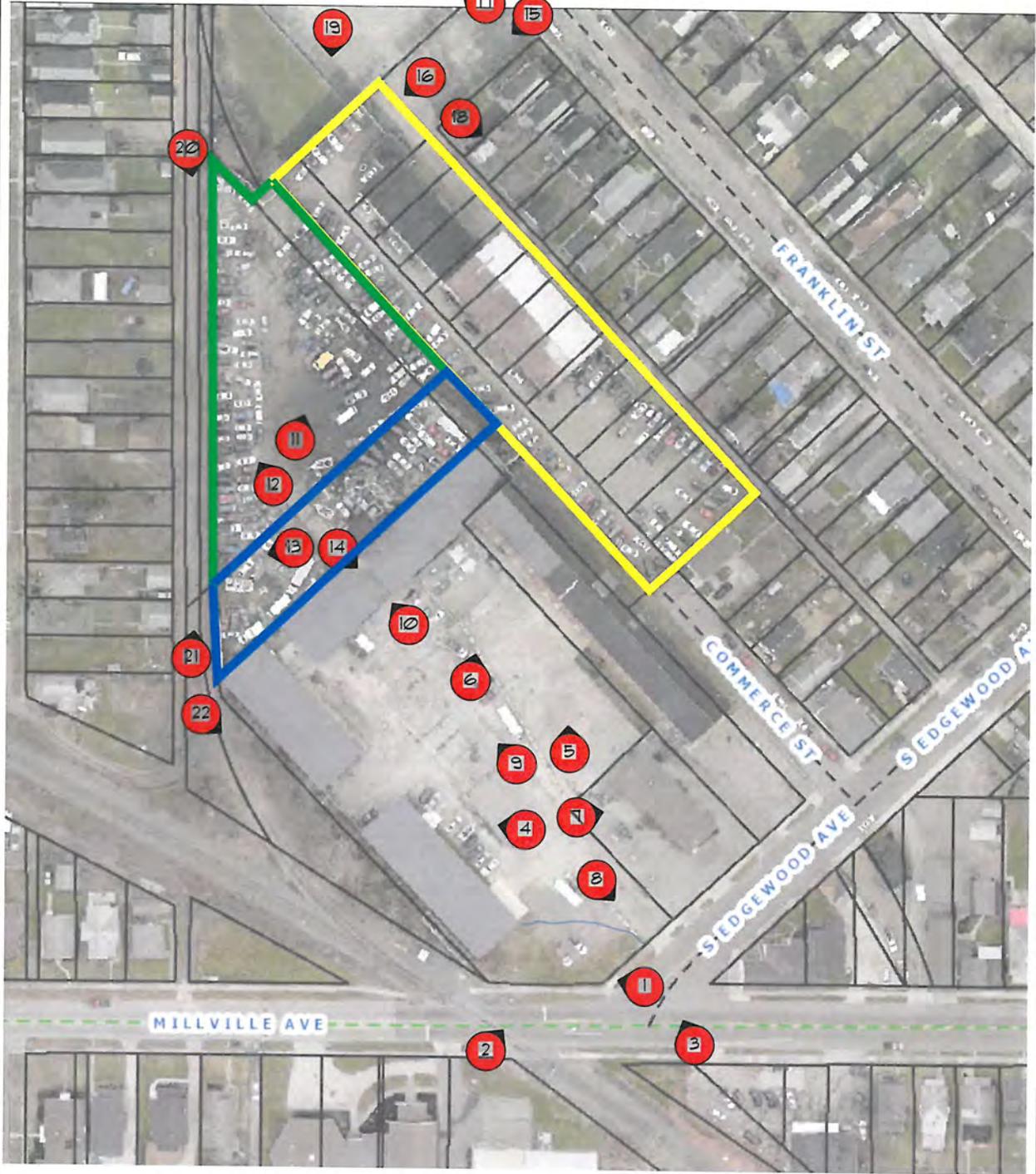
- EXISTING POLE-MOUNTED AREA LIGHT
- EXISTING WALL-MOUNTED AREA LIGHT
- EXISTING WALL-MOUNTED AREA LIGHT (2-HEAD)
- EXISTING FLUORESCENT LIGHTS (MOUNTED UNDER EXISTING ROOF EAVES)

Date: 1-9-2017
Sheet No:
A2.02

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DAY'S SUNOCO & TOWING, LLC.
259 SOUTH EDGEWOOD AVENUE
HAMILTON, OHIO 45013





"KEY PLAN" FOR PHOTOS OF EXISTING SITE CONDITIONS

1
A3.00

SCALE: 1" = 80'-0"

AERIAL IMAGE SOURCE: BUTLER COUNTY AUDITOR WEBSITE, GIS VIEWER



"KEY PLAN" LEGEND



APPROXIMATE LOCATION / DIRECTION OF PHOTO DOCUMENTING EXISTING SITE CONDITIONS (REFER TO A3.01-A3.04 FOR PHOTOS)

Date: 1-9-2017
Sheet No:
A3.00

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DAY'S SUNOCO & TOWING, LLC.
259 SOUTH EDGEWOOD AVENUE
HAMILTON, OHIO 45013

DAY'S TOWING
Mike Day
t: (513) 907-5814



EXISTING PHOTO NO. 1
 - CORNER OF MILLVILLE AVE. & S. EDGEWOOD AVE.
 - BUILDING AND GRASS / GRAVEL AREA OWNED BY DAY'S SUNOCO & TOWING, LLC. - PART LOT 5992
 - AREA OF NEW TREE PLANTING BY DAY'S SUNOCO & TOWING, LLC. - PART LOT 5992.



EXISTING PHOTO NO. 2
 - CORNER OF MILLVILLE AVE. & S. EDGEWOOD AVE.
 - AREA OF NEW TREE PLANTING BY DAY'S SUNOCO & TOWING, LLC. - PART LOT 5992



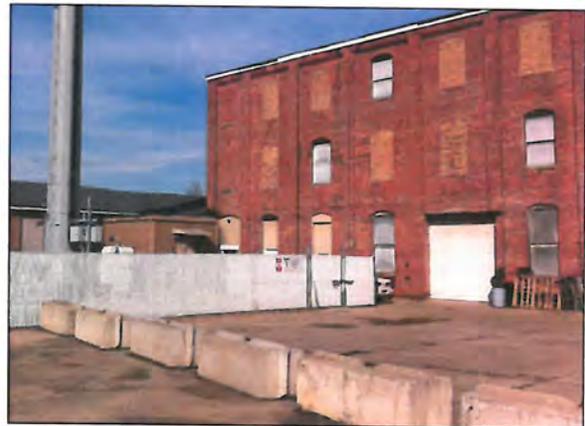
EXISTING PHOTO NO. 3
 - CORNER OF MILLVILLE AVE. & S. EDGEWOOD AVE.
 - AREA OF NEW TREE PLANTING BY DAY'S SUNOCO & TOWING, LLC. - PART LOT 5992.



EXISTING PHOTO NO. 4
 - EXISTING BUILDINGS AT WEST SIDE OF PROPERTY OWNED BY DAY'S SUNOCO & TOWING, LLC. - PART LOT 5992.
 - EXISTING CONCRETE DRIVE SURFACE TO REMAIN.



EXISTING PHOTO NO. 5
 - EXISTING BUILDINGS AT NORTH SIDE OF PROPERTY OWNED BY DAY'S SUNOCO & TOWING, LLC. - PART LOT 5992.
 - EXISTING BUILDING AT ADJACENT EAST PROPERTY - PART LOT 5992.
 - EXISTING CONCRETE BARRIERS ON DAY'S SUNOCO & TOWING, LLC. PROPERTY TO MAINTAIN TRAFFIC AND PARKING FOR ADJACENT PROPERTY OWNER.
 - EXISTING PAVED DRIVE SURFACE TO REMAIN.



EXISTING PHOTO NO. 6
 - EXISTING BUILDINGS AT NORTH SIDE OF PROPERTY OWNED BY DAY'S SUNOCO & TOWING, LLC. - PART LOT 5992.
 - EXISTING BUILDING AT ADJACENT EAST PROPERTY - PART LOT 5992.
 - EXISTING CONCRETE BARRIERS ON DAY'S SUNOCO & TOWING, LLC. PROPERTY TO MAINTAIN TRAFFIC AND PARKING FOR ADJACENT PROPERTY OWNER.
 - EXISTING CELL TOWER
 - EXISTING PAVED DRIVE SURFACE TO REMAIN.

Date: 1-9-2017

Sheet No:

A3.01

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HAMILTON, OHIO 45013

DAY'S TOWING

Mike Day
 t: (513) 907-5814



EXISTING PHOTO NO. 7
 - EXISTING CAR WASH AT ADJACENT EAST PROPERTY - PART LOT 5992.
 - EXISTING PAVED DRIVE SURFACE TO REMAIN.



EXISTING PHOTO NO. 8
 - EXISTING ENTRY / EXIT TO PROPERTY OWNED BY DAY'S SUNOCO & TOWING, LLC. AT S. EDGEWOOD AVE. - PART LOT 5992.
 - EXISTING PAVED DRIVE SURFACE TO REMAIN.



EXISTING PHOTO NO. 9
 - EXISTING DAY'S SUNOCO & TOWING, LLC. BUILDINGS AT NORTH SIDE OF PROPERTY WITH ENTRY DRIVE BETWEEN BUILDINGS EXTENDING TO VEHICLE IMPOUND LOT. - PART LOT 5992.
 - DRIVE HAS A SLIDING GATE TO SECURE ACCESS.
 - GATE HAS SOLID PANELS TO BLOCK VIEW INTO IMPOUND LOT.
 - EXISTING PAVED DRIVE SURFACE TO REMAIN.



EXISTING PHOTO NO. 10
 - EXISTING DAY'S SUNOCO & TOWING, LLC. BUILDINGS AT NORTH SIDE OF PROPERTY WITH ENTRY DRIVE BETWEEN BUILDINGS EXTENDING TO VEHICLE IMPOUND LOT. - PART LOT 5992.
 - DRIVE HAS A SLIDING GATE TO SECURE ACCESS.
 - GATE HAS SOLID PANELS TO BLOCK VIEW INTO IMPOUND LOT.
 - EXISTING PAVED DRIVE SURFACE TO REMAIN.



EXISTING PHOTO NO. 11
 - INTERIOR OF VEHICLE IMPOUND LOT - PART LOT 5993.
 - ALL EXTERIOR EXTENTS OF THE IMPOUND LOT HAVE VIEWS IN / OUT OBSTRUCTED BY SOLID METAL PANEL WALLS AT +/- 10 FEET HIGH OR BY EXISTING BUILDINGS AT ADJACENT LOTS OWNED BY DAY'S SUNOCO & TOWING, LLC.
 - EXISTING PAVED DRIVE SURFACE TO REMAIN.



EXISTING PHOTO NO. 12
 - INTERIOR OF VEHICLE IMPOUND LOT - PART LOT 5993.
 - ALL EXTERIOR EXTENTS OF THE IMPOUND LOT HAVE VIEWS IN / OUT OBSTRUCTED BY SOLID METAL PANEL WALLS AT +/- 10 FEET HIGH OR BY EXISTING BUILDINGS AT ADJACENT LOTS OWNED BY DAY'S SUNOCO & TOWING, LLC.
 - EXISTING PAVED DRIVE SURFACE TO REMAIN.

Date: 1-9-2017

Sheet No:

A3.02

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DAY'S SUNOCO & TOWING, LLC.
259 SOUTH EDGEWOOD AVENUE
HAMILTON, OHIO 45013

DAY'S TOWING

Mike Day
 t: (513) 907-5814



EXISTING PHOTO NO. 13

- INTERIOR OF VEHICLE IMPOUND LOT - PART LOT 5993.
- ALL EXTERIOR EXTENTS OF THE IMPOUND LOT HAVE VIEWS IN / OUT OBSTRUCTED BY SOLID METAL PANEL WALLS AT +/- 10 FEET HIGH OR BY EXISTING BUILDINGS AT ADJACENT LOTS OWNED BY DAY'S SUNOCO & TOWING, LLC.
- EXISTING PAVED DRIVE SURFACE TO REMAIN.



EXISTING PHOTO NO. 14

- EXISTING DAY'S SUNOCO & TOWING, LLC. BUILDINGS AT NORTH SIDE OF PROPERTY WITH EXIT DRIVE BETWEEN BUILDINGS EXTENDING TO ENTRY AT S. EDGEWOOD AVE. - PART LOT 5992.
- DRIVE HAS A SLIDING GATE TO SECURE ACCESS.
- GATE HAS SOLID PANELS TO BLOCK VIEW INTO IMPOUND LOT.
- EXISTING PAVED DRIVE SURFACE TO REMAIN.



EXISTING PHOTO NO. 15

- DRIVE FROM FRANKLIN STREET TO DAY'S SUNOCO & TOWING, LLC. IMPOUND LOT AND FRANKLIN ST. ALLEY.
- VIEWS INTO IMPOUND LOT ARE OBSTRUCTED BY SOLID METAL PANEL WALLS AT +/- 10 FEET HIGH.
- EXISTING SECURED SLIDING GATE.
- NO DAY'S SUNOCO & TOWING, LLC. IMPOUNDED VEHICLES SHALL BE STORED IN THIS AREA.
- EXISTING PARTIALLY PAVED DRIVE SURFACE TO REMAIN.



EXISTING PHOTO NO. 16

- DRIVE FROM FRANKLIN STREET TO DAY'S SUNOCO & TOWING, LLC. IMPOUND LOT AND FRANKLIN ST. ALLEY.
- VIEWS INTO IMPOUND LOT ARE OBSTRUCTED BY SOLID METAL PANEL WALLS AT +/- 10 FEET HIGH OR BY EXISTING BUILDINGS.
- EXISTING SECURED SLIDING GATE.
- THIS ENTRY / EXIT FROM IMPOUND LOT IS NOT TO BE USED. ENTRY / EXIT SHALL BE FROM S. EDGEWOOD AVE.
- EXISTING PARTIALLY PAVED DRIVE SURFACE TO REMAIN.



EXISTING PHOTO NO. 17

- EXISTING DAY'S SUNOCO & TOWING, LLC. SIGN AT FRANKLIN STREET TO REMAIN.
- ADJACENT PROPERTY IS UNITED STATES POST OFFICE BUILDING - LOT 5971.



EXISTING PHOTO NO. 18

- EXISTING FRANKLIN ST. ALLEY.

Date: 1-9-2017

Sheet No:

A3.03

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Architects**

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**DAY'S SUNOCO & TOWING, LLC.
259 SOUTH EDGEWOOD AVENUE
HAMILTON, OHIO 45013**

DAY'S TOWING

Mike Day
t: (513) 907-5814



EXISTING PHOTO NO. 19

- NORTH PROPERTY LINE AT ADJACENT UNITED STATES POST OFFICE - LOT 5971.
- VIEWS INTO IMPOUND LOT ARE OBSTRUCTED BY METAL WALL PANELS AT +/- 10 FEET HIGH OWNED BY DAY'S SUNOCO & TOWING, LLC.
- WALL PANELS ARE AT THE PROPERTY LINE.



EXISTING PHOTO NO. 20

- WEST PROPERTY LINE AT HUNT AVENUE ALLEY 'B' EAST OF MCKINLEY AVENUE.
- VIEWS INTO IMPOUND LOT ARE OBSTRUCTED BY METAL PANEL WALLS AT +/- 10 FEET HIGH OWNED BY DAY'S SUNOCO & TOWING, LLC.
- WALL PANELS ARE AT THE PROPERTY LINE.
- OVERGROWN BRUSH AND TREES ARE WITHIN THE EXISTING ALLEY / VACATED RAILROAD LINE.



EXISTING PHOTO NO. 21

- WEST PROPERTY LINE AT HUNT AVE ALLEY 'B' EAST OF MCKINLEY AVENUE.
- VIEWS INTO IMPOUND LOT ARE OBSTRUCTED BY METAL PANEL WALLS AT +/- 10 FEET HIGH OWNED BY DAY'S SUNOCO & TOWING, LLC.
- WALL PANELS ARE AT THE PROPERTY LINE.
- OVERGROWN BRUSH AND TREES ARE WITHIN THE EXISTING ALLEY / VACATED RAILROAD LINE.



EXISTING PHOTO NO. 22

- SOUTH PROPERTY LINE AT HUNT AVENUE ALLEY 'B' EAST OF MCKINLEY AVENUE.
- VIEWS INTO IMPOUND LOT ARE OBSTRUCTED BY METAL PANEL WALLS AT +/- 10 FEET HIGH OWNED BY DAY'S SUNOCO & TOWING, LLC.
- WALL PANELS ARE AT THE PROPERTY LINE.
- OVERGROWN BRUSH AND TREES ARE WITHIN THE EXISTING ALLEY / VACATED RAILROAD LINE.

Date: 1-9-2017

Sheet No:

A3.04

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Architects**

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Hamilton, Ohio 45011 | t: (513) 863-7162 | f: (513) 863-1116

DAY'S SUNOCO & TOWING, LLC.
259 SOUTH EDGEWOOD AVENUE
HAMILTON, OHIO 45013



Mike Day
t: (513) 907-5614



11/04/2015

Days Sunoco And Towing Llc
Attn: Robert M Day
1275 Main St
Hamilton, OH 45013

Dear Days Sunoco And Towing Llc:

Location of property 253-259 EDGEWOOD AVE
Complaint ID # 201508118
LOT # 5992 PARCEL P6412007000070

The property referenced above is located in a I-1 Limited Industrial Zoning District and is regulated by Section 1123.00 of the Hamilton Zoning Ordinance (HZO).

An inspection of referenced property indicates a violation of the following City Ordinance(s).

Section 1123.30 HZO Conditional Uses: The following uses shall be permitted only if specifically authorized by the Board of Zoning Appeals in accordance with the provisions in Section 1170.00.

<1124.31 Impound Lots require a conditional use approval from the Board of Zoning Appeals (BZA).>

< This office has no record of a conditional use approval for an auto impound/storage business at this location. Remove all vehicles parts and other debris from the property by November 20, 2015. If you wish to pursue a conditional use approval contact Sr. Planner John Creech at 785-7355. >

1150.40 Certificates Of Zoning Compliance: It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted or wholly or partly altered or enlarged in its use or structure until a Certificate of Zoning Compliance shall have been issued therefore by the Commissioner stating that the proposed use of the building or land conforms to the requirements of this Ordinance. This may be issued in conjunction with a building permit.

1186.00 Violation And Penalty:

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with, or who resists the enforcement of any of the provisions of the Zoning Ordinance No. 7503, and all amendments thereto, shall be guilty of an unclassified misdemeanor and shall be fined not less than \$250.00 or more than five hundred (\$500.00) dollars for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

If you have any questions or concerns please call the Community Development Department at 513-785-7350.

City of Hamilton
BUTLER COUNTY OHIO



Public Health

345 High Street, Suite 330
Hamilton, Ohio 45011

Served: ___ Regular Mail Certified Mail ___ Posted on property

A handwritten signature in black ink, appearing to read 'Larry Bagford', written over a horizontal line.

Larry Bagford

Planning and Zoning Specialist
Phone: 513-785-7367 ~~0/25/2015~~



December 1, 2015

Mr. Mike Day
Days Sunoco & Towing
1275 Main Street
Hamilton, Ohio 45013

RE: 259 South Edgewood Avenue, Hamilton, Ohio 45013

Dear Mr. Day:

Thank you for taking the time to come in last Tuesday, November 24th, to discuss the above referenced property. We have researched our records of approved Conditional Uses and we can find no record of a conditional use application for a Vehicle Impound Lot ever being submitted or approved for 259 S. Edgewood Avenue.

The property at 259 S. Edgewood Avenue is currently zoned I-1 Limited Industrial District and Vehicle Impound Lots are Conditional Uses in the I-1 zone. Conditional Uses require review and approval by the City Planning Commission and City Council.

As I indicated last Tuesday, there are two (2) options available regarding the property. Option #1 is to vacate the property and not use it as a Vehicle Impound Lot to comply with the City of Hamilton Zoning Violation letter dated November 4, 2015 (attached). Your extended deadline for vacating the property and complying with the zoning violation letter is December 28, 2015. Option #2 is to submit an application for a Conditional Use for a Vehicle Impound Lot. The deadline for submitting an application for a Conditional Use is December 28, 2015 for the January 19, 2016 Planning Commission meeting. I have attached another copy of the Conditional Use application.

In the meantime, you may also submit any information that indicates that the City of Hamilton or City of Hamilton officials previously approved 259 S. Edgewood Avenue for a Vehicle Impound Lot, please submit the information as soon as possible and I will forward to the appropriate authority for review.

If you have any questions, please call 513-785-7350 or email me directly at creechj@ci.hamilton.oh.us.

Respectfully,


John Creech
Senior Planner

c: Larry Bagford, Public Health Dept.

UNITED STATES POSTAL SERVICE

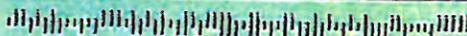
OH 452
07 DEC 15



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City of Hamilton
Community Development
345 High Street, Ste. 370
Hamilton, OH 45011



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <p>Mr. Mike Day c/o Day's Sunoco & Towing 1275 Main Street Hamilton, OH 45013</p>	<p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p>
<p>2. Article Number (Transfer from service label)</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p>
	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

7009 0820 0001 4217 7864

PS Form 3811, July 2013 Domestic Return Receipt

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

Sent to: Mike Day
Street, Apt. No., or PO Box No.: 1275 Main St
City, State, ZIP+4: Hamilton 45013

PS Form 3800 August 2006 See Reverse for Instructions

7009 0820 0001 4217 7864



8/2006

Image © 2016 DigitalGlobe



Imagery Date: 10/9/2015 30924130.80" N 84034156.36" W



Tom Alf
Commission Member

Teri Horsley
Commission Member

Dale McAllister
Chairperson

David Belew
Commission Member

Patrick Moeller
Mayor

Michael Samoviski
Commission Member

Joshua Smith
City Manager

Roll Call:

1 Site Visit

Alf	Belew	Horsley	McAllister	Moeller	Samoviski	Smith

Old Business:

Agenda Item #1- Site Visit

Request for a Conditional Use to allow the expansion of an existing Vehicle Impound Lot to operate on property zoned I-1 Limited Industrial District located at 259 South Edgewood Avenue (City Lot No. 5993) (Robert M. Day/Day's Sunoco & Towing LLC., Applicant/Owner).

Adjournment:



**PLANNING COMMISSION
City of Hamilton
259 S. Edgewood Avenue**

MEETING DATE: 10/31/16

MEETING TIME: 8:30 a.m.

Please sign in and provide requested information. Thank you for your participation.

Name	Agency	Address	Phone	Email
John Creech	COH	345 High St.	785-7350	John.Creech@hamilton-oh.gov
Dale McAllister	P.C.			
Larry Fishbein	Atty	300 N. 5th St.	887-7300	Larry.Fishbein@ntsc.com
Tim Werdmann	City of Hamilton	345 High		
Pat Mollen	COH	345 High St.	383-0734	
Dave Bullock		318 S. "D" St	863-1543	
JOSHUA SMITH	COH	345 HIGH	785-7002	
Scott Scrimizzi	COH	345 High	785 7161	
Jody Gunderson	COH	345 High	785-7070	
Kathy Dudley	COH	345 High	785-7161	

**PLANNING COMMISSION
City of Hamilton
259 S. Edgewood Avenue**

MEETING DATE: 10/31/16

MEETING TIME: 8:30 a.m.

Please sign in and provide requested information. Thank you for your participation.

Name	Agency	Address	Phone	Email
Bud Scharf	City of Hamilton	345 High	785-7020	
Jui Harsley	Planning Commission			
Mike Day	Days Towing	3051 old oxford rd		
Tom Vanderhorst	City of Hamilton		785-7174	
Boyle Swift	City of Hamilton		47057	
Jim Kurpan	City of Hamilton			



December 6, 2016

Robert M. Day
Day's Sunoco & Towing
1275 S. Main Street
Hamilton, Ohio 45013

RE: 259 S. Edgewood Avenue, Hamilton, Ohio 45013

Dear Mr. Day,

At the December 5, 2016 meeting of the Planning Commission, the Commissioners were informed of the status of the Conditional Use at 259 S. Edgewood Avenue. The Planning Commission has requested a review date of Tuesday, January 17, 2017 to continue hearing the case.

If you have any questions, or would like to come into the office to discuss, please contact the Department of Community Development at 513-785-7350 or email me at john.creech@hamilton-oh.gov.

Sincerely,

A handwritten signature in blue ink, appearing to be 'John Creech', is written over the typed name and title.

John Creech
Senior Planner

CC: Larry Fiehrer



January 6, 2017

NOTICE OF PUBLIC HEARING

RE: Request by Robert M. Day, on behalf of Day's Sunoco & Towing LLC, for a Conditional Use to allow the expansion of an existing Vehicle Impound Lot to operate on the property zoned "I-1" Limited Industrial District located at 259 S. Edgewood Avenue (City Lot No. 5993). (Robert M. Day/Day's Sunoco & Towing LLC, Applicant/Applicant).

Dear Property Owner:

A public hearing will be held on Tuesday, January 17, 2017 at 1:30 p.m., before the City Planning Commission in the Council Chamber, First Floor, 345 High Street, Hamilton, Ohio 45011 over a Conditional Use request submitted by Robert M. Day, on behalf of Day's Sunoco & Towing LLC, to allow the expansion of an existing Vehicle Impound Lot located at 859 Franklin Street, onto the property zoned "I-1" Limited Industrial District located at 259 S. Edgewood Avenue (City Lot No. 5993). The Conditional Use would allow the expansion of Day's Sunoco & Towing, located at 859 Franklin Street. The subject property is zoned "I-1" Limited Industrial District and is shown on the map on the reverse of this notice. The "I-1" Limited Industrial Zoning District is regulated by Section 1123.00 of the Hamilton Zoning Ordinance (HZO). Section 1123.31 of the HZO requires Conditional Use approval for a Vehicle Impound Lot use in the "I-1" zoning district, therefore recommendation from the Planning Commission and approval from City Council is required in order to allow this proposed expansion.

You are a property owner within 500 feet of the Conditional Use request and as such, Planning Commission rules require that you be notified of this public hearing.

An application for this project is on file in our office and available for your review. If you have any comments concerning this matter, you may appear at the public hearing or you may forward your comments to the Planning Commission in writing for presentation at the meeting.

If you have any questions, please visit the Community Development Department located at 345 High Street, Hamilton, Ohio, or contact **John Creech** of the Community Development Department at **785-7350**.

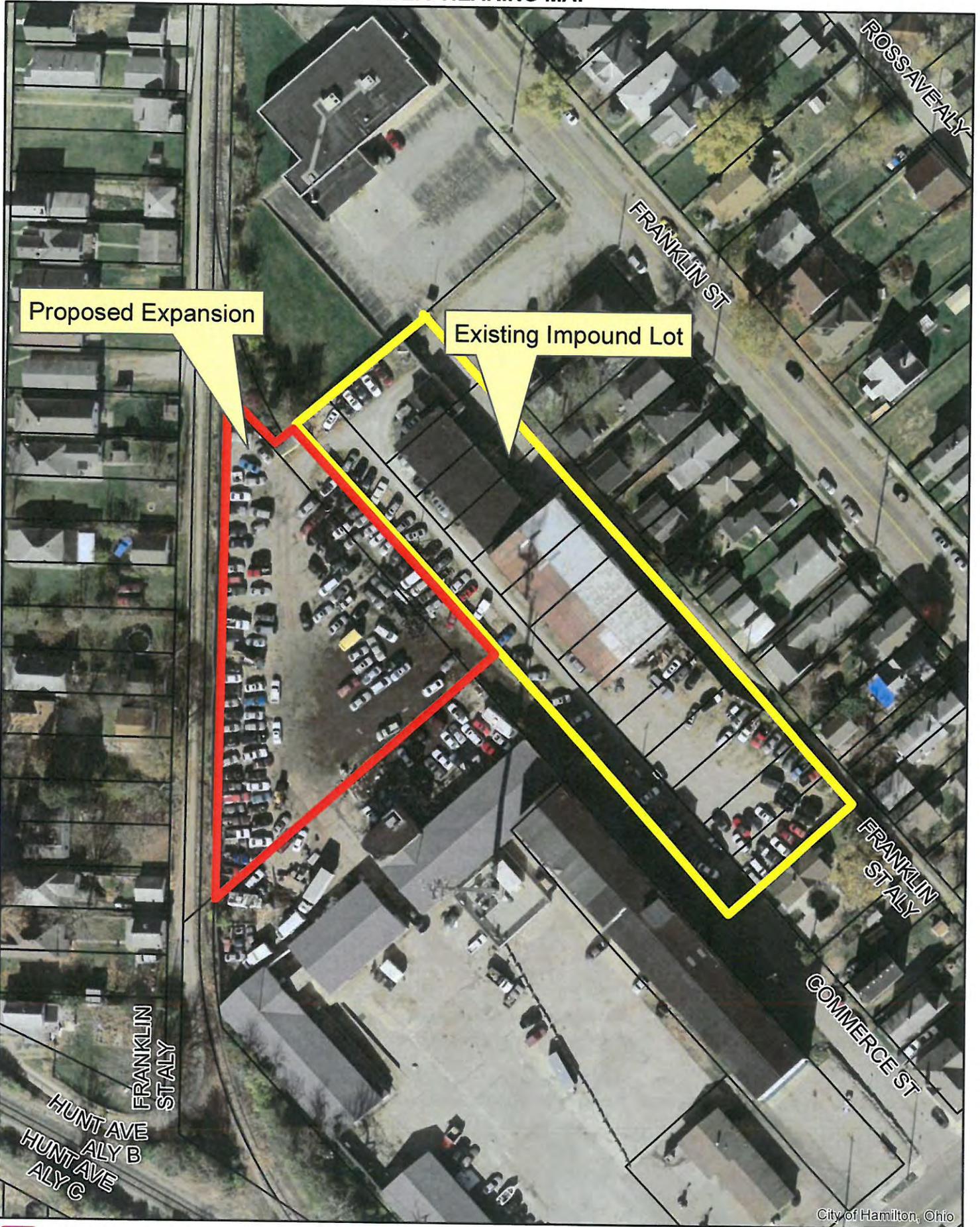
Sincerely,

A handwritten signature in cursive script that reads "Eugene F. Scharf".

Eugene F. Scharf, Secretary
City Planning Commission

See Reverse Side for Public Hearing Notification Map

259 S Edgewood Avenue
PUBLIC HEARING MAP



Proposed Expansion

Existing Impound Lot

ROSS AVE ALY

FRANKLIN ST

FRANKLIN ST ALY

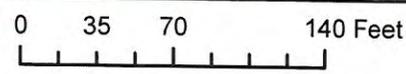
COMMERCE ST

FRANKLIN ST ALY

HUNT AVE ALY B
HUNT AVE ALY C

City of Hamilton, Ohio

 259 S Edgewood



Edgewood
Phila
12/18/16

LAMON AND BETTY HUBBS
10 LISA DR
HAMILTON OH 45013 1471

PAMELA S GIBSON
1003 HUNT AVE
HAMILTON OH 45013 2565

WANDA L & JAMES M SORRELL
1005 HUNT AVE
HAMILTON OH 45013 2565

JAMES L ANGNE
1009 HUNT AVE
HAMILTON OH 45013 2565

MICHAEL ROWLAND
1061 BEISSINGER RD
HAMILTON OH 45013 1101

CHRISTOPHER PRATHER
1115 SAMPLE RD
OXFORD OH 45056 9224

DONALD E BERGER
112 S EDGEWOOD AVE
HAMILTON OH 45013 2508

RYAN & REBECCA JACKSON CO-TR

1120 BLACK RD
HAMILTON OH 45013 9607

NATHAN R CALLAHAN
1130 ROSS AVE
HAMILTON OH 45013 2543

MICHELLE R SPARKS
1251 CADILLAC DR
HAMILTON OH 45013 3808

ROBERT MIKE DAY
1275 MAIN ST
HAMILTON OH 45013 1638

INA F ALLEN
1280 ELIZABETH DR
HAMILTON OH 45013 3517

BETTY HAMILTON
1301 HEIDI HAVEN DR
LAWRENCEBURG IN 47025

ROBERT KERRY HICKS
1400 CLOVERNOOK DR
HAMILTON OH 45013 3843

MIHORSES LLC
1570 MILLVILLE AVE
HAMILTON OH 45013 4164

DANNY AND REGINA LYKINS
1898 GARDNER RD
HAMILTON OH 45013 1118

LEE & CONNIE E ROBINSON
1990 W ELKTON RD
HAMILTON OH 45013 9694

NORMAN H ROSS
2030 ROSS HANOVER RD
HAMILTON OH 45013 4815

WANDA A RADER TR
RADER FAMILY TRUST DTD 5-3-04
2080 VIZEDOM RD
HAMILTON OH 45013 1056

MELVIN A & DURONNA L SMITH
2142 GARDNER RD
HAMILTON OH 45013 9321

SONDRA C LEDFORD
22 LANDIS CIR
HAMILTON OH 45013 9664

MICHAEL M CURRAN &
CINDA S OSER
225 MILLVILLE AVE
HAMILTON OH 45013 3228

ROGER JACKSON
227 MILLVILLE AVE
HAMILTON OH 45013 3228

JESSICA M FOSTER
BRIAN A ROBINSON
230 MILLVILLE AVE
HAMILTON OH 45013 3229

JOHN K LAKES
231 MILLVILLE AVE
HAMILTON OH 45013 3228

STEVEN J SMITH
232 MILLVILLE AVE
HAMILTON OH 45013 3229

VICKI GALLMEYER &
DAVID GALLMEYER III
234 MILLVILLE AVE
HAMILTON OH 45013 3229

CASSANDRA STEVENS
235 MILLVILLE AVE
HAMILTON OH 45013 3228

DAVID W CRAWFORD
MARY ANN CRAWFORD
236 MILLVILLE AVE
HAMILTON OH 45013 3229

MIKE MULLINS
237 MILLVILLE AVE
HAMILTON OH 45013 3228

PAMELA S GUDGELL
238 MILLVILLE AVE
HAMILTON OH 45013 3229

DONNA G & SEAN L HOGAN
239 MILLVILLE AVE
HAMILTON OH 45013 3228

TIMOTHY GILLESPIE
241 MILLVILLE AVE
HAMILTON OH 45013

DONA B GRUBBS
242 MILLVILLE AVE
HAMILTON OH 45013 3229

BERMAN A AND MELINDA M PENLEY
244 MILLVILLE AVE
HAMILTON OH 45013 3229

TERRELL K FOWLER
263 S BROOKWOOD AVE
HAMILTON OH 45013 2007

AUBREY PHILLIPS
2751 W ELKTON RD
HAMILTON OH 45011 9060

KYLE P & MELISSA A CALLAHAN
301 HARRISON AVE
HAMILTON OH 45013 3401

SEAN P COTE
305 EDWARDS AVE
HAMILTON OH 45013 3435

BRENDA S INGRAM
305 HARRISON AVE
HAMILTON OH 45013 3401

KELLY FANNIN
305 MILLVILLE AVE
HAMILTON OH 45013 3417

MILLVILLE AVE CHURCH
OF THE NAZARENE
308 MILLVILLE AVE
HAMILTON OH 45013 3418

TIFFANY M & MICHAEL J EADS
315 MILLVILLE AVE
HAMILTON OH 45013 3417

ERIC W GOEDKOOP
316 HARRISON AVE
HAMILTON OH 45013 3402

CHERYL L RIDENOUR
317 MILLVILLE AVE
HAMILTON OH 45013 3417

JEREMY EGENBERGER
3189 PRINCETON RD #298
HAMILTON OH 45011

MORGAN BLAIR DAMASIUS
3189 PRINCETON RD #298
HAMILTON OH 45011

MAYWAN KRACH
HAROLD E KRACH JR
3189 PRINCETON RD #298
HAMILTON OH 45011

DARTMOUTH PROPERTY MGMT LLC
3189 PRINCETON RD #363
HAMILTON OH 45011 5338

CONGLING LIU
3189 PRINCETON RD Suite #298
HAMILTON OH 45011 6417

MICHELLE A HOOVER
320 MILLVILLE AVE
HAMILTON OH 45013 3418

THOMAS D MAYES
321 MILLVILLE AVE
HAMILTON OH 45013 3417

DUETSCHKE BANK NATIONAL TRUST CO
ATTN TITLE DESK REO CLOSING DEPT
3217 S DECKER LAKE DR
SALT LAKE CITY UT 84119

MARY ALLISON SMITH
322 HARRISON AVE
HAMILTON OH 45013 3402

CUAUHTEMOC SILVA POZOS AND
AMY RYAN CLARK
322 MILLVILLE AVE
HAMILTON OH 45013 3418

GAREY L & CYNTHIA E CARSON
324 HARRISON AVE
HAMILTON OH 45013 3402

SONJIA PIRTLE
325 HARRISON AVE
HAMILTON OH 45013 3401

C E LEVON ROSS
326 MILLVILLE AVE
HAMILTON OH 45013 3418

WAYNE D HUSTON
328 HARRISON AVE
HAMILTON OH 45013 3402

SANDRA M SUTTMILLER
335 HARRISON AVE
HAMILTON OH 45013 3401

CHRISTA D LUCKETT
347 HARRISON AVE
HAMILTON OH 45013 3401

JAY SCOTT
349 HARRISON AVE
HAMILTON OH 45013 3401

JOSCOR PROPERTY MANAGEMENT LLC
36 WINSTON DR
HAMILTON OH 45013 1660

DEXTERS DOGHOUSES LLC
3725 SYMMES RD
HAMILTON OH 45015 1373

RICHARD A WEBER
386 SHEERIN DR
HAMILTON OH 45013 4112

RAYMOND THENOT
4 COMMERCE ST
HAMILTON OH 45013 2504

SUSAN CHASTEEN
4000 COTTON RUN RD
HAMILTON OH 45011 9663

MATTHEW AND LEAH NICOL
401 HARRISON AVE
HAMILTON OH 45013 3403

JORDAN P SHELDON
403 HARRISON AVE
HAMILTON OH 45013 3403

MCGLOTHIN RON ETAL
405 FRANKLIN ST
HAMILTON OH 45013 4713

RONALD N LAWSON II
PHILIP ROETH
406 MILLVILLE AVE
HAMILTON OH 45013 3420

DANIEL AND ASHLEY STOFLE
414 MILLVILLE AVE
HAMILTON OH 45013 3420

RALEIGH J & KATHY J GRUBB
421 MILLVILLE AVE
HAMILTON OH 45013 3419

JAMES ZIMMERER JR
4221 RANDALL DR
HAMILTON OH 45011 2356

KIMBERLY A BENGE
425 EDWARDS AVE
HAMILTON OH 45013 3436

JUANITA SCHLIESMAN
4368 WALNUT ST
OXFORD OH 45056 9374

RICK J STAARMANN
4683 STEPHENSON RD
OXFORD OH 45056 9357

ROBERT J PFISTER
4744 HUSTON RD
HAMILTON OH 45013 9654

LESTER BOWLING II
4845 WEBER DR
FAIRFIELD OH 45014 1426

ALFINIO PROPERTIES LLC
4888 SOMERVILLE RD
OXFORD OH 45056 9734

ROY R PAYNE JR
BARBARA G PAYNE
4901 VINE ST
ST BERNARD OH 45217

JASON E UNDERWOOD
4944 BOOTH RD
OXFORD OH 45056 9042

BITTINGER PROPERTIES LLC
4951 HAMILTON MIDDLETOWN RD
HAMILTON OH 45011 2370

CSX TRANSPORTATION
500 WATER ST TAX C910
JACKSONVILLE FL 32202

BECCO PROPERTIES LLC
507 N 3RD ST
HAMILTON OH 45011 1503

GARY R HOSKINS
514 MCKINLEY AVE
HAMILTON OH 45012

DORIS SAMS
516 S MCKINLEY AVE
HAMILTON OH 45013 2559

BRIAN SEFTON
528 SANDERS DR
HAMILTON OH 45013 1425

RICK & BRENDA SEEGER
5399 STILLWELL BECKETT RD
OXFORD OH 45056 9021

RONALD & SANDRA D KULP
5857 PENELOPE DR
HAMILTON OH 45011 2211

DONALD W BROCKMAN
DUANE MICHAEL HIPPI
600 MCKINLEY AVE
HAMILTON OH 45013

CATHY HILTON
602 MCKINLEY AVE
HAMILTON OH 45013 2561

JAMI L NATALI
DONNA J SMITH
616 MCKINLEY AVE
HAMILTON OH 45013 8912

KEVIN H DEDMAN
620 MCKINLEY AVE
HAMILTON OH 45013 2561

DONALD F HELTON
C/O PINNACLE MANAGEMENT
6200 PLEASANT AVE Suite 1
FAIRFIELD OH 45014 4671

RICHARD M MERCER
C/O STEVE MERCER
624 BARNARD AVE
HAMILTON OH 45013 2502

JENNIFER F MILLER
625 S MCKINLEY AVE
HAMILTON OH 45013 2560

LENA FAYE RICHARDSON
626 BARNARD AVE
HAMILTON OH 45013 2502

ROSE MARY BAILEY
626 S MCKINLEY AVE
HAMILTON OH 45013 2561

MAUREEN M MILLER
630 BARNARD AVE
HAMILTON OH 45013 2502

LARRY G WALLACE
631 S MCKINLEY AVE
HAMILTON OH 45013 2560

BARBARA WEBB ET AL
% JUANITA GABBARD
685 WOODFORD AVE
HAMILTON OH 45013 3233

WENDY J PITTMAN
689 WOODFORD AVE
HAMILTON OH 45013 3233

GREGORY C KERBY
6899 PEORIA REILY RD
OXFORD OH 45056 9238

GLEN S & MYRL J O'NAN
6995 IMHOFF RD
OXFORD OH 45056 9251

GREG L & JULIE J HILLEGAS
70 HUDSON BRANCH DR
AUSTIN AR 72007

JOHN M NUNN
750 ELMWOOD RD
HAMILTON OH 45013 3611

DANIEL S & KRISTY SANDLIN
758 CORALIE ST
HAMILTON OH 45013 3211

JUSTIN M & AMANDA S LANKFORD
762 CORALIE AVE
HAMILTON OH 45013 3211

KATHARINE A TURNER
765 CORALIE AVE
HAMILTON OH 45013 3244

WINSTON & MARLENE GUMM
780 MORMAN RD
HAMILTON OH 45013 4354

WESLEY J LEIBROOK
789 FRANKLIN ST
HAMILTON OH 45013 2511

JENNIE R DAVIS
790 FRANKLIN ST
HAMILTON OH 45013 2512

JEREMIAH W AND BRANDY M WASHMUTH
791 FRANKLIN ST
HAMILTON OH 45013 2511

ELIZABETH M MADDOX
792 FRANKLIN ST
HAMILTON OH 45013 2512

DANNEY L RICHARDSON
793 FRANKLIN ST
HAMILTON OH 45013 2511

EMMA L CARPENTER
794 FRANKLIN ST
HAMILTON OH 45013 2512

DELMAR WHITESELL
8 GREER CT
HAMILTON OH 45013 4135

VICTORIA A HELTON
800 FRANKLIN ST
HAMILTON OH 45013 2514

STEVEN & VERONICA COX
803 FRANKLIN ST
HAMILTON OH 45013 2513

JIM D SHULTS
812 FRANKLIN ST
HAMILTON OH 45013 2514

GARY SIMPKINS JR
814 FRANKLIN ST
HAMILTON OH 45013 2514

JOEL M THENOT
815 FRANKLIN ST
HAMILTON OH 45013 2513

ALICE MORGAN
PAUL SIZEMORE
819 FRANKLIN
HAMILTON OH 45013

TERRY WILSON
827 FRANKLIN ST
HAMILTON OH 45013

BENJAMIN R SIZEMORE
830 FRANKLIN ST
HAMILTON OH 45013 2514

ABBIE HARRIS
833 FRANKLIN ST
HAMILTON OH 45013 2513

AARON PHILLIPS
AMANDA F ZIMMERER
838 FRANKLIN ST
HAMILTON OH 45013 2514

EDWARD L VOLZ
842 FRANKLIN ST
HAMILTON OH 45013 2514

JACK FLANNERY
843 FRANKLIN ST
HAMILTON OH 45013 2513

DOUG & KATHY MOTZER
8441 TOESTRING VALLEY RD
SPRING CITY TN 37381 6071

COLWELL RANDALL
845 FRANKLIN ST
HAMILTON OH 45013 2513

SCOT G DAVIDSON
846 FRANKLIN ST
HAMILTON OH 45013 2514

WILLIAM L CRESS
847 FRANKLIN ST
HAMILTON OH 45013 2513

LYLE DANE ROBINSON
849 FRANKLIN ST
HAMILTON OH 45013 2513

ROBERT & YVONNE BATTERSON
850 FRANKLIN ST
HAMILTON OH 45013 2514

ERIN M BRUDER
854 FRANKLIN ST
HAMILTON OH 45013 2514

JASON S CECIL
860 FRANKLIN ST
HAMILTON OH 45013 2514

CHRISTOPHER SHIELDS
862 FRANKLIN ST
HAMILTON OH 45013

RUBY MITCHELL
864 FRANKLIN ST
HAMILTON OH 45013 2514

TIMOTHY M SCHROEDER
TAMARA G FOLLMER
866 FRANKLIN ST
HAMILTON OH 45013 2514

PAUL BAKER JR & MARY BAKER
9397 KENTONS RUN CT
LOVELAND OH 45140 8930

HAMILTON BELT LINE B&O
NORTH B ST
HAMILTON OH 45013

SHAWN W BECKMAN
PO BOX 13008
HAMILTON OH 45013 0126

DONALD ANDERSON TR
PO BOX 342
LOVELAND OH 45140 9999

JOSEPH & CHARLOTTE BURTON
PO BOX 423
MOUNT ORAB OH 45154

Mr. Larry Fiehrer
First Financial Building
300 High St, Suite 550
Hamilton, OH 45011

For the Planning Commission Meeting of January 17, 2017

To: Planning Commission

From: John Creech

Subject: AGENDA ITEM #2

Request by John Ingram for a Conditional Use to allow the establishment of a Residential Use on property zoned B-2 Community Business District located at 732 Central Avenue, City Lot No. PT. 870 (John Ingram, Owner).

Date: January 12, 2017

BASIC INFORMATION		
Applicant/Property Owner	John Ingram, Owner	
Architect/Engineer/Consultant	N/A	
Size of Property	8,943 Square Feet	
Current Zoning	B-2 Community Business District	
Proposed Use: Conditional Use	Residential	
Comp. Plan Land Use Designation	Mixed Use	
Special Purpose/CRA	N/A	
ADJACENT LAND USE/ZONING INFORMATION		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Church	B-2 Community Business District
South	Residential	B-2 Community Business District
East	Residential	B-2 Community Business District
West	Commercial/Residential	B-2 Community Business District
ZONING/DIMENSIONAL INFORMATION		
	<i>Minimum Required</i>	<i>Existing/Proposed</i>
Minimum Lot Area	1,500	8,943
Minimum Lot Width	55	130 LF
Minimum Front Yard Setback	N/A	N/A
Minimum Side Yard Setback	N/A	N/A
Minimum Rear Yard Setback	N/A	N/A
Maximum Bldg. Height	N/A	N/A
Other Requirements	N/A	N/A

Introduction:

This is a request submitted by John Ingram, for a Conditional Use to allow the establishment of a Residential Use on property zoned B-2 Community Business District located at 732 Central Avenue, City Lot No. PT. 870 (Exhibit A). The property is zoned B-2 Community Business zoning district (Exhibit B) and is a 8,943 square foot property comprised of a single parcel (City Lot No. PT. 870), located on just northeast of the corner of Central Avenue and Walnut Street. Residential Uses are



Conditional Uses in the B-2 Community Zoning District and require review by the Planning Commission (Section 1121.39) and approval by City Council.

Proposed Project:

The proposed project involves the renovation of an existing vacant commercial building space to create an upper story residential dwelling unit. The existing two story building is comprised of two separate spaces: an existing vacant commercial storefront and an upper level former medical office that has been vacant for many years. Approximately 4,000 square feet of the property is a paved surface but there are no defined parking spaces. A minimum of one (1) parking space should be designed for the proposed residential dwelling unit. Vehicular access to the property is provided from the existing driveway on Central Avenue. The proposed dwelling unit, parking area and the existing site layout and access is shown on the attached site plan submitted by the applicant. No additional changes are proposed.

CONDITIONAL USE REVIEW

1155.10 – Conditional Uses:

1. The Planning Commission (PC) shall review and make a recommendation to City Council, in accordance with the provisions of this Ordinance for applications for Conditional Uses. The PC shall review the particular facts and circumstances of each proposed Conditional Use, and if recommending approval shall find adequate evidence that the proposed conditional use complies with the General Standards applicable to all Conditional Uses found in 1155.30. (REVISED OR2015-9-80)
2. The PC has no obligation to recommend approval of a Conditional Use, and City Council has no obligation to approve a Conditional Use. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the PC that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. (REVISED OR2015-9-80)
3. In considering an application for a Conditional Use, the PC and City Council shall give due regard to the nature and condition of all adjacent uses and structures and in recommending approval of a conditional use may impose such requirements and conditions, in addition to any expressly stipulated in this Ordinance, as the PC may deem necessary for the protection of adjacent properties and the public interest. (REVISED OR2015-9-80)

Section 1155.00 which regulates Conditional Uses states the following:

1155.30 – Application and Review

The applicant shall submit an application to the Department of Community Development for a Conditional Use along with applicable fee. The applicant shall



submit at least the following supporting information to be considered for a Conditional Use.

- A. A written description of the proposed Conditional Use including nature of the business and hours of operation. The written description of the proposed Conditional Use should further address the nine (9) Conditional Use Review Criteria below in Section 1155.30.C. The written description of the proposed Conditional Use is attached to this report (attached as Exhibit C).
- B. Plans of the proposed site for the Conditional Use indicating the location of all existing and proposed buildings, parking, loading, and driveway areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signage, yards and setbacks, and such other information as the PC may require to determine of the effect of the proposed Conditional Use on the surrounding neighborhood. (REVISED OR2015-9-80). The plans of the proposed Conditional Use are attached to this report (attached as Exhibit C).

C. Conditional Use Review Criteria – General Standards

In reviewing an application for a Conditional Use, the PC shall consider whether there is adequate evidence that the proposed Conditional Use is consistent with the nine (9) General Standards below.

- (1) The proposed Conditional Use is to be located in a district wherein such use may be permitted, subject to the requirements of this Section and the Zoning Ordinance.** A Residential Use is a Conditional Use in the B-2 Community Business zoning district. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. The applicant stated *“Yes there are others”* to the above. This information is attached to this report (attached as Exhibit C).
- (2) The proposed Conditional Use will not substantially or permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.** The applicant stated *“No”* to the above. This information is attached to this report (attached as Exhibit C).
- (3) The proposed Conditional Use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area.** The applicant stated *“Yes another one next door”* to the above. This information is attached to this report (attached as Exhibit C).



- (4) **The proposed Conditional Use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools. If not, the applicant shall be responsible for the extension or establishment of any public facilities and services to effectively service the proposed Conditional Use.** The applicant stated *“Yes it has previously been used as an apartment”* to the above. This information is attached to this report (attached as Exhibit C).
- (5) **The proposed Conditional Use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets.** The applicant stated *“Yes existing parking on site no proposed changes”* to be above. This information is attached to this report (attached as Exhibit C).
- (6) **The proposed Conditional Use will comply with all applicable development standards, except as specifically altered in the approved Conditional Use.** The applicant stated *“Yes”* to the above. This information is attached to this report (attached as Exhibit C).
- (7) **The proposed Conditional Use will not be hazardous to or have a negative impact on existing or future neighboring uses.** The applicant stated *“No it was once used as residential”* to the above. This information is attached to this report (attached as Exhibit C).
- (8) **The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.** The applicant stated *“No”* to the above. This information is attached to this report (attached as Exhibit C).
- (9) **The proposed Conditional Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.** The applicant stated *“No”* to the above. This information is attached to this report (attached as Exhibit C).

Summary Review of Conditional Use Standards:

Section 1155.10.2 confirms that the Planning Commission has no obligation to approve a Conditional Use. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health,



safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed.

Notification

Public Hearing Notices were mailed to the owners of 122 properties within 500 feet of the subject property (Exhibit D). One (1) phone call was received requesting clarification of the application but there were no objections expressed to the proposed conditional use for 732 Central Avenue as of the date of the report was prepared for the Planning Commission.

Review and Findings:

A review of the nine Conditional Use Review Criteria found in Section 1155.30 (Exhibit C) provides the Planning Commission with the basic facts and circumstances of the proposed Conditional Use. After consideration of the Comprehensive Land Use Plan Designation, Conditional Use Review Criteria and the information provided by the applicant there is sufficient reason in the findings below to consider **denial** of the Conditional Use.

Recommendation:

If the Planning Commission **denies** the proposed Conditional Use the Department of Community Development recommends that the Planning Commission utilize the following motion:

The Planning Commission recommends that City Council **deny** the proposed conditional use for 732 Central Avenue, City Lot No. PT. 870 after holding a public hearing, consideration of the site plan, written description provided by the applicant, findings, and review of the Conditional Use Review Criteria – General Standard #8) for the following reasons below:

1. #8 – The proposed Conditional Use i.e. Residential Use could be negatively impacted by future commercial land uses within the same building and/or on the same property. The subject property is zoned B-2 Community Business District. The B-2 zoning district permits a variety of land uses that could be detrimental or create severe conflicts to a residential use on the upper level of the property. Depending upon the future commercial use, the conflicts could involve hours of operation, vehicular and pedestrian traffic, noise, smoke, fumes, lighting glare, odor or parking conflicts. The list of uses permitted in the B-2 zoning district (Section 1121.00) is attached as Exhibit E.



However, if the Planning Commission approves the proposed Conditional Use the Department of Community Development recommends that the Planning Commission utilize the following motion:

The Planning Commission recommends that City Council approve the proposed conditional use after consideration of the site plan, written information provided by the applicant, findings, and review of the Conditional Use Review Criteria – General Standards, subject to the following conditions below:

- 1) A parking space be designed on the site for the residential dwelling unit.
- 2) The designated parking space to be identified by signage not to exceed four (4 square feet) indicating the space is for the exclusive use of the residential dwelling unit.
- 3) The sign copy/lettering from the existing free standing sign to be removed.
- 4) No outside parking or storage of junk or inoperable vehicles.
- 5) The construction drawings for the proposed improvements and work be revised subject to any future review requirements of the City of Hamilton Departmental Review.
- 6) All improvements and work indicated on construction plans approved by the City of Hamilton Departmental Review be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved Conditional Use.

Attachments:

- 1) **Exhibit A - Public Hearing Location Map**
- 2) **Exhibit B – Zoning Map**
- 3) **Exhibit C – Conditional Use Application & Supporting Material**
- 4) **Exhibit D – Public Hearing Notice and 500 Ft Address Listing**
- 5) **Exhibit E - B-2 Community Business District**



732 Central Ave
PUBLIC HEARING MAP

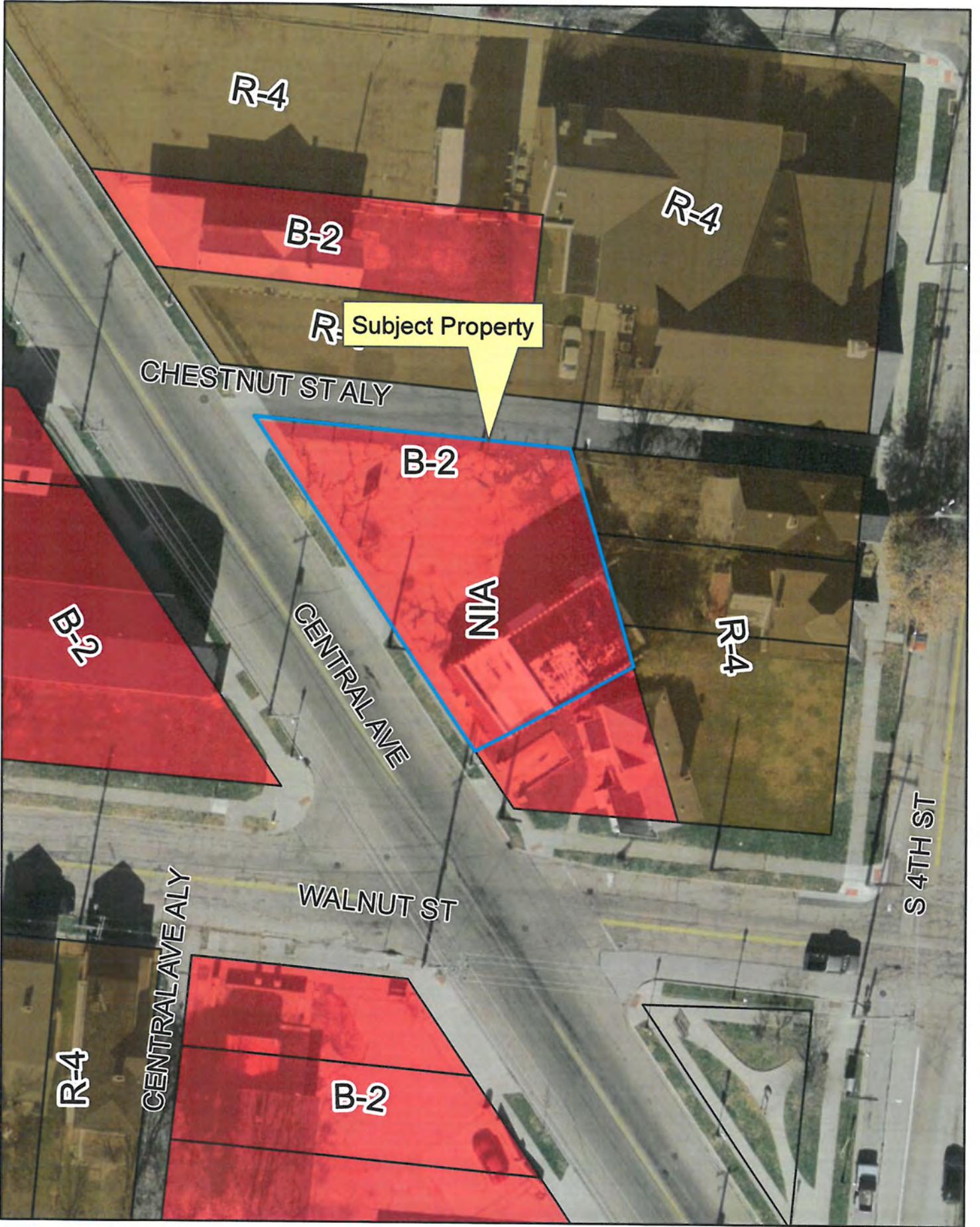


 732 Central Ave

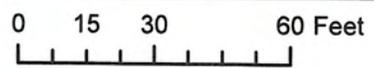
0 15 30 60 Feet



732 Central Ave
PUBLIC HEARING MAP



732 Central Ave





A164393
A164394

APPLICATION FOR CONDITIONAL USE

Please Note: The Planning Commission has no obligation to approve a Conditional Use.

The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. (HZO Section 1155.10)

Property Address: 732 - Central

Lot No(s): _____

Property Owner: John Shroy

Owner's Mailing Address: 128 - Beckett St

Applicant's Name (If different than owner): _____

Applicant's Mailing Address: _____

Applicant's Email Address: _____

Applicant's Phone Number: 513-280-2343

Previous Legal Use of Property: Residential Unit upstairs

Date Previous Use Discontinued: 1-1-14

Proposed New Use of Property: up stairs

Requesting a Conditional Use Approval from the following Sections of the Hamilton Zoning Code:

Resident Unit w. B-2.

Description of the proposed Conditional Use including nature of the business, hours of operation:

2-Bedroom Kitchen - Bath.

Parking will be provided on street inside

Applicants must include adequate information to satisfy 1155.30 – Application and Review C. Conditional Use Review Criteria – General Standards (attached to application). Please add additional sheets if more space is needed. This will assist the Planning Commission in making an informed decision on the requested Conditional Use.

(1) Is the proposed Conditional Use to be located in a district wherein such use may be permitted, subject to the requirements of this Section and the Zoning Ordinance?

yes there are other

(2) Will the proposed Conditional Use substantially or permanently injure the appropriate use of neighboring property and serve the public convenience and welfare?

No

(3) Will the proposed Conditional Use be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area?

yes rather on next door.

(4) Will the proposed Conditional Use be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools? If not, the applicant shall be responsible for the extension or establishment of any public facilities and services to effectively service the proposed Conditional Use.

yes ~~see~~ it has previously been used
As And Apartment

(5) Will the proposed Conditional Use have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets?

Extra parking on site No propose changes

(6) Will the proposed Conditional Use comply with all applicable development standards, except as specifically altered in the approved Conditional Use?

yes,

(7) Will the proposed Conditional Use be hazardous to or have a negative impact on existing or future neighboring uses?

No it was once used Rena

(8) Will the proposed Conditional Use involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district?

No

(9) Will the proposed Conditional Use impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

No

Applicants must also submit all pertinent plans of the proposed site for the Conditional Use indicating the location of all existing and proposed buildings, parking, loading, and driveway areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signage, yards and setbacks, and such other information as the Planning Commission may require to determine of the effect of the proposed Conditional Use on the surrounding neighborhood.

CERTIFICATION:

I certify that all of the information contained in this Application is complete, true and accurate.

Applicant's Signature

Date

Applicant's Printed Name

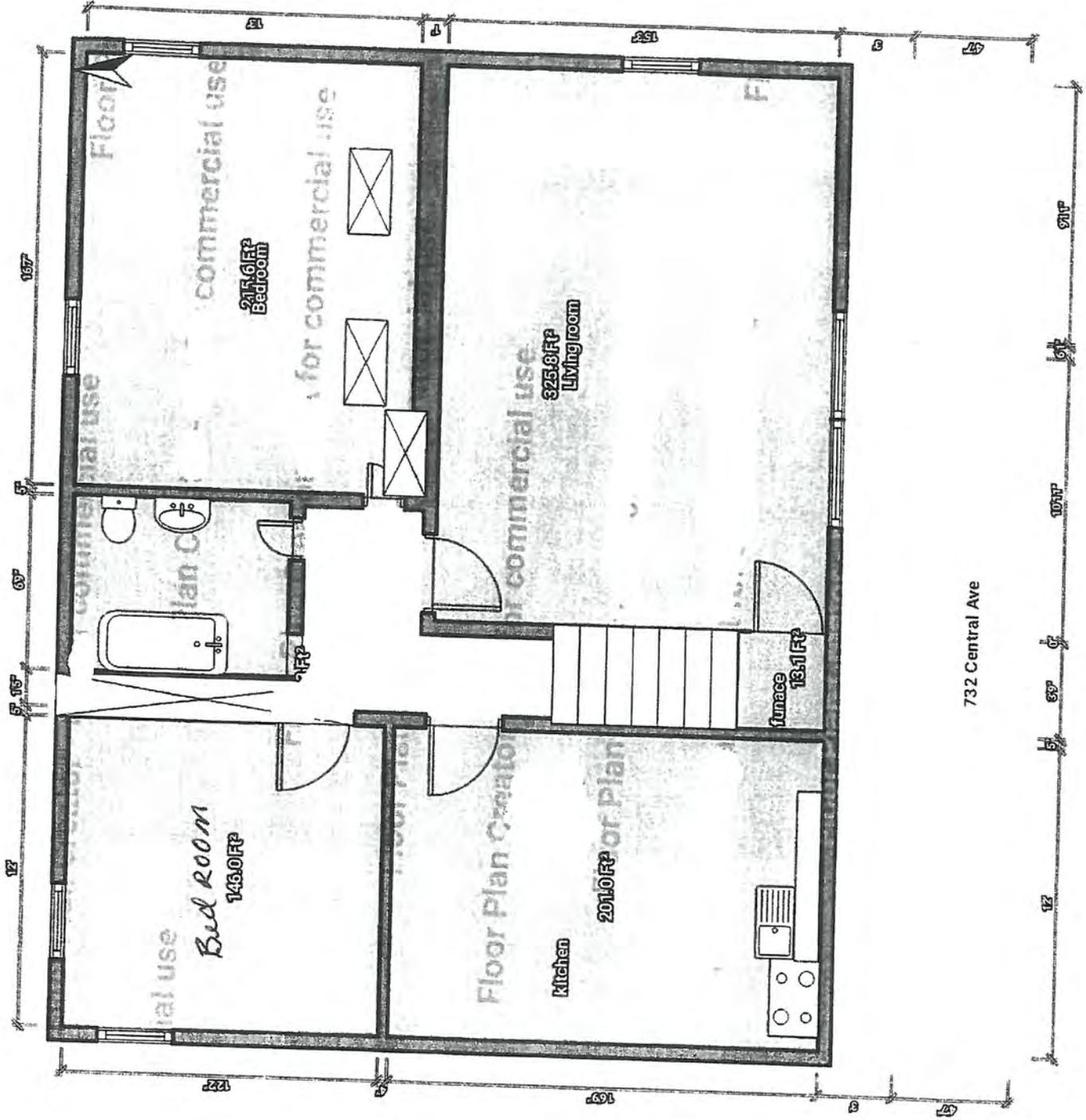
Johnathan Taylor
Property Owner's Signature

12-9-16
Date

Johnathan Taylor
Property Owner's Printed Name

11/17/2016

732 Central Ave.png







January 5, 2017

NOTICE OF PUBLIC HEARING

RE: Request by John Ingram for a Conditional Use to allow the establishment of a Residential Use on property zoned B-2 Community Business District located at 732 Central Avenue, City Lot No. Pt. 870 (John Ingram, Owner).

Dear Property Owner:

A public hearing will be held on Tuesday, January 17, 2017 at 1:30 p.m., before the City Planning Commission in the Council Chamber, First Floor, 345 High Street, Hamilton, Ohio 45011 over a Conditional Use request submitted by John Ingram to allow the establishment of a Residential Use on property zoned B-2 Community Business District located at 732 Central Avenue, City Lot No. Pt. 870.

The subject property is zoned "B-2" Community Business District and is shown on the map on the reverse of this notice. The "B-2" Community Business Zoning District is regulated by Section 1121.00 of the Hamilton Zoning Ordinance (HZO). Section 1121.39 of the HZO requires Conditional Use approval for Residential Uses use in the "B-2" zoning district, therefore a recommendation from the Planning Commission and approval from City Council is required in order to allow this proposed use.

You are a property owner within 500 feet of the Conditional Use request and as such, Planning Commission rules require that you be notified of this public hearing.

An application for this project is on file in our office and available for your review. If you have any comments concerning this matter, you may appear at the public hearing or you may forward your comments to the Planning Commission in writing for presentation at the meeting.

If you have any questions, please visit the Community Development Department located at 345 High Street, Hamilton, Ohio, or contact **John Creech** of the Community Development Department at **785-7350**.

Sincerely,

A handwritten signature in black ink, appearing to read "Eugene F. Scharf".

Eugene F. Scharf, Secretary
City Planning Commission

See Reverse Side for Public Hearing Notification Map

NEIGHBORHOOD HOUSING SERVICES
OF HAMILTON INC
100 S MARTIN LUTHER KING JR BLVD
HAMILTON OH 45011 2859

DEBORAH E JACKSON
1024 STRATFORD PL
MASON OH 45040 1017

BARBARA A RAMSEY
10705 SILVERBROOK DR
CINCINNATI OH 45240

JESSICA HIDALGO
1071 S 2ND ST
HAMILTON OH 45011 3133

RICARDO RAMIREZ HIDALGO
1117 GRAND BLVD
HAMILTON OH 45011 4055

MOLLIE AND LEONARD BLAINE
1119 CENTRAL AVE
HAMILTON OH 45011 3822

THOMAS C HENDRIX SR TRUSTEE
11273 LEANDER CT
CINCINNATI OH 45240 2205

EDITH C JAMES
1152 PINNACLE DR
COLUMBUS OH 43204 4715

LENZY HUFFMAN
11851 KNOLLSPRINGS CT
CINCINNATI OH 45246 2107

LEONARD E FLORENCE
1261 SHULER AVE
HAMILTON OH 45011 4565

JOHN & LISA INGRAM
128 BECKETT ST
HAMILTON OH 45011 3102

JOHN INGRAM
1337 CAMPBELL AVE
HAMILTON OH 45011 4305

MT OLIVE SEVENTH DAY ADVENTIST CHURCH
134 WALNUT ST
HAMILTON OH 45011 3116

PATRICIA A HURD
1340 CARVER PL
HAMILTON OH 45011 3304

MICHAEL ISREAL
1428 FAIR AVE
COLUMBUS OH 43207

R & R ENTERPRISES LLC
19 HUGHES CT
HAMILTON OH 45013 1217

DRAG BUNNY PROPERTIES LLC
19750 US HWY 287
LIVERMORE CO 80536

CARL L BROWN
2024 SUNSET DR
HAMILTON OH 45013 2241

SECOND WARD DEVELOPMENT LLC
211 E LOMBARD ST Suite 113
BALTIMORE MD 21202 6102

VANESSA JARRETT
226 WALNUT ST
HAMILTON OH 45011 3261

EMILY AND LEONARD BLAINE
229 CHESTNUT ST
HAMILTON OH 45011 3257

C/O COMMUNITY FIRST SOLUTIONS
230 LUDLOW ST
HAMILTON OH 45011 2982

ROSIE M JACKSON
THERESA G TROUTMAN
235 WALNUT ST
HAMILTON OH 45011 3231

CANDICE M WHITE
236 CHESTNUT ST
HAMILTON OH 45011 3258

ANTHONY M PRINTUP
237 WALNUT ST
HAMILTON OH 45011 3231

CURTIS HALSELL
240 WASHINGTON ST
HAMILTON OH 45011 3263

TERRY & JANICE MCKINZIE
242 WALNUT ST
HAMILTON OH 45011 3261

LULA JANE COLLINS
245 CHESTNUT ST
HAMILTON OH 45011 3257

CORNELIA R BROWN
246 CHESTNUT ST
HAMILTON OH 45011 3258

CARLO GILBERT
246 WASHINGTON ST
HAMILTON OH 45011 3281

EULALIO QUEZADA
250 WALNUT ST
HAMILTON OH 45011 3261

ANGEL MARTINEZ
252 WASHINGTON ST
HAMILTON OH 45011 3281

DENISE K RUMPH
256 WASHINGTON ST
HAMILTON OH 45011 3281

JACQUELINE LYNN CARDWELL
257 WALNUT ST
HAMILTON OH 45011 3277

MARIA ANGELES PADILLA
257 WASHINGTON ST
HAMILTON OH 45011 3262

TRACIE A HUDSON
258 WALNUT ST
HAMILTON OH 45011 3261

DARNISE COOK
261 WALNUT ST
HAMILTON OH 45011 3277

MARIE RUPERT
262 WALNUT ST
HAMILTON OH 45011 3261

CHANCEY MCKENZIE
263 WASHINGTON ST
HAMILTON OH 45011 3262

JACQUELINE ALEJO GONZALEZ
265 WALNUT ST
HAMILTON OH 45011 3277

LOVEN & CAMIERO NEAL
267 WASHINGTON ST
HAMILTON OH 45011 3262

GENERATE INVESTMENTS GROUP LLC
2729 STRUBLE RD
CINCINNATI OH 45231

ROSEMARY BAILEY
2757 RESOR RD
FAIRFIELD OH 45014 5053

ROGER DENNIS
2786 OVERDALE DR
CINCINNATI OH 45251

KATHY L DAVIS
309 WASHINGTON ST
HAMILTON OH 45011 3264

MARTHA P REYES
310 WASHINGTON ST
HAMILTON OH 45011 3265

MIGUEL ANGEL RAMIREZ ETAL
311 WASHINGTON ST
HAMILTON OH 45011 3264

MAYE GIPSON & EDDIE HILL
314 KNIGHTSBRIDGE DR Unit 7
HAMILTON OH 45011 3120

TRENTON PROPERTY MANAGEMENT LLC
3189 PRINCETON RD # 363
HAMILTON OH 45011 5338

RODOLFO MANCEBO
322 CHARLES ST
HAMILTON OH 45011 3246

RICHARD & MARGO GARRETT
324 CHESTNUT ST
HAMILTON OH 45011 3228

GERARDO ACOSTA
325 WASHINGTON ST
HAMILTON OH 45011 3264

FAHED AND MARIAM SALEM
3259 HOMEWARD WAY
FAIRFIELD OH 45014 4237

LAWRENCE EDWARD RICE
330 CHESTNUT ST
HAMILTON OH 45011 3228

FLICK PROPERTIES LLC
330 PERSHING AVE
HAMILTON OH 45011 3252

PEDRO FRANCO RIVERA
335 SOUTH FOURTH ST
HAMILTON OH 45011

VICTOR M CABRERA
336 WASHINGTON ST
HAMILTON OH 45011 3265

2507 LTD
337 LUDLOW ST
HAMILTON OH 45011 2923

REDHAWK GROUP LLC
337 LUDLOW ST Suite 3
HAMILTON OH 45011 2923

SINGLETARY EUGENE & FANNIE
3454 CHERRY HILL DR
FAIRFIELD OH 45014 5204

LORENZO JONES
351 KNIGHTSBRIDGE DR
HAMILTON OH 45011 3119

CLIFFORD N AND JACLYN K HUFF
3909 LANES MILL RD
OXFORD OH 45056 9377

KEVIN L MONEACE
415 PERSHING AVE
HAMILTON OH 45011 3253

BONNIE J KNIGHT
418 WALNUT ST
HAMILTON OH 45011 3235

ARTHUR SINGLETARY
4212 WATERFRONT CT
FAIRFIELD OH 45014 3584

MAXIMO REYES & LIDIA PEREZ
422 CHESTNUT ST
HAMILTON OH 45011 3230

BRIAN CLARK
4226 RYAN CT
HAMILTON OH 45011 8193

ANDREW G & FREDRICKA CRAWFORD
4250 STILLWELL BECKETT RD
HAMILTON OH 45013 9144

BURDELL KAISER
426 CHESTNUT ST
HAMILTON OH 45011 3230

DENNIS N BROSHEAR
4260 WALNUT ST
OXFORD OH 45056 9305

ROBERT L HARRIS TR
MICHELL L WILSON TR
429 S SECOND ST
HAMILTON OH 45011 2935

FRANK JACKSON
430 CHESTNUT ST
HAMILTON OH 45011 3230

BENJAMIN CERNA
433 CHESTNUT ST
HAMILTON OH 45011 3229

LAVERNE W COLLIGAN
451 SOUTH 3RD ST
HAMILTON OH 45011

VICTOR L DAVIS
453 HEDGINGTON CT
HAMILTON OH 45013 3234

FU RUI PAN
4548 STONEHAVEN DR
HAMILTON OH 45011

JOYCE A BEMBRY ETAL
507 S 11TH ST
HAMILTON OH 45011 3724

MARVIN HENDRIX
519 S MONUMENT AVE
HAMILTON OH 45011 2909

HAZEL L PRESLEY
527 KNIGHTSBRIDGE DR
HAMILTON OH 45011 3123

VBOH ANNEX LLC
5550 HUBER RD
HUBER HEIGHTS OH 45424

DARELL HERSHNER
5673 KRYSTAL CT
CINCINNATI OH 45252

FIRST AND LAST LLC
5820 SARANAC AVE
CINCINNATI OH 45224 3035

PAUL KREMER
5925 FURLONG WAY
HAMILTON OH 45011

QBP PROPERTIES LLC
5925 FURLONG WAY
HAMILTON OH 45011 7317

ISIAH AND LUCY MAE COLEMAN
602 S 4TH ST
HAMILTON OH 45011 3204

BELINDA JOYCE WARREN
6111 STONEHILL DR
FAIRFIELD OH 45014 5327

HENRY ROBERT LUNBLAD III
622 S FOURTH ST
HAMILTON OH 45011 3641

DAN & JUANITA HOWARD
629 S 4TH ST
HAMILTON OH 45011 3203

RETHA BROW
CANDELARIO CRAWFORD
701 MARTIN LUTHER KING BLVD
HAMILTON OH 45011

DNL PROPERTY MANAGEMENT LLC
7015 RED ASH CT
HAMILTON OH 45011 5673

CLARA HENRY
707 S MARTIN LUTHER KING JR BLVD
HAMILTON OH 45011 3213

PILGRIM BAPTIST CHURCH
OF HAMILTON INC
710 S 4TH ST
HAMILTON OH 45011 3206

PILGRIM BAPTIST CHURCH
711 S FOURTH ST
HAMILTON OH 45011

EBONY CURRY
714 CENTRAL AVE
HAMILTON OH 45011 3224

JUAN & DEBRA THOMPSON
716 S 4TH ST
HAMILTON OH 45011 3206

STEPHEN T GAY
717 MARTIN LUTHER KING JR BLVD
HAMILTON OH 45011 3213

MARIA GUADALUPE
PADILLA GONZALEZ
719 S FOURTH ST
HAMILTON OH 45011 3746

DONALD A & REBECCA L MILLER
7232 PARK AVE
CINCINNATI OH 45231

CLEMIE PALMER ETAL
726 S FOURTH ST
HAMILTON OH 45011

GUANGYUN SUN
HONG CHENG
7952 MISTY SHORE DR
WEST CHESTER OH 45069

SYLVIA ANN JACKSON
804 S 4TH ST
HAMILTON OH 45011 3208

MARTHA GALLARDO
809 S MARTIN LUTHER KING JR BLVD
HAMILTON OH 45011 3215

FRANCISCO PATINO
MARINA BENJUMEA
810 FRANCIS AVE
HAMILTON OH 45011 3282

PHYLLIS ANN DANIELS
821 CENTRAL AVE
HAMILTON OH 45011 3225

DELDRA THOMAS
823 CENTRAL AVE
HAMILTON OH 45011 3225

MARINO PEREZ DOTEI
825 CENTRAL AVE
HAMILTON OH 45011 3225

CLEVELAND D BAILEY
827 MARTIN LUTHER KING JR BLVD
HAMILTON OH 45011 3215

CURTIS & EMMA BRADBURY
845 CENTRAL AVE
HAMILTON OH 45011 3275

BESSIE S HARVEY
900 CREEKSIDE ST
DAYTON OH 45427 2728

BANK OF AMERICA
9000 SOUTHSIDE BLVD Building 700
JACKSONVILLE FL 32256

MARTHA M WILSON
901 ALLEN AVE
HAMILTON OH 45015 2012

RICHARD A & TINA L HARRIS
902 LUDLOW ST
HAMILTON OH 45011 3654

LARRY COMBS
942 S 12TH ST
HAMILTON OH 45011 3913

ELMER G ASHER
988 GARVER RD
MIDDLETOWN OH 45044 8929

ESSEX J AND VALERIE SHEPHERD
PO BOX 1109
HAMILTON OH 45012 3235

S T F Y PROPERTIES
PO BOX 1128
HAMILTON OH 45012 1128

NICHOLAS J DIGONNO
PO BOX 1128
HAMILTON OH 45012 1128

MARVIN SUTTON
C/O JOHN FAIRFAX
PO BOX 1251
HAMILTON OH 45012 1251

ARISTOCRAT REAL ESTATE LLC
PO BOX 13010
HAMILTON OH 45013 0128

BRUCE GODDARD
PO BOX 284
AURORA IN 47001 1119

GARTLAND PROPERTIES LLC
PO BOX 498303
CINCINNATI OH 45249 7303

TIER ONE PROPERTIES LLC
PO BOX 53466
CINCINNATI OH 45253 0466

1121.00 "B-2" COMMUNITY BUSINESS DISTRICT

- 1121.10 Purpose: It is the purpose of the "B-2" District to permit and to encourage the establishment of commercial shopping centers which offer a wide variety of consumer goods and services. It is intended that the Community Business District serve a larger population and larger area than the "B-1" District and, where located along major highways and thoroughfares, accommodate primarily automotive- oriented establishments.
- 1121.20 Principal Permitted Uses: No building, structure or land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses, except as provided in Section 1109.00 above.
- 1121.21 General: All principal or conditionally permitted uses as regulated in the "B-1" Local Commercial District, except as hereafter modified.
- 1121.22 Retail Stores: Any retail store.
- 1121.23 Personal Services and Business Services:
- A) Any personal service establishment.
 - B) Post offices and telegraph offices.
 - C) General business services.
 - D) Eating and drinking places: bars, restaurants, cocktail lounges, subject to all applicable regulations and such permits and licenses as may be required by law.
 - E) Entertainment: night clubs, theaters (not including drive-in theaters), billiard parlors, pool halls, bowling alleys, and similar enterprises, subject to all applicable regulations and such permits and licenses as may be required by law.
 - F) Building materials and hardware, primarily for retail.
 - G) Upholstery shops.
- 1121.24 Processing: Bakery, catering establishment, laundry or dyeing and cleaning works. (OR 2014-5-34)
- 1121.25 Ice Storage and Distribution Station: Limited to five (5) tons capacity.
- 1121.26 Minor Fabricating and Repair: Plumbing shop, painting and decorating shop, tinsmith shop, electric repair shop (OR2014-8-72).
- 1121.27 Prohibited Use: Medical Marijuana Sales: As Defined in Section 1108.00 (OR2015-2-14)

1121.30 Conditional Uses: The following uses shall be permitted only if specifically authorized by the City Council in accordance with the provisions in Section 1155.00. (REVISED OR2015-9-80)

1121.31 Commercial Recreation: Any type of commercial recreation including baseball fields, swimming pools, skating rinks, golf driving ranges, drive-in theaters, and similar open air facilities, provided such use of property shall be located not less than one hundred (100) feet from any Residential District.

1121.32 Animal Hospitals, Veterinary Clinics: Kennels for display, boarding or treatment of pets and other domestic animals; provided that any structure or area used for such purposes, including pens and exercise yards, shall be located at least one hundred (100) feet from any Residential District and that such pens or exercise runs shall be enclosed on four sides by a sight obscuring, unpierced fence or wall at least five (5) feet in height.

1121.33 Farm Implement Sales: (REVISED: OR2014-8-72)

As Defined in Section 1108.00 and must comply with the following conditions:

- Minimum lot area 20,000 square feet.
- Minimum lot width 100 feet and must be located along a street classified as major arterial, minor arterial, or a collector street, in accordance with the City of Hamilton Street Designation.
- Any repair and services area must be located within an enclosed building.
- No junk, inoperative or unlicensed automobiles, except for the inventory of new or used automobiles for sale, or automobiles awaiting repair, shall be permitted outside of any building. Automobiles awaiting repair may not be stored on the lot for more than 30 days.
- The only automobile repair and services permitted to be performed outside of a building shall include but not be limited to the dispensing of fuel, oil, air, and other common vehicular liquids and lubricants and minor repair such as fuse, light bulb, windshield wiper replacement, etc.
- Hazardous Materials. All automotive fluids, tires, batteries, and other discarded hazardous materials must be recycled or removed in accordance with local, state and federal standards.
- Indoor Storage. Used or discarded automotive parts or equipment, not including hazardous materials as mentioned above must be stored inside a building.
- Building Openings. There may not be any openings in side walls, rear walls or roofs within 50 feet of a residential district, unless the openings are stationary windows or required fire exits.
- Vehicular access drives shall be limited to more than one (1) access drive per street frontage, unless otherwise approved by the City Traffic Engineer.
- Proposed building and site shall comply with Section 1111.00 Architectural, Landscaping, Design, Building & Site Development Regulations.

1121.34 Public Utility Stations and Services, together with Public Works Facilities (Repealed OR 2014-5-34)

- 1121.35 Instant Bingo: Instant Bingo, as defined in Section 1108.00, subject to the regulations in Section 1121.35.1, and any other conditions imposed by the City Council in accordance with the provisions of Section 1155.00 hereof. (OR 99-7-63) (REVISED OR2015-9-80)
- 1121.35.1 Instant Bingo Regulations: The use of any building, structure, or premises to distribute, transfer or sell an instant bingo ticket may only be operated by bone fide charitable organizations permitted by Chapter 517 of the Codified Ordinances of the City of Hamilton which are also in compliance with Sections 2915.01 through 2915.12 of the Ohio Revised Code. (OR 99-7-63)
- 1121.36 Mortuaries: With crematory services.
- 1121.37 Printing establishments: Printing establishments, including letterpress, screen printing and lithographing. Not included are large printing/publishing operations using multi-form, continuous form, web printing or other similar equipment. All loading docks and doors shall be at least one hundred (100) feet from any abutting Residential District. (OR 82-7-44)
- 1121.38 Adult Businesses: Adult Businesses, as defined in Section 1108.00, are permitted, subject to the regulations in Section 1121.382. (OR 96-8-85)
- 1121.38.1 Purpose: The purpose of the regulations on Adult Businesses is to promote the peace, health, safety, and general welfare of the citizens of the City, and to establish reasonable and uniform regulations to prevent deleterious effects of Adult Businesses within the City. These regulations have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is not the intent or effect of the regulations to restrict or deny adults access to sexually oriented materials protected by the First Amendment, or to deny the distributors and exhibitors of sexually oriented entertainment access to their intended market. Neither is it the intent or effect of the regulations to in any way condone or legitimize the distribution of material obscene or harmful to minors.

1121.38.2 Adult Business Regulations: Adult Businesses must comply with the following regulations:

- A) Adult Businesses shall not be located within a radius of 500 feet of any Residential District.
- B) Adult Businesses shall not be located within a radius of 500 feet of any form of day-care facility as defined and regulated by R.C. Chapter 5104, nor any school or teaching facility, including home nursery schools, whether public or private, governmental or commercial, where the day-care, school or teaching facility is attended by persons under eighteen (18) years of age.
- C) Adult Businesses shall not be located within a radius of 500 feet of any other adult business.
- D) Adult Businesses shall only be open for public access between 12:00 pm and 1:00 am.
- E) Off-street parking shall be provided in accordance with the Hamilton Zoning Ordinance. Retail establishments such as Adult Bookstores shall comply with Section 1137.28(c)(1), while establishments more closely oriented towards the provision of entertainment such as Adult Motion Picture Theaters and Adult Cabarets shall comply with either Section 1137.28(c)(8)(aa) or Section 1137.28(c)(8)(cc), respectively.
- F) Displays or other promotional material shall not be shown or exhibited so as to be visible to the public from pedestrian sidewalks or walkways, or from other areas, either public or semi-public.
- G) All building openings, entries, windows, etc. for adult uses shall be located, covered, or serviced in such a manner as to prevent a view into the interior from any public or semi-public area, sidewalk, or street. For new construction, the building shall be oriented so as to minimize any possibility of viewing the interior from public or semi-public areas.
- H) No viewing screens, surface loudspeakers or sound equipment shall be used for adult motion picture theaters (enclosed or drive-in) or other adult business that can be seen or discerned by the public from public or semi-public areas.
- I) All displays, exhibits, materials, performances, entertainment, and activities at adult businesses, except for adult drive-in theaters, shall be conducted inside the structure located on the premises and shall not be visible from outside the premises. This prohibition shall not extend to advertising of the existence or location of such adult business.
- J) The measure of distance for purposes of this section shall be from property line to property line along the shortest possible course, regardless of any customary or common route or path of travel.

1121.39 Single and Multi-Family Dwelling Units: (Revised OR 2014-9-90)

1121.39.1 Hotels (OR 2014-5-34)

1121.39.10 Sweepstakes/Internet Cafe: Sweepstakes/internet cafes, as defined in Section 1108.00, subject to the regulations in this Section of the zoning ordinance and any other conditions imposed by the City Council in accordance with the provisions of Section 1155.00 hereof. Sweepstakes/internet cafes shall be conditionally permitted with the following conditions: (OR2012-2-9) (REVISED OR2015-9-80)

1. No sweepstakes/internet cafe shall be located within five hundred (500) feet from the boundaries of a parcel of real estate having situated on it a school, public library, public playground, church, or religious institution. (OR2012-2-9)
2. No sweepstakes/internet cafe shall be located within five hundred (500) feet from the boundaries of a parcel of real estate having situated on it any establishment that has been issued a liquor permit by the State of Ohio. (OR2012-2-9)
3. No sweepstakes/internet cafe shall be located within five hundred (500) feet from the boundaries of a parcel of real estate having situated on it another sweepstakes/internet cafe. (OR2012-2-9)
4. A sweepstakes/internet cafe must be registered with and licensed by the City of Hamilton in accordance with Chapter 756 of the Codified Ordinances of the City of Hamilton. If at anytime said license should lapse for any reason the conditional use will be immediately revoked and will require another hearing before the Planning Commission before it may be reinstated. (OR2012-2-9) (REVISED OR2015-9-80)
5. If in the future the State of Ohio deems sweepstakes/internet cafes illegal or regulates them in a different manner the conditional use may be invalidated and revoked. (OR2012-2-9)

1121.39.2 Residential Facility, Small: As Defined in Section 1108.00 (OR 2014-8-71)

1121.39.20 Pawn Shops (OR 2014-5-34)

1121.39.21 Check Cashing (OR 2014-5-34)

1121.39.22 Bail Bonds (OR 2014-5-34)

1121.39.23 Pay Day Lending (OR 2014-5-34)

1121.39.24 Car Title Loan Business (OR 2014-5-34)

1121.39.25 Tattoo & Piercing (OR 2014-5-34)

1121.39.26 Automotive Service and Minor Repair: (OR 2014-8-72)

As Defined in Section 1108.00 and must comply with the following conditions:

- Minimum lot area 20,000 square feet.
- Minimum lot area with accessory Car Wash 40,000 Square Feet.
- Minimum lot width 100 feet and must be located along a street classified as major arterial, minor arterial, or a collector street, in accordance with the City of Hamilton Street Designation.
- Facilities that are located on a corner lot shall have a minimum of 100 feet frontage on each street;
- Any automobile awaiting minor repair may be permitted outside of a building. Automobiles awaiting repair may not be stored on the lot for more than 30 days.
- Automobiles awaiting repair, shall be located on a paved surface and shall be setback a minimum of ten (10) feet from any property line. The area for vehicles shall comply with the side and rear building setback requirements set for the district in which the lot is located or be at least ten (10) feet, whichever is greater. All areas not used for parking of vehicles shall be landscaped according to the requirements of Section 1111.20.
- An accessory automated car wash is permitted within a completely enclosed building and shall have a minimum lot size of 40,000 square feet. The location of access drives shall be placed as far as possible from the intersection.
- Vacuuming or steam cleaning equipment may be located outside a building but shall not be placed closer than fifty (50) feet to any adjoining residential property and at least twenty (20) feet from a public right-of-way.
- Parking and related driveways and paved areas may be erected in a front yard, but not less than 20 feet from any property line.
- The only services permitted to be performed outside of a building shall include but not be limited to the dispensing of fuels, oil, air, and other common vehicular liquids and lubricants and minor repair such as fuse, light bulb, windshield wiper replacement, etc.
- Any repair and services area must be located within an enclosed building.
- No junk, inoperative or unlicensed automobiles, except for the inventory of new or used automobiles for sale, or automobiles awaiting repair, shall be permitted outside of any building. Automobiles awaiting repair may not be stored on the lot for more than 30 days.
- The only automobile repair and services permitted to be performed outside of a building shall include but not be limited to the dispensing of fuel, oil, air and other common vehicular liquids and lubricants and minor repair such as fuse, light bulb, windshield wiper replacement, etc.
- Hazardous Materials. All automotive fluids, tires, batteries, and other discarded hazardous materials must be recycled or removed in accordance with local, state and federal standards.
- Indoor Storage. Used or discarded automotive parts or equipment, not including hazardous materials as mentioned above must be stored inside a building.
- Building Openings. There may not be any openings in side walls, rear walls or roofs within 50 feet of a residential district, unless the openings are stationary windows or required fire exits.
- Vehicular access drives shall be limited to no more than one (1) access drive per street frontage, unless otherwise approved by the City Traffic Engineer.
- Proposed building and site shall comply with Section 1111.00 Architectural, Landscaping, Design, Building & Site Development Regulations.

1121.39.27 Automobile and Other Vehicle Sales: (OR2014-8-71)

As Defined in Section 1108.00 and must comply with the following conditions:

- Minimum lot area 20,000 square feet.
- Minimum lot width 100 feet and must be located along a street classified as major arterial, minor arterial or a collector street, in accordance with the City of Hamilton Street Designation.
- Any automobile for sale, or automobiles awaiting minor repair, may be permitted outside of a building. Automobiles awaiting repair may not be stored on the lot for more than 30 days.
- Display of automobiles for sale, or awaiting minor repair, shall be located on a paved surface and shall be setback a minimum of ten (10) feet from any property line. The outdoor display area for vehicles shall comply with the side and rear building setback requirements set for the district in which the lot is located or be at least ten (10) feet, whichever is greater. All areas not used for parking or display of vehicles shall be landscaped according to the requirements of Section 1111.20.
- Any repair and services area must be located within an enclosed building.
- No junk, inoperative or unlicensed automobiles, except for the inventory of new or used automobiles for sale, or automobiles awaiting repair, shall be permitted outside of any building. Automobiles awaiting repair may not be stored on the lot for more than 30 days.
- The only automobile repair and services permitted to be performed outside of a building shall include but not be limited to the dispensing of fuel, oil, air, and other common vehicular liquids and lubricants and minor repair such as fuse, light bulb, windshield wiper replacement, etc.
- Hazardous Materials. All automotive fluids, tires, batteries, and other discarded hazardous materials must be recycled or removed in accordance with local, state and federal standards.
- Indoor Storage. Used or discarded automotive parts or equipment, not including hazardous materials as mentioned above must be stored inside a building.
- Building Openings. There may not be any openings in side walls, rear walls or roofs within 50 feet of a residential district, unless the openings are stationary windows or required fire exits.
- Vehicular access drives shall be limited to no more than one (1) access drive per street frontage, unless otherwise approved by the City Traffic Engineer.
- Proposed building and site shall comply with Section 1111.00 Architectural, Landscaping, Design, Building & Site Development Regulations.

1121.39.28

Automobile Washing Facilities (Car Wash): (OR 2014-8-71)

As Defined in Section 1108.00 and must comply with the following conditions:

- Minimum lot area 20,000 square feet.
- Minimum lot width 100 feet and must be located along a street classified as major arterial, minor arterial or a collector street, in accordance with the City of Hamilton Street Designation.
- Automobile washing structures shall be located at least fifty (50) feet from any adjoining residential property.
- A solid wall, fence or landscaping, a minimum of six (6) feet in height shall separate an automobile washing facility from adjoining residential property.
- All automated automobile washing facilities shall be located entirely within an enclosed building, except that entrance and exit doors may be left open during the hours of operation.
- Vacuuming or steam cleaning equipment may be located outside a building, but shall not be placed closer than fifty (50) feet to any adjoining residential property and at least twenty (20) feet from a public right-of-way.
- Off-street parking and waiting space shall be provided for auto washing facilities as specified in Section 1137.27.C, Off-Street Parking and Loading Regulations. Waiting spaces shall not block or otherwise interfere with site circulation patterns.
- Vehicular access shall be provided from a thoroughfare street and access shall be limited to no more than one (1) access drive per street frontage. The location of access drives shall be placed as far as possible from the intersection unless otherwise approved by the City Traffic Engineer.
- Any repair and services area must be located within an enclosed building.
- No junk, inoperative or unlicensed automobiles, except for the inventory of new or used automobiles for sale, or automobiles awaiting repair shall be permitted outside of any building. Automobiles awaiting repair may not be stored on the lot for more than 30 days.
- The only automobile repair and services permitted to be performed outside of a building shall include but not be limited to the dispensing of fuel, oil, air, and other common vehicular liquids and lubricants and minor repair such as fuse, light bulb, windshield wiper replacement, etc.
- Hazardous Materials. All automotive fluids, tires, batteries, and other discarded hazardous materials must be recycled or removed in accordance with local, state, and federal standards.
- Indoor Storage. Used or discarded automotive parts or equipment, not including hazardous materials as mentioned above must be stored inside a building.
- Building Openings. There may not be any openings in side walls, rear walls or roofs within 50 feet of a residential district, unless the openings are stationary windows or required fire exits.
- Vehicular access drives shall be limited to no more than one (1) access drive per street frontage, unless otherwise approved by the City Traffic Engineer.
- Proposed building and site shall comply with Section 1111.00 Architectural, Landscaping, Design, Building & Site Development Regulations.

1121.39.3 Residential Facility, Large: (OR 2014-8-71)

As Defined in Section 1108.00 and must comply with the following conditions:

In order to prevent the excessive concentration of Large Residential Facilities and to avoid impacting a residential block or neighborhood, the City shall not grant a conditional use which would permit more than one Large Residential Facility within the same block or within a 500 foot radius of another Large Residential Facility.

1121.40 Accessory Uses And Buildings: Any accessory use, building or structure customarily incident to a principal permitted use, located on the same lot herewith.

1121.50 Requirements: The following requirements shall be observed:

1121.52 Non-Objectionable Uses: No processes and equipment shall be employed or goods sold which are objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, vibration, radiation, refuse matter or water carried waste, in accordance with Section 1139.00.

1121.53 Maximum Building Height: No principal structure shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height and no accessory structure shall exceed twenty (20) feet in height.

1121.54 Minimum Lot Area: For residential uses, the minimum lot area shall be five thousand (5000) square feet.

1121.54.1 Minimum Lot Front Width: Fifty-Five (55) feet wide at building setback line. The minimum lot width may be decreased at the discretion of the Planning Commission after consideration of the typical widths of lots in the immediate vicinity within a three-hundred foot radius. (OR 97-7-71)

1121.55 Minimum Lot Area Per Dwelling Unit: Two thousand (2000) square feet per dwelling unit. (OR 96-12-134)

1121.56 Yards and Lot Area Coverage: Front, rear and side yards are required as defined in Section 1108.00, as modified in Section 1131.00 and as specified herein below; and the maximum lot area that may be covered by principal buildings, accessory buildings and parking spaces or garages, exclusive of areas used for walkways, access drives, and landscape elements shall not exceed the percentage of total lot areas as specified herein below.

B-2

BUILDING HEIGHT	FRONT YARD	REAR YARD	SIDE YARDS LEAST WIDTH AND SIDE YARDS SUM OF LEAST WIDTH	MAXIMUM LOT AREA COVERAGE
Up to and including 35 feet	25 feet	25 feet	None except when the side yard adjoins a residential district, in which case a minimum side yard of eight (8) feet is required for buildings fifty (50) feet or less in length. The side yard shall be increased one (1) foot for each additional ten (10) feet of building length along the side yard to a maximum of twenty (20) feet.	Not Applicable

1121.56.1 Non-Residential Use: (OR 85-1-6)

1121.56.2 Front Yard: Twenty-five (25) feet except as modified by Section 1131.31 hereof. (OR 84-11-95)

1121.56.3 Residential Use: Same as specified in the "R-O" District.

1121.57 Off-Street Parking and Loading: Off-street parking and loading facilities shall be provided as specified in Section 1137.00.



For the Planning Commission Meeting of January 17, 2017

To: Planning Commission

From: John Creech

Subject: AGENDA ITEM #3

Request by Kevin Marino, on behalf of KOI Enterprises, Inc., for a Conditional Use to allow a Landscaping Company (i.e. exterior storage of supplies and equipment) on property zoned "I-1" Limited Industrial District located at 611 Maple Ave (City Lot Nos. PT 522, 523, 375, 1973, 1972, 1971, 1970, 1969, 1968, 1967, 1966, 26425, & 1963) (Kevin Marino/KOI Enterprises, Inc., Applicant/Owner).

Date: January 12, 2017

BASIC INFORMATION		
Applicant/Property Owner	Kevin Marino/ KOI Enterprise, Inc., Applicant/Owner	
Architect/Engineer/Consultant	N/A	
Size of Property	1.4 Acres Approx	
Current Zoning	I-1 Limited Industrial District	
Proposed Use: Conditional Use	Landscaping Company (i.e. exterior storage of supplies and equipment)	
Comp. Plan Land Use Designation	Industrial	
Special Purpose/CRA	N/A	
ADJACENT LAND USE/ZONING INFORMATION		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Industrial	I-1 Limited Industrial District
South	Residential	R-4 Multi-Family Residential District
East	Industrial	I-1 Limited Industrial District
West	Residential	I-1 Limited Industrial District
ZONING/DIMENSIONAL INFORMATION		
	<i>Minimum Required</i>	<i>Existing/Proposed</i>
Minimum Lot Area	N/A	1.4 Acres Approx
Minimum Lot Width	N/A	+450 LF
Minimum Front Yard Setback	N/A	N/A
Minimum Side Yard Setback	N/A	N/A
Minimum Rear Yard Setback	N/A	N/A
Maximum Bldg. Height	N/A	N/A
Other Requirements	N/A	N/A

Introduction:

This is a request submitted by Kevin Marino, on behalf of KOI Enterprises, Inc., for a Conditional Use to allow the establishment of a Landscaping Company (i.e. exterior



storage and equipment) to operate on the property located at 611 Maple Avenue on City Lot Nos. PT 522, 523, 375, 1973, 1972, 1971, 1970, 1969, 1968, 1967, 1966, 26425, & 1963 (Exhibit A). The property is zoned I-1 Limited Industrial zoning district (Exhibit B) and measures approximately 1.4 acres and is comprised of 13 separate parcels, located on the southwest corner of Maple Avenue and South 7th Street. Exterior Storage of materials and equipment such as vehicles, trucks, trailers, supplies, and landscaping material is a Conditional Uses in the I-1 Industrial Zoning District and requires review by the Planning Commission (Section 1121.39.27) and approval by City Council.

Proposed Project:

The proposed project involves the establishment of a landscaping business on the subject property. The application states that the “Property to house K&R Lawn and Landscaping LLC offices for business operation. Storage of trucks and trailers, and palleted stone material. Houses of operation are 7AM to 7PM, seven days a week. Not open to public- No retail sales.”

A site plan submitted by the applicant indicates exterior areas of the subject property that are proposed for employee parking and business vehicle parking, and pallet and stone storage. In addition, the site plan indicates areas along the exterior boundaries of the property that are proposed for landscaping, identified as “planting of trees and flowers”. The site plan also shows portions of an existing chain link fence that is proposed for repair. The existing chain link fence is approximately six (6’) feet in height and surrounds the property with the exception of a large portion of the Maple Avenue frontage. Individual employee or vehicular parking spaces are not identified or designated on the site plan. Vehicular access to the property appears to be from four (4) existing driveways along Maple Avenue.

No detailed landscaping plan was submitted as part of the application, only areas along the exterior boundaries of the property that are proposed for landscaping, identified as “planting of trees and flowers”. It is not clear from the information submitted if the fence repair or proposed planting of trees or flowers will adequately screen the exterior storage areas. It is assumed that vehicles used in the course of landscaping operations may from time to time return to the property with refuse, clippings, or discarded landscaping material on board which could be seen from adjacent properties.

No additional information was submitted as part of the site plan that addresses landscaping, refuse and service areas, or signage.

CONDITIONAL USE REVIEW

1155.10 – Conditional Uses:

1. The Planning Commission (PC) shall review and make a recommendation to City Council, in accordance with the provisions of this Ordinance for applications for Conditional Uses. The PC shall review the particular facts and circumstances of each proposed Conditional Use, and if recommending



approval shall find adequate evidence that the proposed conditional use complies with the General Standards applicable to all Conditional Uses found in 1155.30. (REVISED OR2015-9-80)

2. The PC has no obligation to recommend approval of a Conditional Use, and City Council has no obligation to approve a Conditional Use. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the PC that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. (REVISED OR2015-9-80)
3. In considering an application for a Conditional Use, the PC and City Council shall give due regard to the nature and condition of all adjacent uses and structures and in recommending approval of a conditional use may impose such requirements and conditions, in addition to any expressly stipulated in this Ordinance, as the PC may deem necessary for the protection of adjacent properties and the public interest. (REVISED OR2015-9-80)

Section 1155.00 which regulates Conditional Uses states the following:

1155.30 – Application and Review

The applicant shall submit an application to the Department of Community Development for a Conditional Use along with applicable fee. The applicant shall submit at least the following supporting information to be considered for a Conditional Use.

- A. A written description of the proposed Conditional Use including nature of the business and hours of operation. The written description of the proposed Conditional Use should further address the nine (9) Conditional Use Review Criteria below in Section 1155.30.C. The written description of the proposed Conditional Use is attached to this report (attached as Exhibit C).
- B. Plans of the proposed site for the Conditional Use indicating the location of all existing and proposed buildings, parking, loading, and driveway areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signage, yards and setbacks, and such other information as the PC may require to determine of the effect of the proposed Conditional Use on the surrounding neighborhood. (REVISED OR2015-9-80). The plans of the proposed Conditional Use are attached to this report (attached as Exhibit C).

C. Conditional Use Review Criteria – General Standards



In reviewing an application for a Conditional Use, the PC shall consider whether there is adequate evidence that the proposed Conditional Use is consistent with the nine (9) General Standards below.

- (1) The proposed Conditional Use is to be located in a district wherein such use may be permitted, subject to the requirements of this Section and the Zoning Ordinance.** Exterior Storage of materials and equipment such as vehicles, trucks, trailers, supplies, and landscaping material is a Conditional Uses in the I-1 Industrial Zoning District. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. The applicant stated that *“Yes, property is zoned light industrial.”* This information is attached to this report (attached as Exhibit C).
- (2) The proposed Conditional Use will not substantially or permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.** The applicant stated that *“No, the company nor its employees will not cause any injury to the neighboring properties. Fences will be mended and screened.”* This information is attached to this report (attached as Exhibit C).
- (3) The proposed Conditional Use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area.** The applicant stated that *“We do not plan to change the essential character of the area, but plan to beautify the property by planting new trees and flowers on curb areas and paint existing fence.”* This information is attached to this report (attached as Exhibit C).
- (4) The proposed Conditional Use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools. If not, the applicant shall be responsible for the extension or establishment of any public facilities and services to effectively service the proposed Conditional Use.** The applicant stated that *“No the company will not need to alter the public facilities of the property to operate.”* This information is attached to this report (attached as Exhibit C).
- (5) The proposed Conditional Use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets.** The applicant stated that *“No, the property has adequate paved parking for all employees and vehicles used by the company.”* This information is attached to this report (attached as Exhibit C).



- (6) **The proposed Conditional Use will comply with all applicable development standards, except as specifically altered in the approved Conditional Use.** The applicant stated that *“Yes, our company does not plan to alter the building or property in anyway except for cosmetic fixes to beautify the property.”* This information is attached to this report (attached as Exhibit C).
- (7) **The proposed Conditional Use will not be hazardous to or have a negative impact on existing or future neighboring uses.** The applicant stated that *“No, our company does not store any hazardous chemicals or materials.”* This information is attached to this report (attached as Exhibit C).
- (8) **The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.** The applicant stated that *“No.”* This information is attached to this report (attached as Exhibit C).
- (9) **The proposed Conditional Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.** The applicant stated that *“No.”* This information is attached to this report (attached as Exhibit C).

Summary Review of Conditional Use Standards:

Section 1155.10.2 confirms that the Planning Commission has no obligation to approve a Conditional Use. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed.

Notification

Public Hearing Notices were mailed to the owners of 100 properties within 500 feet of the property in question. There were no objections expressed to the proposed conditional use for 611 Maple Avenue as of the date of the report was prepared for the Planning Commission.

Review and Findings:

A review of the nine Conditional Use Review Criteria found in Section 1155.30 (Exhibit C) provides the Planning Commission with the basic facts and circumstances of the proposed Conditional Use. After consideration of the Conditional Use Review Criteria and the information provided by the applicant there is sufficient reason in the



findings below to consider **denial** of the Conditional Use, specifically with respect to Conditional Use Review Criteria #3, #7 and #9 as outlined below:

1. #3 - The proposed use will not be harmonious with the existing or intended character of the general vicinity, and the use will change the essential character of the area. The immediate area is a mix of residential and industrial/commercial uses. However, the proposed landscaping company which includes the “storage of trucks and trailers, and palleted stone material” in the open air could have a negative visual impact on abutting properties thereby not being harmonious with the existing or intended character of the general vicinity. The site plan submitted does not demonstrate that the proposed exterior storage can be effectively screened from adjacent properties.
2. #7 - The proposed use will be hazardous to or have a negative impact on existing or future neighboring uses. The immediate area is a mix of residential and industrial/commercial uses. However, the proposed landscaping company which includes the “storage of trucks and trailers, and palleted stone material” in the open air could have a negative visual impact on abutting properties thereby having a negative impact on existing or future neighboring uses. The site plan submitted does not demonstrate that the proposed exterior storage can be effectively screened from adjacent properties.
3. #9 - The proposed use will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The immediate area is a mix of residential and industrial/commercial uses. However, the proposed landscaping company which includes the “storage of trucks and trailers, and palleted stone material” in the open air could have a negative visual impact on abutting properties thereby impeding the normal and orderly development and improvement of surrounding properties. The site plan submitted does not demonstrate that the proposed exterior storage can be effectively screened from adjacent properties.

Recommendation:

If the Planning Commission denies the proposed Conditional Use the Department of Community Development recommends that the Planning Commission utilize the following motion:

The Planning Commission recommends that City Council deny the proposed conditional use for 611 Maple Avenue on City Lot Nos. PT 522, 523, 375, 1973, 1972, 1971, 1970, 1969, 1968, 1967, 1966, 26425, & 1963 after holding a public hearing, consideration of the site plan, written description provided by the applicant,



findings, and review of the Conditional Use Review Criteria – General Standards #3, #7, and #9) for the following reasons below:

1. #3 - The proposed use will not be harmonious with the existing or intended character of the general vicinity, and the use will change the essential character of the area. The immediate area is a mix of residential and industrial/commercial uses. However, the proposed landscaping company which includes the “storage of trucks and trailers, and palleted stone material” in the open air could have a negative visual impact on abutting properties thereby not being harmonious with the existing or intended character of the general vicinity. The site plan submitted does not demonstrate that the proposed exterior storage can be effectively screened from adjacent properties.
2. #7 - The proposed use will be hazardous to or have a negative impact on existing or future neighboring uses. The immediate area is a mix of residential and industrial/commercial uses. However, the proposed landscaping company which includes the “storage of trucks and trailers, and palleted stone material” in the open air could have a negative visual impact on abutting properties thereby having a negative impact on existing or future neighboring uses. The site plan submitted does not demonstrate that the proposed exterior storage can be effectively screened from adjacent properties.
3. #9 - The proposed use will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The immediate area is a mix of residential and industrial/commercial uses. However, the proposed landscaping company which includes the “storage of trucks and trailers, and palleted stone material” in the open air could have a negative visual impact on abutting properties thereby impeding the normal and orderly development and improvement of surrounding properties. The site plan submitted does not demonstrate that the proposed exterior storage can be effectively screened from adjacent properties.

Attachments:

- 1) **Exhibit A - Public Hearing Location Map**
- 2) **Exhibit B – Zoning Map**
- 3) **Exhibit C – Conditional Use Application & Supporting Material**
- 4) **Exhibit D – City Departmental Review Comments**
- 5) **Exhibit E – Public Hearing Notice and 500 Ft Address Listing**



611 Maple Avenue
PUBLIC HEARING MAP

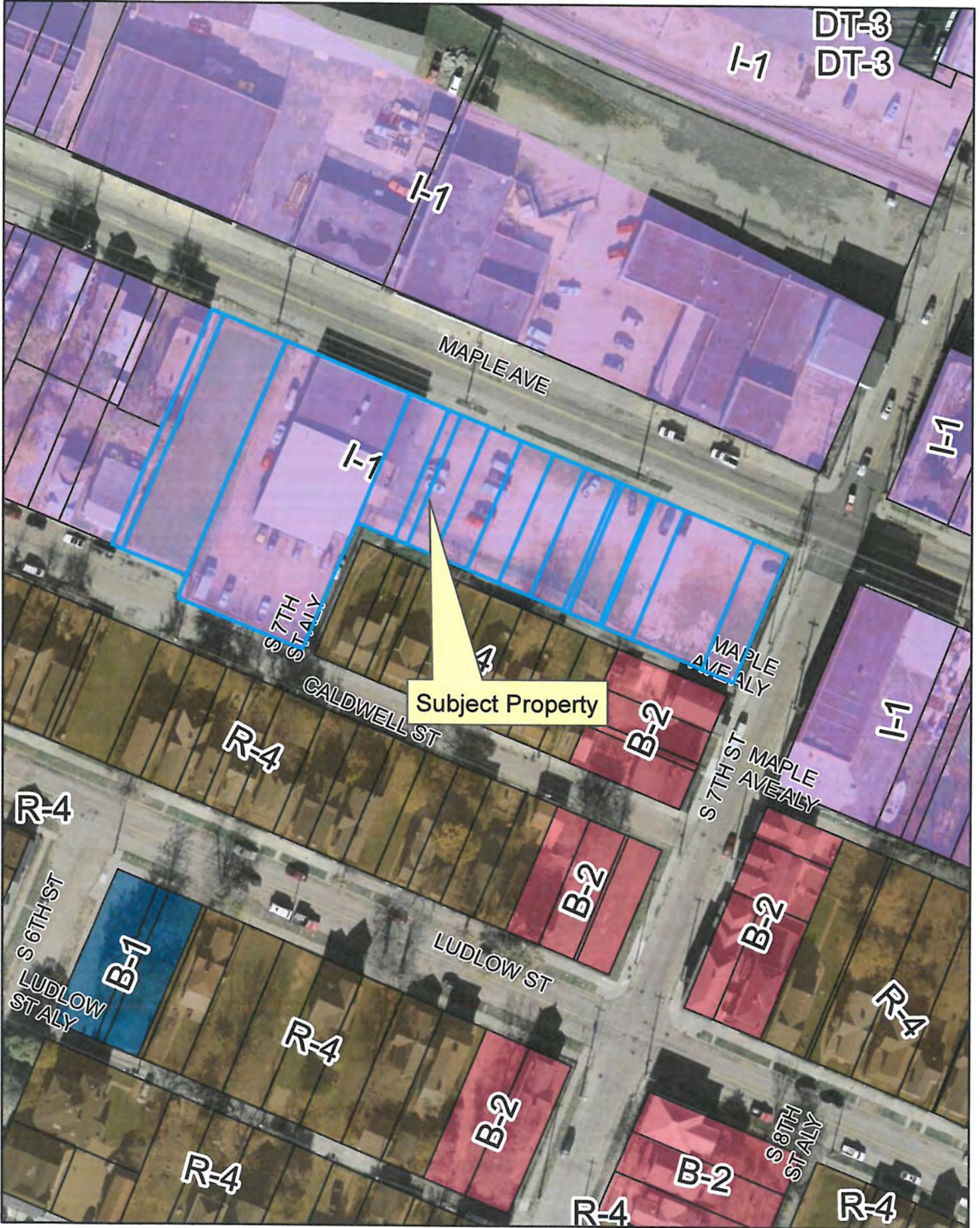


 611 Maple Avenue

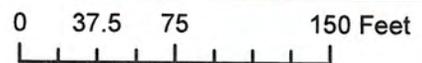
0 37.5 75 150 Feet



611 Maple Avenue
PUBLIC HEARING MAP



611 Maple Avenue



A164539
A164530



Community Development
345 High Street, Suite 370
Hamilton, Ohio 45011

APPLICATION FOR CONDITIONAL USE

Please Note: The Planning Commission has no obligation to approve a Conditional Use.

The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. (HZO Section 1155.10)

Property Address: 611 Maple Ave Hamilton OH 45013

Lot No(s): Parcel Nos. P6441019000068, 70-84 consecutively

Property Owner: KOI Enterprises, Inc.

Owner's Mailing Address: 2701 Spring Grove Ave, Cincinnati, OH 45225

Applicant's Name (If different than owner): Kevin Marino

Applicant's Mailing Address: 3600 Millikin Rd Ham. OH 45011

Applicant's Email Address: kevinmarino2000@yahoo.com

Applicant's Phone Number: 513-808-8129

Previous Legal Use of Property: KOI Auto Parts

Date Previous Use Discontinued: August 28, 2015

Proposed New Use of Property: Landscaping Company

Requesting a Conditional Use Approval from the following Sections of the Hamilton Zoning Code: 1155.10

Description of the proposed Conditional Use including nature of the business, hours of operation: Property to house K+R Lawn and Landscaping LLC, offices for business operation, Storage of trucks and trailers and palletized stone material. Hours of operation are 7am-7pm 7 days a week. Not open to public - No retail sales.

Applicants must include adequate information to satisfy 1155.30 – Application and Review C. Conditional Use Review Criteria – General Standards (attached to application). Please add additional sheets if more space is needed. This will assist the Planning Commission in making an informed decision on the requested Conditional Use.

(1) Is the proposed Conditional Use to be located in a district wherein such use may be permitted, subject to the requirements of this Section and the Zoning Ordinance?

Yes, property is zoned as light industrial

(2) Will the proposed Conditional Use substantially or permanently injure the appropriate use of neighboring property and serve the public convenience and welfare?

No, the company noise its employees will not cause any injury to the neighboring properties. Fences will be mended and screened.

(3) Will the proposed Conditional Use be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area?

We do not plan to change the essential character of the area, but plan to beautify the property by planting new trees and flowers on curb areas and paint existing fence.

(4) Will the proposed Conditional Use be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools? If not, the applicant shall be responsible for the extension or establishment of any public facilities and services to effectively service the proposed Conditional Use.

No the company will not need to alter the public facilities of the property to operate.

(5) Will the proposed Conditional Use have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets?

No, the property has adequate paved parking for all employees and vehicles used by the company.

(6) Will the proposed Conditional Use comply with all applicable development standards, except as specifically altered in the approved Conditional Use?

Yes, our company does not plan to alter the building of property in anyway except for cosmetic fixes to beautify the property.

(7) Will the proposed Conditional Use be hazardous to or have a negative impact on existing or future neighboring uses?

No, our company does not store any hazardous chemicals or materials.

(8) Will the proposed Conditional Use involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district?

No.

(9) Will the proposed Conditional Use impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

No.

Applicants must also submit all pertinent plans of the proposed site for the Conditional Use indicating the location of all existing and proposed buildings, parking, loading, and driveway areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signage, yards and setbacks, and such other information as the Planning Commission may require to determine of the effect of the proposed Conditional Use on the surrounding neighborhood.

CERTIFICATION:

I certify that all of the information contained in this Application is complete, true and accurate.

Kevin Martin
Applicant's Signature

12.20.16
Date

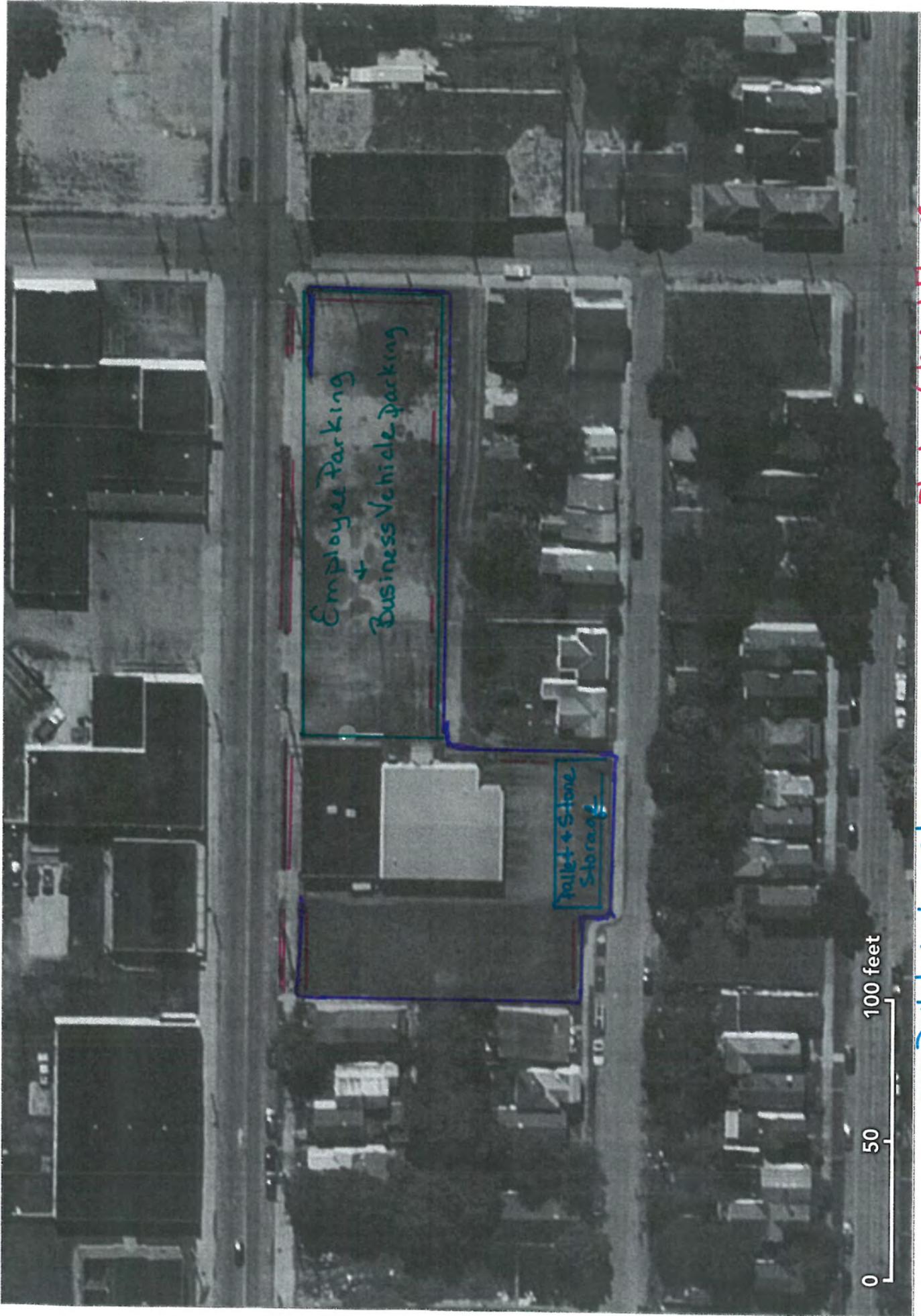
Kevin Martin
Applicant's Printed Name

[Signature]
Property Owner's Signature

12/20/16
Date

KOI ENTERPRISES, INC
Property Owner's Printed Name

by: DAVID P. WASSERMAN, President



— Pallet + stone storage
— employee + business vehicle parking

- Planting of trees + flowers
- Repair and screen fence (existing)

COMMUNITY DEVELOPMENT DEPARTMENT
CONSTRUCTION SERVICES DIVISION
INTER-DEPARTMENTAL PLAN REVIEW RECORD

Date Plans Submitted: **01/09/2017**

Date Plans Reviewed:

Project Address: **611 MAPLE AVE**

Ph: **(513) 808-8129**

Project / Owner Name: **K & R LAWN & LANDSCAPING**

Applicant: **KEVIN MARINO**

FX:

Project Description: **CONDITIONAL USE**

Application #: **A164539**

Plan Review #: **A170061**

Review # **1**

Department	Date to	No Object	Object	Date from	Remarks
Zoning / Planning John Creech 785-7355	12/20/2016		JMC	1/11/2017	
	CONDITIONAL USE - REQUIRES REVIEW AND RECOMMENDATION BY PLANNING COMMISSION AND APPROVAL BY CITY COUNCIL				
Fire Ken Runyan 785-7506	12/20/2016				
Electric Craig Marcum 785-7240	12/20/2016				
Utilites Gas/Wtr/Se Joy Rodenburgh 785-7283	12/20/2016				
Public Works Rich Engle 785-7273	12/20/2016	RAE		1/10/2017	
	Public Works Requirements for Conditional Approval: 1. All work in right-of-way located between back of sidewalk and curb must obtain a permit from Public Works Department prior to beginning construction. This includes planting of trees and flowers. 2. Tree selection must be reviewed and approved by City Arborist.				

When all of the above objections are corrected, submit **2** complete sets of revised plans to the **Construction Services Office at 345 High Street, Suite #350. All plan changes shall be color highlighted** to be accepted. As an option, the applicant may choose to insert individually revised sheets into all sets.

Ken Rivera, Building Official

By: _____

If you have any questions concerning any of the attached information you may contact **John Creech**.

Telephone # **513.785.7355**

Email **john.creech@hamilton-oh.gov**



January 6, 2017

NOTICE OF PUBLIC HEARING

RE: Request by Kevin Marino, on behalf of KOI Enterprises, Inc., for a Conditional Use to allow a Landscaping Company (i.e. exterior storage of supplies and equipment) on property zoned "I-1" Limited Industrial District located at 611 Maple Ave (City Lot Nos. PT 522, 523, 375, 1973, 1972, 1971, 1970, 1969, 1968, 1967, 1966, 26425, & 1963) (Kevin Marino/KOI Enterprises, Inc., Applicant/Owner).

Dear Property Owner:

A public hearing will be held on Tuesday, January 17, 2017 at 1:30 p.m., before the City Planning Commission in the Council Chamber, First Floor, 345 High Street, Hamilton, Ohio 45011 over a Conditional Use request submitted by Kevin Marino, on behalf of KOI Enterprises, Inc., for a Conditional Use to allow a Landscaping Company on the property zoned "I-1" Limited Industrial District located at 611 Maple Avenue (City Lot Nos. PT 522, 523, 375, 1973, 1972, 1971, 1970, 1969, 1968, 1967, 1966, 26425, & 1963). The Conditional Use would allow the establishment of a Landscaping Company with exterior storage of vehicles, trucks, trailers, and supplies, and landscaping material at 611 Maple Avenue. The subject property is zoned "I-1" Limited Industrial District and is shown on the map on the reverse of this notice. The "I-1" Limited Industrial Zoning District is regulated by Section 1123.00 of the Hamilton Zoning Ordinance (HZO). Section 1123.32 of the HZO requires Conditional Use approval for a Landscaping Company (i.e. exterior storage of supplies and equipment) in the "I-1" zoning district, therefore recommendation from the Planning Commission and approval from City Council is required in order to allow this proposed land use.

You are a property owner within 500 feet of the Conditional Use request and as such, Planning Commission rules require that you be notified of this public hearing.

An application for this project is on file in our office and available for your review. If you have any comments concerning this matter, you may appear at the public hearing or you may forward your comments to the Planning Commission in writing for presentation at the meeting.

If you have any questions, please visit the Community Development Department located at 345 High Street, Hamilton, Ohio, or contact **John Creech** of the Community Development Department at **785-7350**.

Sincerely,

A handwritten signature in cursive script that reads "Eugene F. Scharf".

Eugene F. Scharf, Secretary
City Planning Commission

See Reverse Side for Public Hearing Notification Map

DAVID FAULKNER
1009 SHULER AVE
HAMILTON OH 45011 4437

DAVID FAULKNER
1015 SHULER AVE
HAMILTON OH 45011 4437

CONNIE J HARDING
1124 BURLEIGH AVE
DAYTON OH 45402 4103

MIRNA MAYA
1137 N FRIEDA DR
FAIRFIELD OH 45014 3315

GENCORP PROPERTIES LLC
1160 BLACK RD
HAMILTON OH 45013 9607

JORGE PAREDES
127 JOSHUA CT
FLORENCE KY 41042

JOSE LUIS MACIAS
ALEJANDRA PIMENTAL
1270 LANE ST
HAMILTON OH 45011 3171

HINKEL AUTO & STORAGE
1341 MILLVILLE AVE
HAMILTON OH 45013 3990

JOHN A MALONEY
1389 SMITH RD
HAMILTON OH 45013 9627

MICHAEL RAY BOWMAN
1409 MAPLE AVE
HAMILTON OH 45011 4356

JAIME ORTIZ ARELLANES
MARIA GABRIELA FLORES FERNANDEZ
15 WACO WAY
HAMILTON OH 45015 1342

JEFFREY G PETERS
EDWARD DURHAM
1597 HINE RD
HAMILTON OH 45013 9595

JONATHAN R AND ANDREA N SEARS
1607 CEREAL AVE
HAMILTON OH 45013 2684

BRIAN NOBBS
1755 S ERIE HWY
HAMILTON OH 45011 4117

PYRAMID HILL SCULPTURE PARK & MUSEUM
1763 HAMILTON CLEVES RD
HAMILTON OH 45013 9601

GREEN & RUBY WOOLUM
1840 DARRTOWN RD
HAMILTON OH 45013 9379

JOHN JONES TR
1894 E GALBRAITH RD
CINCINNATI OH 45215

PAUL D RILEY
REGINA L HOLLANDSWORTH
1941 PARRISH AVE
HAMILTON OH 45015 1250

GREGORY W & TRACY L DAVIS
1945 STILLWELL BECKETT RD
HAMILTON OH 45013 9316

LARRY MULLINS
2044 MINTON RD
HAMILTON OH 45013 4372

JEFF WOELLERT
2074 MILES RD
CINCINNATI OH 45231 2146

DURONNA AND MELVIN SMITH
2142 GARDNER RD
HAMILTON OH 45013 9321

LINDA SHEEHAN
2163 CANAL RD
HAMILTON OH 45011 2001

DEBRA K PRICE
218 S 8TH ST
HAMILTON OH 45011 3602

ROBERT D AND PENNYS DOWNARD
2371 MILLVILLE OXFORD RD
HAMILTON OH 45013 9145

OWENS & FAMILY ENTERPRISES LLC
26 LISA DR
HAMILTON OH 45013 1471

HORSEMEN ENTERPRISES LLC
% DUSTY BAKER
261 HEDGINGTON CT
HAMILTON OH 45013

HAMILTON AUTO WAREHOUSE INC
2701 SPRING GROVE AVE
CINCINNATI OH 45225

JAMES G & DONNA J HALL
290 NEW LONDON RD
HAMILTON OH 45013 3633

NORFOLK SOUTHERN COMBINED RAILWAY
TAXATION DEPARTMENT
3 COMMERCIAL PL BOX 209
NORFOLK VA 23510

ADA C KING
306 S 5TH ST
HAMILTON OH 45011 3608

EUGENE CHILDS JR
318 S 7TH ST
HAMILTON OH 45011 3615

DAVID R FROST
322 S 7TH ST
HAMILTON OH 45011 3615

RAFAEL F SALEM
3259 HOMEWARD WAY
FAIRFIELD OH 45014 4237

FREDERICK DIESBACH
3457 RADABAUGH RD
TRENTON OH 45067 2015

COREY R MITCHELL
3532 SNEAKVILLE RD
LAWRENCEBURG IN 47025 0708

JAMES M & JUDITH L WARGO
3692 DUST COMMANDER DR
HAMILTON OH 45011 5524

GREGORY S EDMONDS
3859 MILLIKIN RD
HAMILTON OH 45011 2295

701 MAPLE LLC
3933 JOCELYN DR
HAMILTON OH 45011 5686

WILLIAM BROWN III
401 HOME AVE
HAMILTON OH 45013 3469

JAMES A & RUBY L HADDIX
410 SW 14TH CT
OKEECHOBEE FL 34974

DEBBIE K ROBINSON
42 N 7TH ST Apartment 1
HAMILTON OH 45011 3513

LEONICIO BASTIDA
439 N FIFTH ST
HAMILTON OH 45011 4305

FU RUI PAN
4548 STONEHADEN DR
HAMILTON OH 45011 4316

BRUCE A & SANDRA L LEDGER
4855 GARVER ELLIOTT RD
OXFORD OH 45056 9013

KELLY & CARPENTER
ROOFING & METAL SHEET INC
507 MAPLE AVE
HAMILTON OH 45011 6021

SUSANA LOPEZ
5096 SHERRY LN
FAIRFIELD OH 45014 2493

NORMAN L JORDAN
515 S MARTIN LUTHER KING BLVD
Apartment 3
HAMILTON OH 45011 3279

JOSE MEZAVILLANUEVA
& MARIA GUADALUPE JACINTO
516 LUDLOW ST
HAMILTON OH 45011

ROSA M GONZALEZ BANEZCA &
RICARDO ANDRES UGAS GONZALEZ
516 NUNNER RD
MAINEVILLE OH 45039

P L CHERRENFRO SR
518 SYCAMORE ST
HAMILTON OH 45011 3668

MICHAEL W AND PAULINE L KOEHLER
5272 DEE ALVA DR
FAIRFIELD OH 45014 1543

DENNIS MICHAEL PETTYJOHN
540 LUDLOW ST
HAMILTON OH 45011 3646

TRINITY FELLOWSHIP OUTREACH
543 N 5TH ST
HAMILTON OH 45011 9999

MARK WELCH
5879 OWL NEST DR
WEST CHESTER OH 45069 4532

THANA Y ALJAFARI
5933 AMBASSADOR DR
FAIRFIELD OH 45014 4601

JOHN RIEBEL
6035 KYLES STATION RD
HAMILTON OH 45011 8419

IRON HORSEMEN MC HAMILTON INC
604 LUDLOW ST
HAMILTON OH 45011 3648

COOP DOG HOLDINGS LLC
6049 WINDING CREEK BLVD
HAMILTON OH 45011

WANDA WAGERS
608 LUDLOW ST
HAMILTON OH 45011 3648

MARTHA P REYES
612 LUDLOW ST
HAMILTON OH 45011 3648

JOSE D & ADRIANA REYES
616 LUDLOW ST
HAMILTON OH 45011 3648

JOSE AVALOS
618 SYCAMORE ST
HAMILTON OH 45011 3670

SERVE CITY
622 EAST AVE
HAMILTON OH 45011 3743

PAUL J & SHIRLEY A MUCKERHEIDE
6246 SHANNON DR
HAMILTON OH 45011 5130

DIANA & KENNETH W ARTHUR
626 CALDWELL ST
HAMILTON OH 45011 3636

ANNA PAYNE
630 CALDWELL AVE
HAMILTON OH 45011

JAIME HERMAN CHAVEZ
630 SYCAMORE ST
HAMILTON OH 45011 3670

SARAH JONES
638 SYCAMORE ST
HAMILTON OH 45011 3670

ALLIED PROPERTY MANAGEMENT LTD
639 HIGH ST
HAMILTON OH 45011 6004

GTO PROPERTIES LTD
639 HIGH ST
HAMILTON OH 45011 6004

DOCKSIDE DEVELOPMENT LLC
640 HERMAY DR
HAMILTON OH 45013 6066

DANIEL LARIOS
643 LUDLOW ST
HAMILTON OH 45011 3647

DANIEL D MCKINNEY
DDM PROPERTY MANAGEMENT LLC
7015 RED ASH CT
HAMILTON OH 45011 5673

LMC PROPERTY MANAGEMENT II LLC
7015 RED ASH CT
HAMILTON OH 45011 5673

DONALD & JUDITH E JENKINS
702 LUDLOW ST
HAMILTON OH 45011 2981

JANET CROSWELL
MELVIN BALDWIN
706 LUDLOW ST
HAMILTON OH 45011 3650

MARTHA ALVARADO RAMIREZ
720 SYCAMORE ST
HAMILTON OH 45011 3673

OSBECK INVESTMENTS LLC
725 HIGH ST
HAMILTON OH 45011 6006

HAMILTON REAL ESTATE
INVESTMENTS LLC
725 HIGH ST
HAMILTON OH 45011 6006

GREGORY J SCHWEGMAN
7250 WYANDOT LN
LIBERTY TOWNSHIP OH 45044 9640

HOWARD RUSSELL
726 LUDLOW ST
HAMILTON OH 45011 3650

GREGORIO ALMARAZ
727 LUDLOW ST
HAMILTON OH 45011 3649

ASHLEY M BAUER
733 LUDLOW ST
HAMILTON OH 45011 3649

BURL J SPIERS
736 LUDLOW ST
HAMILTON OH 45011 3650

GREGORY W & TRACY L DAVIS
737 MAPLE AVE
HAMILTON OH 45011 6023

LUIS M CORNIEL
744 LUDLOW ST
HAMILTON OH 45011 3650

NEFTALI ESAU ROBLERO
8000 PUTTING GREEN LN
WEST CHESTER OH 45069 1733

ARTHUR GENTRY
805 MAPLE AVE
HAMILTON OH 45011 6025

CERTIFIED OIL CORPORATION
949 KING AVE
COLUMBUS OH 43212

NEW LIFE SERVANT INVESTMENTS
PO BOX 119
MONROE OH 45050 0237

ARISTOCRAT REALESTATE LLC
PO BOX 13010
HAMILTON OH 45013 0128

ANDREW G CRAWFORD II
PO BOX 13289
HAMILTON OH 45013 0350

HAMILTON AUTOMOTIVE WAREHOUSE
ATTN TOM FRANK
PO BOX 14240
CINCINNATI OH 45250 0240

DARRELL E STONE TR
PO BOX 18064
FAIRFIELD OH 45018

ROCKFORD PROPERTIES LLC
PO BOX 18064
FAIRFIELD OH 45018 0179

RUSSELL O AND LOUISE G
CALDWELL
PO BOX 187
PITTSBURG KY 40755 0187

CB PROPERTIES OF HAMILTON LLC
PO BOX 957
MIDDLETOWN OH 45042

KOI Enterprises INC.
2701 Spring Grove Ave
Cincinnati, OH 45225

Kevin Marino
3600 Millikin Road
Hamilton, OH 45011



For the Planning Commission Meeting of January 17, 2017

To: Planning Commission

From: Meredith Snyder

Subject: AGENDA ITEM #4

Request to Update the Draft FY 2017-2021 Consolidated Plan and 2017-2018 Annual Action Update for Hamilton, Ohio (City of Hamilton, Applicant)

Date: January 12, 2017

BACKGROUND INFORMATION

The Department of Community Development has completed a Draft FY 2017-2021 Consolidated Plan and 2017-2018 Annual Action Update as required by the US Department of Housing and Urban Development (HUD) for the City of Hamilton's Community Development Block Grant (CDBG) and HOME programs.

The City of Hamilton is an entitlement community under the CDBG and HOME programs under the Housing and Community Development Act of 1974, as amended. CDBG and HOME Program funds are allocated nationwide to units of general local government on the basis of a formula that considers the relative inadequacy of each jurisdiction's housing supply, its level of poverty, its fiscal distress, and other factors. The Department of Community Development estimates that the City will receive for CDBG is \$1,234,320.00 and HOME is \$301,553.00. CDBG Program income is anticipated to be \$75,906.00.

The preparation and adoption of FY 2017-2021 Consolidated Plan every five years and 2017-2018 Annual Action Update every year is a HUD requirement. The Plans are used by the local unit of government to gather information, identify issues/priorities, and assist in making local funding decisions for CDBG and HOME dollars.

In light of proposed funding reductions in both CDBG and HOME programs, the Department of Community Development continues to take a more strategic approach on funding to opportunities to meet the greatest needs such as housing, economic development, vacant/dilapidated housing demolition, street resurfacing and repair, and homeless support services. In addition, the Department is taking a more focused approach on implementing portions of the City's Strategic Plan to foster renewed investment and economic development/job creation in the community which include Economic Development Revolving Loan Fund, Design Assistance for new and/or expanding businesses.

The Department of Community Development continues to broaden and strengthen relationships with appropriate agencies and other City of Hamilton departments to



implement physical improvements, special code enforcement and public services that benefit very low and low to moderate income city residents. Through these relationships, the City will work to provide emergency/minor home repairs to eligible low-income homeowners as well as remove and clear dangerous, dilapidated and vacant buildings.

The objectives of the CDBG and HOME programs include the revitalization, preservation, conservation and redevelopment of neighborhoods; stimulating economic development; and providing public improvements, which principally benefit persons of low and low-moderate income.

RECOMMENDATION

A draft of the FY 2017-2021 Consolidated Plan and 2017-2018 Annual Action Update is attached.

If approved by the Planning Commission, the Department of Community Development recommends that the Planning Commission hold a Public Hearing, concurs or modifies the draft Annual Action Plan Update and funding recommendations, and forwards to City Council for their consideration.

Attachments to this report include:

1. Draft FY 2017-2018 CDBG and HOME Budgets
2. Draft FY 2017-2021 Consolidated Plan and 2017-2018 Annual Action Update



Draft Budget

CDBG FY 2017-2018

DRAFT FY 2017-2018 CDBG PROGRAM - SOURCES OF FUNDS	
SOURCES	AMOUNT
FY 2017-18 CDBG Grant Allocation	\$1,234,320.15
Program Income	
<i>Housing Revolving Loan Fund (HRLF)</i>	\$2,626.08
<i>Economic Development Revolving Loan Fund (EDRLF)</i>	\$73,280.48
Sub Total of Program Income	\$75,906.56
TOTAL	\$1,310,226.71

DRAFT FY 2017-2018 CDBG PROPOSED FUNDING BY CATEGORIES			
ORGANIZATION OR DEPARTMENT	PROJECT TITLE	REQUESTED	PROPOSED
CLEARANCE/DEMOLITION			
Health Dept.	Code Enforcement	\$125,000.00	\$105,000.00
Health Dept.	Remediation of Slum & Blight	\$45,000.00	\$75,000.00
	TOTAL	\$170,000.00	\$180,000.00
HOUSING			
People Working Cooperatively, Inc.	Emergency Home Repair and Modifications	\$50,000.00	\$40,000.00
SELF	Self's Neighbors who care: Home Repair - Housing	\$20,000.00	\$18,620.15
Neighborhood Dev Div	Emergency/Minor Home Repair	\$50,000.00	\$50,000.00
Neighborhood Dev Div	Housing Rehab (RLF)		\$2,626.08
Activity Delivery Cost (ADC)		\$150,000.00	\$150,000.00
	TOTAL	\$70,000.00	\$261,246.23
PUBLIC FACILITIES & IMPROVEMENTS			
Hamilton Parks Conservancy	Beeler Park Project - Playscape	\$61,611.00	\$50,000.00
Hamilton Urban Garden Systems	Outdoor Season Extension & year round indoor greenhouse growing for HUGS Hub and 2nd Ward Community Garden	\$81,000.00	\$0.00
Historic Hamilton LLC	Historic Crawford House Restoration - Public Facility	\$63,390.00	\$30,000.00
Open Door Food Pantry	Pantry Parking Lot Improvements	\$23,700.00	\$23,700.00
Public Works Dept	Concrete Repair & Resurfacing of City Streets	\$150,000.00	\$150,000.00
Activity Delivery Cost (ADC)			\$90,000.00
	TOTAL	\$379,701.00	\$343,700.00
ECONOMIC DEVELOPMENT			
Economic Development Dept	Commercial (RLF)	\$73,280.48	\$73,280.48
Economic Development Dept	New Entitlement	\$20,000.00	\$15,000.00
Economic Development Dept	Design Assistance Program (DAP)	\$10,000.00	\$5,000.00
	TOTAL	\$103,280.48	\$93,280.48
PUBLIC SERVICES 15% CAP		\$196,534.00 Estimated CAP	
Butler County Transit Alliance	Job Connection Shuttle	\$25,000.00	\$22,000.00
YMCA	Summer Playground Program	\$25,000.00	\$21,000.00
Great Miami Valley YMCA	BTW Programming	\$75,000.00	\$60,000.00
Serve City	Homeless Services	\$25,000.00	\$20,000.00
YWCA of Hamilton	Life Skills and Housing- Supportive Residential Homeless	\$18,000.00	\$18,000.00
Partners in Prime	Community First Fleet - Salaries	\$20,000.00	\$0.00
Fitton Center	Community Outreach - Services	\$25,000.00	\$19,000.00
Hamilton Law Dept.	Victim's Advocacy Program	\$15,000.00	\$15,000.00
Neighborhood Development Division (NDD)	Fair Housing Services & Education		\$12,000.00
	TOTAL	\$228,000.00	\$187,000.00
CDBG 20% CAP		\$262,045.00 Estimated CAP	
NDD	Administration Cost		\$245,000.00
	TOTAL CDBG REQUESTS	\$950,981.48	\$1,310,226.71

Draft HOME FY 2017-2018

DRAFT FY 2017-2018 HOME PROGRAM - SOURCES OF FUNDS	
SOURCES	AMOUNT
FY 2017-18 HOME Grant Allocation	\$301,553.00
City General Fund Match (10% of allocation)	\$30,155.30
TOTAL	\$331,708.30

DRAFT FY 2017-2018 HOME PROPOSED FUNDING BY CATEGORIES			
ORGANIZATION OR DEPARTMENT	PROJECT TITLE		
ACQUISITION/NEW CONSTRUCTION			
Neighborhood Housing Services (NHS)	New Construction	\$150,000.00	\$180,000.00
	TOTAL	\$150,000.00	\$180,000.00
HOUSING AND REHABILITATION			
Neighborhood Housing Services (NHS)	Down payment/Closing Costs Assistance	\$100,000.00	\$81,480.80
SELF	Rehabilitation and Resale	\$24,995.00	\$24,995.00
Habitat for Humanity	3rd Ward Community Development	\$140,000.00	\$0.00
	TOTAL	\$264,995.00	\$106,475.80
ADMINISTRATION & CHDO OPERATING COST			
City of Hamilton NDD	Administration Cost (up to 10% of allocation)		\$30,155.00
NHS	CHDO Operating (up to 5% of allocation)		\$15,077.50
	TOTAL		\$45,232.50
	TOTAL HOME REQUESTS	\$414,995.00	\$331,708.30

City of Hamilton

BUTLER COUNTY OHIO



Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Hamilton is submitting the Consolidated Plan for 2017-2021 and the Annual Action Plan for Fiscal Year 2017-2018 in accordance with the consolidated process developed by the U.S. Department of Housing and Urban Development. The Consolidated Planning process as well as the Annual Action Plan process identifies the activities to be funded with Community Development Block Grant (CDBG) resources as well as Home Investment Partnership (HOME) programs. This document includes the City's Process, Needs Assessment, Market Analysis, Strategic Plan for 2017-2021, and the Annual Action Plan for 2017-2018.

City will continue to concentrate its efforts in four (4) principal areas: Housing, Economic Development, Public Services, and Public Facility Improvements.

Housing: The development and maintenance of the City's affordable housing stock is imperative to community development and quality of life. The City will continue with emergency/minor home repair, housing rehabilitation and other housing stabilization and production programs. The City will continue to work with partner agencies to develop affordable housing including units targeting very low and low to moderate income residents. The City will continue to clear vacate, unsafe and blighted residential nuisance properties that adversely impact the health, safety and welfare of residents.

Economic Development: Expanding economic development opportunities to encourage investments, retain and create jobs, revitalize business districts and increase employment-training opportunities are a

priority for the City. In addition, the City will continue to provide the access to the Revolving Loan Fund (RLF) to key business and start-up investments.

Public Service: The City of Hamilton focuses its efforts in Public Service in order to address the unique needs of the LMI resident population. The City will continue to concentrate on fair housing, homeless services, affordable public transportation, youth recreation, and crime victim advocacy.

Public Facility Improvements: Improvements to public facilities and infrastructure located in the City that serves LMI residents is critical to community development and quality of life efforts. The City will make public improvements that enhance and complement neighborhood and community economic development activities.

These overall objectives will continue to be assessed to ensure consistency with citizen input and survey results and feedback. As indicated in the Citizen Participation section of the Consolidated Plan, the City not only conducts the required public input meetings and makes draft documents available for review and comment but also solicits input from service providers and conducts an annual needs survey of City residents.

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

In addition to the concentration of efforts in Housing, Economic Development, Public Services, and Public Facility Improvements, the Consolidated Plan objectives and outcomes must also meet one of the three national objectives as dictated by HUD. The three National Objectives are

- Benefiting low and moderate income persons;
- Addressing slum or blight; or
- Meeting a particular urgent community development need.

The City of Hamilton has also identified the below listed outcomes through the Consolidated Plan and Annual Action Plan Update process:

- Healthy, safe, viable, affordable housing stock;
- Continuum of Care that easily transitions the homeless population to permanent housing;
- Stable, growing permanent employment opportunities for all city residents;
- Public Services that provide assistance to employer city residents to become more self-sufficient; and
- Public Facility and Infrastructure that addresses and meets the needs of city residents.

3. Evaluation of past performance

The City has maintained the necessary and required Community Development Block Grant (CDBG) timeliness ratios; HOME rules on reserved, committed and expended funds have been met. The City continues to “desk monitor” on a monthly basis and “site-visit” on an annual basis all sub recipients. New subrecipients receive two “site-visit” monitoring sessions during the program year. Subrecipients that have not performed for any reason are evaluated in writing. If non-performing subrecipients cannot or will not meet its agreement obligations, the City terminates its agreement. The City does not allow these subrecipients to apply for future funding until it demonstrates its ability to accomplish obligations. Very rarely has the city had subrecipients who have not complied.

The vast majority of quantifiable evaluation numbers in Integrated Disbursement and Information System (IDIS) have been met. If numbers (goals) are not met, in all cases, justified reasons have been given and accepted by HUD. The City periodically reviews IDIS measures, program goals and overall performance. These reviews are done to ensure that goals, objectives and priorities are being met.

In addition to the above, at the end of each program year the City of Hamilton prepared the Consolidated Annual Performance Evaluation Report (CAPER) which identifies the funds and activities from the previous program year and how they met the established goals from the corresponding Consolidated Plan.

4. Summary of citizen participation process and consultation process

The City of Hamilton has created an effective Citizen Participation Plan to ensure optimum input from the public. The City uses a four (4) point approach to engage active citizen participation.

Needs Assessment Survey: The City of Hamilton produces an annual Needs Assessment Survey. This assessment is done to ensure the City’s plans and activities accurately reflect community needs by residents of Hamilton. This Needs Assessment also provides a tool to address the priority of the community needs. The City created and distributed a survey that was mailed to approximately 2,001 randomly selected Hamilton households coded by census tract. The surveys included a self addressed stamped return envelope. The survey “return rate” was approximately 16.8 percent. The results of the mail survey are attached.

The City of Hamilton also posted the annual Needs Assessment Survey on the city’s website for a defined period. The survey results were tabulated independently of the mail survey to ascertain differences between the survey responses. During the defined period, approximately two months, there were 144 completed web surveys.

Public Meetings: The City also hosted seven (7) public input meetings as part of the preparation of the Consolidated Plan and Annual Action Plan.

30 Day Public Comment Period: After the draft Annual Action Plan was prepared, there is a 30-Day Public Comment Period. A Legal Notice was published and the City website was updated to inform

residents and interested parties where the draft Annual Action Plan was available for public review, including a list of places the draft was available for viewing. The Legal Notice indicating where the draft Annual Action Plan would be available within the community was published on December 11, 2016 in the Hamilton Journal News. The draft period was from December 11, 2016 until January 10, 2017. Any public comments received during this period were to be responded to in writing within fifteen (15) working days. The draft Annual Action Plan Update was also available for viewing or download from the City of Hamilton website. No comments were received.

Public Hearings:The city holds two public hearings in order to receive public comment on the Consolidated Plan for 2017-2021 and the Annual Action Plan for Fiscal Year 2017-2018 prior to submission to HUD.

The Annual Action Plan Update, including Community Development Block Grant Project Use of Funds, the HOME Program Description and City's Displacement Policy is to be submitted to HUD by March 15, 2017 (at least 45 days prior to our City's Community Development Program Year, which begins May 1, 2015).

5. Summary of public comments

The City received public comments through both the Annual Needs Assessment Survey as well as through the seven (7) various public meetings held throughout the city in August of 2016.

The "Draft" Consolidated Plan for 2017-2021 and the Annual Action Plan for Fiscal Year 2017-2018 for the City of Hamilton was published for public review and comment on December 11, 2016 and was made available for public comment from December 11, 2016 until January 10, 2017 at six (6) locations throughout the City of Hamilton and on the City Website, www.hamilton-city.org. No comments were received during the 30-day public review draft period.

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

All comments received and views expressed during the development of the Consolidated Plan were accepted.

7. Summary

The City looks forward to partnering with the United States Department of Housing and Urban Development, surrounding governments and jurisdictions, service providers, community organizations, and residents to achieve the goals and objectives established by this document during the next five years.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. 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
CDBG Administrator	HAMILTON	Community Development
HOME Administrator	HAMILTON	Community Development

Table 1 – Responsible Agencies

Narrative

The City of Hamilton is an entitlement community under the CDBG and HOME programs under the Housing and Community Development Act of 1974, as amended. CDBG and HOME Program funds are allocated nationwide to units of general local government on the basis of a formula that considers the relative inadequacy of each jurisdiction's housing supply, its level of poverty, its fiscal distress, and other factors.

The City of Hamilton Community Development Department acts as the lead agency for the development and administration of the Consolidated Plan and the Annual Action Plan as well as the administration of Hamilton's CDBG and HOME funds.

The City of Hamilton will complete 43 years of Community Development Block Grant (CDBG) Program and 25 years of HOME Investment Partnership Program at the end of Fiscal Year 2017-2018.

Consolidated Plan Public Contact Information

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DRAFT

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The development of the Consolidated Plan included public surveys, public meetings, a thirty day public comment period and two public hearings. Throughout this process numerous public and private agencies were invited to participate so that a broad range of opinions and firsthand knowledge could be used in the Cities decision making process.

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 City of Hamilton sent a needs assessment survey to current and past service providers in order to receive a broader base of knowledge about the needs of Hamilton’s special populations.

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

The City of Hamilton is an active participant in the Butler County Homeless and Housing Coalition (BCHHC) the Continuum of Care organization for the area. BCHHC receives funding from the Balance of State Continuum of Care process through the Ohio Department of Development. In addition, the City of Hamilton provides financial assistance to some City-based member agencies, and sends them a Needs Assessment Survey and an invitation to our various public meetings.

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 City of Hamilton does not receive ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Butler County Transportation Alliance
	Agency/Group/Organization Type	Other government - County Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Butler County Transportation Alliance was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
2	Agency/Group/Organization	Butler Co. Mental Health Board
	Agency/Group/Organization Type	Services-Health Health Agency Other government - County Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Butler Co. Mental Health Board was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
3	Agency/Group/Organization	Butler County Historical Society
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Butler County Historical Society was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.

4	Agency/Group/Organization	BUTLER COUNTY UNITED WAY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	BUTLER COUNTY UNITED WAY was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
5	Agency/Group/Organization	PARTNERS IN PRIME
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Partners in Prime was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
6	Agency/Group/Organization	HAMILTON LIVING WATER MINISTRY
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Hamilton Living Water Ministry was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
7	Agency/Group/Organization	BOYS AND GIRLS CLUB
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Needs Assessment survey

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Boys and Girls Club was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
8	Agency/Group/Organization	SOJOURNER RECOVERY SERVICES
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sojourner Recovery Services was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
9	Agency/Group/Organization	Hamilton Parks Conservancy
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Hamilton Parks Conservancy was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
10	Agency/Group/Organization	Partnerships for Housing
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Partnerships for Housing was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
11	Agency/Group/Organization	ReDiscover Hamilton
	Agency/Group/Organization Type	Business Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Needs Assessment survey

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ReDiscover Hamilton was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
12	Agency/Group/Organization	Kingdom Ministries House of Prayer
	Agency/Group/Organization Type	Religious Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Kingdom Ministries House of Prayer was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
13	Agency/Group/Organization	City of Hamilton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Law Department, Public Work Department, Hamilton Mill, Police Department, Economic Development Department, Public Safety Department, Fire Department, and the Health Department were sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.

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

To the best of its ability the City of Hamilton has been in contact with all known agencies and organizations involved in activities that are relevant to the activities and programs of CDBG and Home.

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	Butler County Homeless and Housing Coalition (BCHHC)	The City of Hamilton is an active participant in the Butler County Homeless and Housing Coalition (BCHHC) the Continuum of Care organization for the area.

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(l))

The City of Hamilton refers individuals and organizations that are located/reside outside of our jurisdiction to the correct agencies that may be able to help/fund their corresponding need.

Narrative (optional):

See Above

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Hamilton has created an effective Citizen Participation Plan to ensure optimum input from the public. The City uses a four (4) point approach to engage active citizen participation.

Needs Assessment Survey: The City of Hamilton produces an annual Needs Assessment Survey. This assessment is done to ensure the City's plans and activities accurately reflect community needs by residents of Hamilton. This Needs Assessment also provides a tool to address the priority of the community needs. The City created and distributed a survey that was mailed to approximately 2,001 randomly selected Hamilton households coded by census tract. The surveys included a self-addressed stamped return envelope. The survey "return rate" was approximately 16.8 percent. The results of the mail survey are attached.

The City of Hamilton also posted the annual Needs Assessment Survey on the city's website for a defined period. The survey results were tabulated independently of the mail survey to ascertain differences between the survey responses. During the defined period, approximately two months, there were 144 completed web surveys.

Public Meetings: The City also hosted seven (7) public input meetings as part of the preparation of the Consolidated Plan and Annual Action Plan. These meetings are designed with a three (3) fold purpose as explained below.

- Survey results were tabulated and presented to create an active dialogue about community needs during these meetings. Survey results on topics of Housing, Public Facilities/Infrastructure, Economic Development, Clearance/Demolition and Public Service needs were discussed.
- Information regarding the use and general guidelines of CDBG and HOME funds for community development purposes was discussed.
- Finally, a review of accomplishments with previous year's funding was presented during these meetings.

Six (6) of the public meetings were held after work hours in different quadrants of the City within public or semi-public facilities. The second public meeting was held at City Hall during the weekday afternoon before which, a CDBG and HOME technical assistance seminar was held.

30 Day Public Comment Period: After the draft Annual Action Plan was prepared, there is a 30-Day Public Comment Period. A Legal Notice was published and the City website was updated to inform residents and interested parties where the draft Annual Action Plan was available for public review, including a list of places the draft was available for viewing. The Legal Notice indicating where the draft Annual Action Plan would be available within the community was published on December 11, 2016 in the Hamilton Journal News. The draft period was from December 11, 2016 until January 10, 2017. Any public comments received during this period were to be responded to in writing within fifteen (15) working days. The draft Annual Action Plan Update was also available for viewing or download from the City of Hamilton website. No comments were received.

Public Hearings: The city holds two public hearings in order to receive public comment on the Consolidated Plan for 2017-2021 and the Annual Action Plan for Fiscal Year 2017-2018 prior to submission to HUD.

Public Hearing 1: The first Public Hearing is scheduled to take place on January 17, 2017. This Public Hearing will be used to receive comments on the draft Consolidated Plan for 2017-2021 and the Annual Action Plan for Fiscal Year 2017-2018 from the Planning Commission and the public.

Public Hearing 2: The second Public Hearing will occur on January 25, 2017 at the Hamilton City Council. The City Council will hold a public hearing to receive public comment on the Consolidated Plan for 2017-2021 and the Annual Action Plan for Fiscal Year 2017-2018 prior to submission to HUD.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Mailed Needs Assessment Survey	Non-targeted/broad community	Surveys mailed to 2,001 randomly selected households in Hamilton. 338 completed surveys (16.8% of Surveys Returned)	Citizens rated the various priorities of the communities needs.	All comments accepted	
2	Internet Outreach	Non-targeted/broad community	Needs Assessment Survey was posted on the city website and we sent out through the city's E-Notify email. Through these measures 144 web surveys were completed.	Citizens rated the various priorities of the communities needs.	All comments accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Newspaper Ad	Non-targeted/broad community	Advertising the seven (7) Public meetings held throughout the City of Hamilton for input to address community needs pertaining to the Draft Consolidated Plan 2017-2023 and the Draft Annual Action Plan 2017-2018	Not Applicable	Not Applicable	
4	Public Meeting	Non-targeted/broad community	Meeting held at Partners in Prime located at 140 Ross Avenue, Hamilton Ohio 45013 on Tuesday August 2, 2016 from 6:00 pm to 7:00 pm. Three (3) people in attendance were staff members.	Not Applicable	Not Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Public Meeting	Non-targeted/broad community Non-profits seeking funding from the City	Meeting held in City Council Chambers at 345 High Street, Hamilton Ohio 45011 on Wednesday August 3, 2016 from 2:00 pm to 4:00 pm. Thirty (30) people in attendance.	Questions were regarding the application process for CDBG and Home funds	All comments accepted	
6	Public Meeting	Non-targeted/broad community	Meeting held in City Council Chambers at 345 High Street, Hamilton Ohio 45011 on Wednesday August 3, 2016 from 6:00 pm to 7:00 pm. five (5) people in attendance.	Questions were regarding the application process for CDBG and Home funds	All comments accepted	
7	Public Meeting	Non-targeted/broad community	Meeting held at the Salvation Army 235 Ludlow Street, Hamilton Ohio 45011 on Thursday August 4, 2016 from 6:00 pm to 7:00 pm. Three (3) people in attendance were staff members.	Not Applicable	Not Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
8	Public Meeting	Non-targeted/broad community	Meeting held at St. Julie Billiart Fenmont Center located at 528 N. Third Street, Hamilton Ohio 45011 on Monday August 8, 2016 from 6:00 pm to 7:00 pm. Eleven (11) people were in attendance.	There was an emphasis on public infrastructure surrounding the meeting location, with most attendees being members of the church.	All comments accepted	
9	Public Meeting	Non-targeted/broad community	Meeting held at the Booker T. Washington Community Center located at 1140 South Front Street, Hamilton Ohio 45011 on Tuesday August 9, 2016 from 6:00 pm to 7:00 pm. Six (6) people were in attendance.	There was an emphasis on the City's emergency minor home repair program.	All comments accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
10	Public Meeting	Non-targeted/broad community	Meeting held at the Hamilton City Schools Board of Education located at 533 Dayton Street, Hamilton Ohio 45011 on Thursday August 11, 2016 from 6:00 pm to 7:00 pm. Five (5) people were in attendance.	There was an emphasis on the City's CDBG funding process for programs within the city.	All comments accepted	
11	Newspaper Ad	Non-targeted/broad community	Advertising the Draft period for the Draft Consolidated Plan 2017-2023 and the Draft Annual Action Plan 2017-2018 From December 11th, 2016 to January 10th, 2017.	Not Applicable	Not Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
12	Newspaper Ad	Non-targeted/broad community	Advertising the Public hearing before the City of Hamilton Planning Commission for the Draft Consolidated Plan 2017-2023 and the Draft Annual Action Plan 2017-2018 On January 17th, 2017 at 1:30pm in City Council Chambers located at 345 High Street, Hamilton Ohio 45011.	Not Applicable	Not Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
13	Public Hearing	Non-targeted/broad community	Public hearing before the City of Hamilton Planning Commission for the Draft Consolidated Plan 2017-2023 and the Draft Annual Action Plan 2017-2018 On January 17th, 2017 at 1:30pm in City Council Chambers located at 345 High Street, Hamilton Ohio 45011.	TBD	TBD	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
14	Newspaper Ad	Non-targeted/broad community	Advertising the Public hearing before the City of Hamilton City Council for the Draft Consolidated Plan 2017-2023 and the Draft Annual Action Plan 2017-2018 On January 25th, 2017 at 6:00pm in City Council Chambers located at 345 High Street, Hamilton Ohio 45011.	Not Applicable	Not Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
15	Public Hearing	Non-targeted/broad community	Public hearing before the City of Hamilton City Council for the Draft Consolidated Plan 2017-2023 and the Draft Annual Action Plan 2017-2018 On January 25th, 2017 at 6:00pm in City Council Chambers located at 345 High Street, Hamilton Ohio 45011.	TBD	TBD	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Hamilton's estimated housing and supportive services needs for the years 2017 through 2021 are based on the 2000 and 2010 Census data for the city (as provided by HUD), 2008-2012 American Community Survey 5-Year (as provided by HUD), as well as consultation with the service providers and community residents. The 2010 Census reports the City of Hamilton's population is 62,477 out of which 55.9% or 34,924 are reported to be low- and moderate-income (LMI) residents. The LMI population is described as population with income at or below 80% of the Median Family (MFI) Income. According to the 2008-2012 American Community Survey 5-Year Estimate, Hamilton's MFI is \$40,462; 80% of MFI is \$32,340.

The City of Hamilton consults with community residents and service providers in order to do a yearly Needs Assessment Survey. This assessment is done to ensure the City's plans and activities accurately reflect community needs by residents of the City of Hamilton. This Needs Assessment also provides a tool to address the priority of the community needs. The City also mails a Needs Assessment Surveys to local Service Providers and former CDBG and HOME subrecipients because of their in-depth knowledge of needs of local special populations. In June 2016, the City created and distributed a survey that was mailed to 2,001 randomly selected Hamilton households coded by census tract in proportion to population. The surveys included a self-addressed stamped return envelope. The percentage of surveys that were completed and returned was approximately 16.8 percent.

Through the compilation of Survey and statistical data the population of Hamilton may be generally described as having the following characteristics, which this Needs Assessment will go into greater detail with.

- Shrinking Household Size
- Steadily Changing Racial Composition
- Shift Toward an Older Age Distribution
- Growing Number of Single Parent Households
- Economic Status of the Population
- Growing Number of Foreclosures and Abandoned Housing

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	60,690	62,350	3%
Households	25,913	24,192	-7%
Median Income	\$35,365.00	\$40,426.00	14%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,725	3,900	4,970	2,970	7,635
Small Family Households *	1,845	1,260	1,890	1,350	4,560
Large Family Households *	305	260	425	260	410
Household contains at least one person 62-74 years of age	545	760	1,000	555	1,200
Household contains at least one person age 75 or older	580	715	755	295	630
Households with one or more children 6 years old or younger *	1,085	660	785	575	520

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2008-2012 CHAS

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	55	20	75	4	154	0	0	50	0	50
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	4	40	0	54	0	0	0	10	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	125	60	0	20	205	0	0	20	30	50
Housing cost burden greater than 50% of income (and none of the above problems)	2,295	415	0	0	2,710	590	315	170	75	1,150
Housing cost burden greater than 30% of income (and none of the above problems)	535	1,265	385	10	2,195	205	425	640	205	1,475

	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
Zero/negative Income (and none of the above problems)	205	0	0	0	205	70	0	0	0	70

Table 7 – Housing Problems Table

Data 2008-2012 CHAS
Source:

2. Housing Problems 2 (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	2,485	500	115	25	3,125	590	315	240	110	1,255
Having none of four housing problems	1,035	1,910	2,180	840	5,965	335	1,175	2,430	1,990	5,930
Household has negative income, but none of the other housing problems	205	0	0	0	205	70	0	0	0	70

Table 8 – Housing Problems 2

Data 2008-2012 CHAS
Source:

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	1,370	615	140	2,125	270	190	255	715
Large Related	190	140	4	334	30	85	120	235
Elderly	370	355	30	755	360	410	245	1,015

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	1,085	635	205	1,925	140	60	195	395
Total need by income	3,015	1,745	379	5,139	800	745	815	2,360

Table 9 – Cost Burden > 30%

Data 2008-2012 CHAS
Source:

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	1,105	150	0	1,255	220	80	15	315
Large Related	180	15	0	195	30	45	70	145
Elderly	250	105	0	355	215	185	45	445
Other	895	145	0	1,040	130	10	35	175
Total need by income	2,430	415	0	2,845	595	320	165	1,080

Table 10 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

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	110	64	40	20	234	0	0	20	40	60
Multiple, unrelated family households	30	0	0	0	30	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	140	64	40	20	264	0	0	20	40	60

Table 11 – Crowding Information – 1/2

Data 2008-2012 CHAS
Source:

	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	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

Data is limited on the housing needs City of Hamilton single residents. We have analyzed data from the 2008-2012 Comprehensive Housing Affordability Strategy, making an assumption that these residents are single.

What are the most common housing problems?

The most commonly shown issues from the data tables previously listed are having negative income and one or more Severe Housing Problems. The Severe Housing problems are considered Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden.

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

Information from the CHAS Databook indicates renter households are more likely to experience housing problems versus owner households. Chart 3 and 4 illustrates types of renter households and their respective housing needs versus that of owners.

The table also demonstrates housing need related to various income categories. Both extremely low- and very low-income renters have the greatest housing needs. Many of these families are living at a subsistence level and are not able to maintain decent homes. Of these two income groups, the extremely low-income (0 – 30% MFI) persons tend to be most disadvantaged.

While Chart 3 shows (among renters) demonstrates that the largest needs are among small (1-4 member) households. It is likely these groups will continue to experience housing needs as the low- and very low-income renters households continue to rise.

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

The problem of “cost burden” occurs when a household uses an excessive (30% or more) amount of monthly income to pay for housing costs (rent, mortgage, taxes or utilities). A “severe cost-burden” is defined as a household that spends more than 50% of its total income on shelter. At the heart of cost-burden problem is the discrepancy between available income and housing costs. The dilemma is accentuated as home values and the cost of living continues to rise faster than income. When this occurs, households are usually required to spend an increasing share of income on housing. This particular issue can affect both owners and renters and create instability and an increased risk of homelessness.

Discussion

As the changing economy continues to impact Hamilton’s population, the number of LMI households in the City has increased. Accordingly, there will continue to be an increase in the number of households requiring some form of housing assistance. In particular, housing needs will increase as the housing stock continues to age compounded by the increasing number of low- and moderate-income residents. As the housing stock continues to age, the need for repair is greater.

Low- and moderate-income residents, who are often cost burdened, have trouble affording necessary repair work. Excessive cost-burden is, by itself, a problem.

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

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	3,970	725	200
White	3,095	625	120
Black / African American	425	54	80
Asian	20	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	295	10	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2008-2012 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	2,655	1,195	0
White	2,175	1,015	0
Black / African American	225	95	0
Asian	20	0	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	175	85	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2008-2012 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	1,630	3,550	0
White	1,465	3,045	0
Black / African American	105	375	0
Asian	0	35	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	45	45	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2008-2012 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	525	2,545	0
White	465	2,300	0
Black / African American	40	145	0
Asian	4	4	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	10	80	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2008-2012 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

As stated previously the population of Hamilton may be generally described as having a Steadily Changing Racial Composition. For more than thirty (30) years, the race of the City's population has been predominantly White with a significant African-American minority. The 2010 Census reports 84.0% of the population is White, 8.5% is African-American and other racial groups represent 7.5% of the population. The total minority population is 16%. Additionally, 6.4% of the population is Hispanic, up from 2.6% in 2000. There are several areas within the City, which are concentrations of minority population (an area with a minority population exceeding 20% is a concentrated minority population).

As you can see from the Median Income Charts the higher the median income the lower the number of households with one or more housing problems.

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

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	3,215	1,475	200
White	2,510	1,210	120
Black / African American	380	105	80
Asian	20	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	240	65	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2008-2012 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	870	2,990	0
White	605	2,580	0
Black / African American	115	205	0
Asian	0	20	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0

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
Hispanic	110	150	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2008-2012 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%

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	435	4,745	0
White	365	4,145	0
Black / African American	30	450	0
Asian	0	35	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	35	55	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2008-2012 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	160	2,910	0
White	160	2,610	0
Black / African American	0	180	0

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
Asian	0	10	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	0	90	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2008-2012 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

It appears that African American residents have a very large disproportionate severe housing problems based on their percentage of the City's population. Hispanic Residence also experience severe housing issues but are a much smaller amount of the population.

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:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,515	4,640	4,265	200
White	14,000	3,995	3,315	120
Black / African American	995	280	515	80
Asian	55	65	20	0
American Indian, Alaska Native	30	0	14	0
Pacific Islander	0	0	0	0
Hispanic	360	195	315	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2008-2012 CHAS

Type of housing	1990	2000
Homeowner Housing	14%	18.5%
Rental Housing	45.1%	35.9%

Table 22 - PERCENTAGE OF HOUSEHOLDS EXPERIENCING A HOUSING COST BURDEN

Discussion:

The problem of “cost burden” occurs when a household uses an excessive (30% or more) amount of monthly income to pay for housing costs (rent, mortgage, taxes or utilities). A “severe cost-burden” is defined as a household that spends more than 50% of its total income on shelter. At the heart of cost-burden problem is the discrepancy between available income and housing costs. The dilemma is accentuated as home values and the cost of living continues to rise faster than income. When this occurs, households are usually required to spend an increasing share of income on housing. The CHAS Databook reported that 25.4% (6,067) of households experienced some type of housing challenge in 2000. The data demonstrates low- and moderate-income households have the greatest need for habitable and/or affordable housing. Generally, the lower the income, the greater the housing need.

NA-35 Public Housing – 91.205(b)

Introduction

Totals in Use

	Program Type						
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher
				Total	Project - based	Tenant - based	
# of units vouchers in use	0	0	1,011	1,288	0	1,260	28

Table 23 - Public Housing by Program Type
 *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type						
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher
				Total	Project - based	Tenant - based	
Average Annual Income	0	0	7,109	11,259	0	11,273	0
Average length of stay	0	0	3	5	0	5	0
Average Household size	0	0	2	2	0	2	1

	Program Type						
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher
				Total	Project-based	Tenant-based	
# Homeless at admission	0	0	21	0	0	0	0
# of Elderly Program Participants (>62)	0	0	148	140	0	139	0
# of Disabled Families	0	0	275	479	0	452	2
# of Families requesting accessibility features	0	0	1,011	1,288	0	1,260	2
# of HIV/AIDS program participants	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based		Veterans Affairs Supportive Housing	Family Unification Program
White	0	0	719	688	0	667	2	0	19
Black/African American	0	0	286	598	0	591	0	0	7
Asian	0	0	4	0	0	0	0	0	0

Race	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher			
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
American Indian/Alaska Native	0	0	2	0	0	0	0	0	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition										

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher			
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
Hispanic	0	0	66	11	0	10	0	0	0	1
Not Hispanic	0	0	945	1,277	0	1,250	2	0	0	25
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition										

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

The City of Hamilton's Public Housing is provided and managed by the Butler Metropolitan Housing Authority (BMHA). This authority has the ability to operate throughout Butler County. Currently, fifty percent (50%) of all BMHA public Housing Units are in the City of Hamilton. BMHA maintains 1,156 housing units and provides an average of 1,075 Section 8 Vouchers according to its 2010 Annual Plan (per BMHA Administration). BMHA's units range from studio to four-bedroom apartments. A recent example of this is the Beacon Pointe redevelopment, Phase I of the proposal recently added 60 dwelling units on a vacant site within a significant needs area. Additionally, BMHA not only concentrates on primarily serving families but also seniors and the disabled.

BMHA conducted a market analysis in 2005 to determine the types of units needed for future demand. BMHA's units in the City of Hamilton range from twenty to over sixty years in age. Additionally, primarily these are large family three- and four-bedroom units. BMHA has concluded based on current demand and demographics smaller units, one and two bedrooms will be needed in the future. Additionally, senior housing units will continue to be in demand.

The City feels strongly that supportive services are needed for residents of public housing. At this time, limited services are provided to residents.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Hamilton works cooperatively with the Butler County Housing and Homeless Coalition to ensure priority needs of homeless persons and families. The City has worked to ensure that all aspects of the “Continuum of Care” are being adequately addressed. Therefore, the City has continued to support aspects of the “Continuum”. Funding of supportive services, emergency/temporary shelter assistance, facilities acquisition and transitional units has and will continue to be done to support the needs of the homeless.

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

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

Homeless Needs Assessment

	PIT Number	Current Inventory	Unmet Need/Gap
Homeless Individuals	133	133	30
Homeless Persons in Families with Children	40	76	66
Total	133	210	35

Table 27 - "Point in Time" count for the Community - January 26,2016

Indicate if the homeless population is: Has No Rural Homeless

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):

Using data from the Point in Time count data from January 26, 2016 the City estimates that of the 133 reported, 125 were in emergency shelters, 8 were in transitional housing. 13 households with children were represented in the total number. 8 individuals were identified as chronically homeless, including 0 veterans. 30 were reported as severely mentally ill. 50 reported having chronic substance abuse issues and 21 were victims of domestic violence.

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

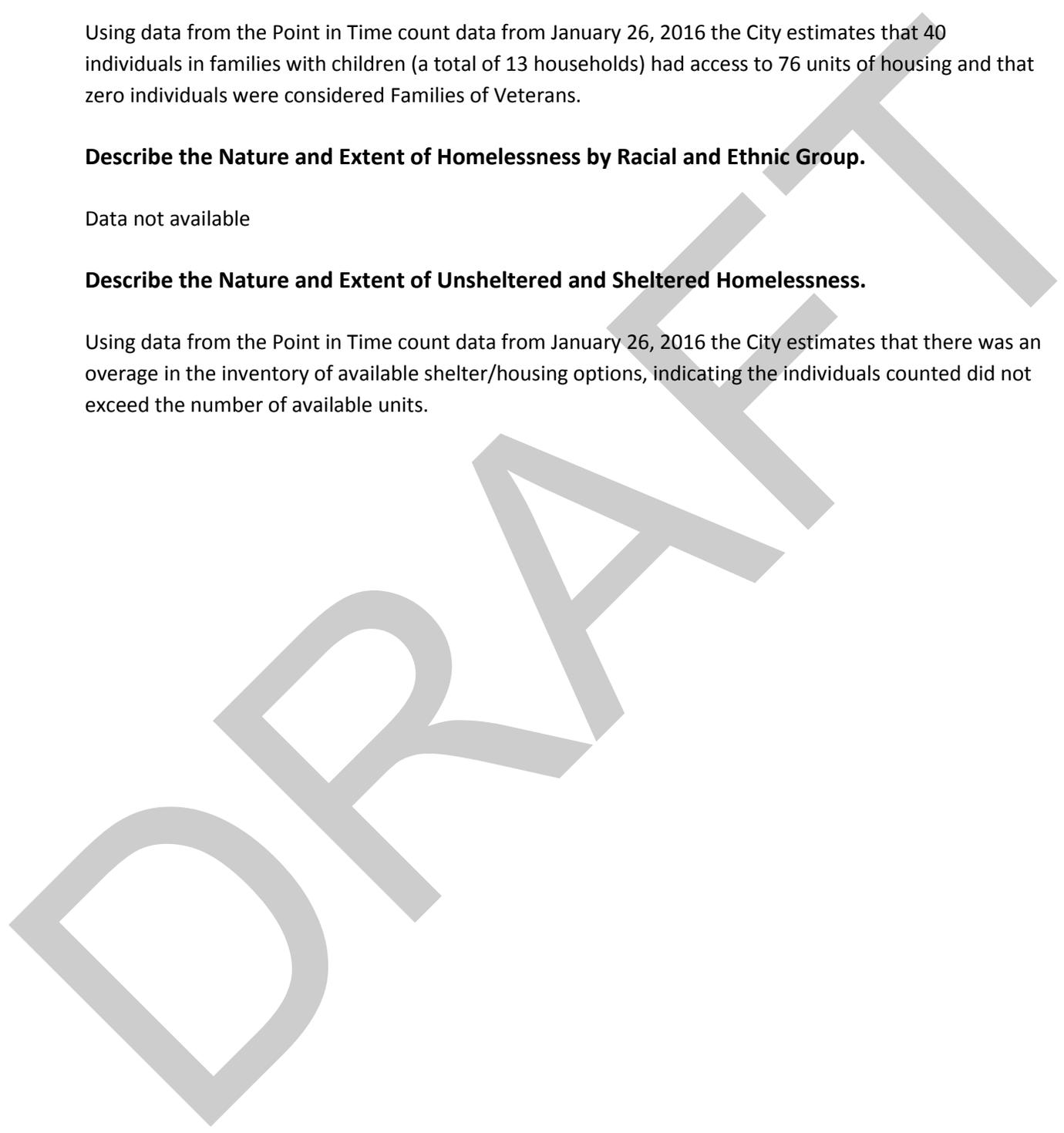
Using data from the Point in Time count data from January 26, 2016 the City estimates that 40 individuals in families with children (a total of 13 households) had access to 76 units of housing and that zero individuals were considered Families of Veterans.

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

Data not available

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Using data from the Point in Time count data from January 26, 2016 the City estimates that there was an overage in the inventory of available shelter/housing options, indicating the individuals counted did not exceed the number of available units.



NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Under CPD guidelines, HUD has set forth criteria for evaluating the housing needs of so-called “special populations.” As defined by HUD, these would include households made up of large families, elderly, mentally handicapped, female-headed, disabled, battered families, person with HIV/AIDS and homeless individuals. Homeless needs are assessed separately under the Continuum of Care Section.

The Census does not report on the “special needs population.” Instead, in formulating ideas about the needs of these groups, information from local social service agencies was used. These local records indicate that the City’s “special population” has grown over past years. This indicates there are probably increased housing and support services needed in Hamilton. It should be noted that many social service agencies supplying the information used, serve not only the City but also the local area.

Describe the characteristics of special needs populations in your community:

Large-Families

The CHAS Databook reported that 55.5% of large (5+ members) renter households experience some kind of housing problem; this represents approximately 535 households. However, it appears that all (100%) of the large rent households with extremely low and very low-incomes have some type of housing needs.

Battered Families

Refer to Continuum of Care section located in the Appendix section.

Drug/Alcohol Abusers

Refer to Continuum of Care section located in the Appendix section.

Ethnic Group Needs

The 2000 Census indicates a larger proportion of minority population in Hamilton is low-income compared to the percentage of low-income families compared to Butler County. Minority owner-households experience a slightly higher percentage of housing problems than non-minority owner households do. However, among renter-households, the incidence of low-income persons with housing problems does not appear to be equal among racial groups.

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

The most recent point in time count data is from January 26, 2016. Of the 133 reported, 125 were in emergency shelters, 8 were in transitional housing. 13 households with children were represented in the total number. 8 individuals were identified as chronically homeless, including 0 veterans. 30 were reported as severely mentally ill. 50 reported having chronic substance abuse issues and 21 were victims of domestic violence.

DRAFT

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The following list of Public services and their rank of a significant need, moderate need, or low need comes from the Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey. This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.

Public Parks and Recreational Facilities: Moderate Need by 47% of responses

Senior Centers: Moderate Need by 46% of responses

Youth Centers: Significant Need by 48% of responses

Neighborhood Facilities/Centers: Significant Need by 40% of responses

Homeless Facilities: Significant Need by 49% of responses

Health Facilities: Significant Need by 44% of responses

How were these needs determined?

Needs Assessment Survey: The City of Hamilton produces an annual Needs Assessment Survey. This assessment is done to ensure the City’s plans and activities accurately reflect community needs by residents of Hamilton. This Needs Assessment also provides a tool to address the priority of the community needs. The City created and distributed a survey that was mailed to approximately 2,001 randomly selected Hamilton households coded by census tract. The surveys included a self addressed stamped return envelope. The survey “return rate” was approximately 16.8 percent. The results of the mail survey are attached.

The City of Hamilton also posted the annual Needs Assessment Survey on the city’s website for a defined period. The survey results were tabulated independently of the mail survey to ascertain differences between the survey responses. During the defined period, approximately two months, there were 144 completed web surveys.

Describe the jurisdiction’s need for Public Improvements:

The following list of Public Improvements and their rank of a significant need, moderate need, or low need comes from the Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018

Public Input Survey. This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.

Sidewalk Repair/Installation: Moderate Need by 44% of responses

Street Repaving/Repair: Significant Need by 70% of responses

Water/sewer Improvements: Moderate Need by 48% of responses

Stormwater (Drainage) Improvements: Moderate Need by 45% of responses

Neighborhood Business District Improvements: Moderate Need by 43% of responses

Solid Waste Disposal: Moderate Need by 44% of responses

Asbestos Removal: Moderate Need by 38% of responses

How were these needs determined?

See above description of the Needs Assessment Survey

Describe the jurisdiction's need for Public Services:

The following list of Public services and their rank of a significant need, moderate need, or low need comes from the Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey. This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.

Transportation Services: Significant Need by 50% of responses

Drug/Substance Abuse Services: Significant Need by 77% of responses

Services for the homeless: Significant Need by 56% of responses

Childcare Services: Significant Need by 42% of responses

Elderly/Senior Services: Significant Need by 56% of responses

Mental Health Services: Significant Need by 61% of responses

Services for physically disabled: Significant Need by 48% of responses

Services for developmentally disabled: Significant Need by 52% of responses

Youth Services/Programs: Significant Need by 58% of responses

Health Services: Significant Need by 52% of responses

Employment/Job Training: Significant Need by 60% of responses

Crime Awareness/Prevention: Significant Need by 59% of responses

Services for Battered and Abused Spouses/Children: Significant Need by 56% of responses

Fair Housing Counseling/Services: Moderate Need by 41% of responses

Tenant/Landlord Counseling: Moderate Need by 39% of responses

How were these needs determined?

See above description of the Needs Assessment Survey

DRAFT

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Hamilton has prepared an Analysis of Impediments to Fair Housing Choice and Affordable Housing as well as an implementation plan for these activities. As an ongoing effort to make sure that impediments are being removed, the City completed an Analysis of Impediments in April 2012 and in the Fall of 2016 submitted a new Assessment of Fair Housing (AFH) that was submitted in the fall of 2016.

The City has also expanded outreach efforts to Spanish-speaking residents. Through partnerships with local social service agencies, the City will continue to provide “on-location” fair housing outreach services to the Spanish-speaking community. In addition, the City employs a full-time Neighborhood Development Specialist who handles fair housing/landlord and tenant issues.

The City continues to collaborate with Housing Opportunities Made Equal (HOME) for investigation of fair housing issues as well as annual real estate testing. Additionally, the City continues to make technical referrals to the Legal Aid Society of Greater Cincinnati as well as the state Civil Rights Commission.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	19,307	69%
1-unit, attached structure	1,115	4%
2-4 units	3,645	13%
5-19 units	2,753	10%
20 or more units	878	3%
Mobile Home, boat, RV, van, etc	167	1%
Total	27,865	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	62	0%	380	4%
1 bedroom	202	1%	2,723	26%
2 bedrooms	3,893	28%	4,280	41%
3 or more bedrooms	9,518	70%	3,134	30%
Total	13,675	99%	10,517	101%

Table 29 – Unit Size by Tenure

Data Source: 2008-2012 ACS

Rehab Area/Census Tract	% Units Vacant	% Units Built Prior to 1939	Average Median Contract Rent
City of Hamilton	6.7%	30.4%	\$402
Wilson-Symmes Park (Part CT 03)	19.1%	40.4%	\$253
North Jefferson (Part CT 04)	14.4%	50.0%	\$402
German Village (Part CT 7.01 & 7.02)	15.9%	80.7%	\$340
Second Ward (Part CT 03)	8.3%	33.9%	\$262
North Dayton Lane (Part CT 06)	10.5%	63.2%	\$423
Hanover-Walnut (Part CT 03)	16.8%	48.3%	\$394
Jefferson (Part CT 04)	14.4%	50.0%	\$402
North End	10.4%	66.6%	\$404
Bonnaker-Lincoln	15.9%	43.3%	\$379

Rossville - Main Street	12.85%	56.9%	\$501
Source: 2006-2008 American Community Survey 3-Year Estimate			

Table 30 - SELECTED NEIGHBORHOOD HOUSING CHARACTERISTICS

Discussion

GENERAL HOUSING STOCK INFORMATION

According to the 2009-2013 American Community Survey 5-Year Estimates, there are 27,865 total housing units, Hamilton’s housing stock can be characterized by the following attributes.

Higher Vacancy Rate - The City of Hamilton’s housing stock has a high vacancy rate. There are 3,673 or 13.1% of the total units vacant.

Higher Percentage of Rental Units - According to the 2010 Census, the City of Hamilton has a higher percentage of rental housing units than the County and the State. 44.1% (10,872) of Hamilton’s housing units are rental. Butler County’s and the State of Ohio’s rental rates are 30.3% and 32.4%, respectively.

Older Housing Units - The median year of housing units built in Hamilton is 1951 compared to the State of Ohio at 1965 and Butler County is 1976. Sixty-three percent (63.6%) of Hamilton’s housing units were built prior to 1960 and 45% prior to 1950.

Median Rents - According to the 2000 Census, forty-seven percent (47%) or 4,506 of the rental housing units in Hamilton are rented below \$400 a month. The median monthly rent for Hamilton is \$530, Ohio is \$523 and Butler County is \$586.

According to the 2009-2013 American Community Survey 5-Year Estimates, fifty-seven percent (57%) or 5,771 of the rental housing units in Hamilton are rented below \$749 a month. The median monthly rent for Hamilton is \$707.

There are several neighborhood areas in Hamilton with more vacant and older units. Additionally, most of the referenced neighborhoods average median contract rent is lower than the city as a whole.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	84,700	104,300	23%
Median Contract Rent	402	535	33%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,593	43.7%
\$500-999	5,676	54.0%
\$1,000-1,499	248	2.4%
\$1,500-1,999	0	0.0%
\$2,000 or more	0	0.0%
Total	10,517	100.0%

Table 32 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,065	No Data
50% HAMFI	5,090	2,150
80% HAMFI	8,750	4,970
100% HAMFI	No Data	7,184
Total	14,905	14,304

Table 33 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	509	600	787	1,102	1,297
High HOME Rent	463	579	769	1,065	1,173

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	463	579	769	927	1,035

Table 34 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Based on the Housing Affordability table shown in table 33 above there is not sufficient housing for Renters or Owners at 30%at HUD Area Median Family Income levels.

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

As seen in the Cost of Housing- Table 31 Median Home Value and Median Contract Rent have both gone up dramatically in the last 12 year, with Median Home Value increasing by 23% and Median Contract Rent increasing by 33%. It also points out the inequality in the 10% difference between the increase in Home Values and Rents.

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

Both Low and High HOME rents are listed as \$463 for an efficiency apartment, and Fair market rent for an efficiency apartment is listed at \$509. These rents are both lower than the 2012 Median Contract Rent of \$535, however the Median Contract Rent does not distinguish the average type of unit for rent and comparatively if you move the Low and High HOME rents and Fair market rents to a 1 bedroom unit they are higher than the Median Contract Rent of \$535.

Discussion

The following list of questions comes from the Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey. This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.

“How would you rate the need for affordable owner-occupied housing in the City of Hamilton?”

44% selected Significant Need, 36% selected Moderate Need, and 19% selected Low Need.

“How would you rate the need for affordable rental housing in the City of Hamilton?”

37% selected Significant Need, 39% selected Moderate Need, and 22% selected Low Need.

“What do you think is a bigger housing issue in the City of Hamilton- Cost of Housing or Quality of Housing?”

26% selected Cost of Housing and 73% selected Quality of Housing.

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MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,055	22%	5,064	48%
With two selected Conditions	50	0%	303	3%
With three selected Conditions	0	0%	26	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,570	77%	5,124	49%
Total	13,675	99%	10,517	100%

Table 35 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	924	7%	561	5%
1980-1999	1,476	11%	1,217	12%
1950-1979	5,919	43%	4,716	45%
Before 1950	5,356	39%	4,023	38%
Total	13,675	100%	10,517	100%

Table 36 – Year Unit Built

Data Source: 2008-2012 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	11,275	82%	8,739	83%
Housing Units build before 1980 with children present	430	3%	185	2%

Table 37 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The following list of questions comes from the Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey. This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.

“How would you rate the need for emergency/minor home repair programs for low-income City of Hamilton residents?”

48% selected Significant Need, 36% selected Moderate Need, and 14% selected Low Need.

“How would you rate the need for housing rehabilitation in the City of Hamilton?”

52% selected Significant Need, 36% selected Moderate Need, and 12% selected Low Need.

“What do you think is a bigger housing issue in the City of Hamilton- Cost of Housing or Quality of Housing?”

26% selected Cost of Housing and 73% selected Quality of Housing.

“How important is historic preservation in the City of Hamilton?”

47% selected Significant Need, 45% selected Moderate Need, and 7% selected Low Need.

“How important is removal/demolition of unsafe/dangerous or abandoned buildings in the City of Hamilton?”

81% selected Significant Need, 16% selected Moderate Need, and 2% selected Low Need.

This data clearly shows that residents of Hamilton feel that there are significant needs for resources in order to improve the condition of the Housing in the city. This is also true of the question “What do you think is a bigger housing issue in the City of Hamilton- Cost of Housing or Quality of Housing?”

26% selected Cost of Housing and 73% selected Quality of Housing.

Discussion

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MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

	Program Type						
	Certificate	Mod-Rehab	Public Housing	Vouchers			
				Total	Project -based	Tenant -based	Special Purpose Voucher
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			1,158				
# of accessible units						0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition							57

Table 39 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

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 Butler Metropolitan Housing Authority (BMHA) will continue and is responsible to carry out the Comprehensive Public Housing Grant and Section 8 Voucher programs as well as operate low- income housing units. BMHA operates countywide and Hamilton City Council appoints one board member while the remaining members are selected by the County Commissioners. With the exception of units in Middletown, Ohio, BMHA owns and operates the majority of housing units located in the City of Hamilton. The City of Hamilton encourages all residents to participate in community planning efforts including public housing residents. The City of Hamilton encourages public housing residents to be involved in the management of their units.

Discussion:

The City of Hamilton's Public Housing is provided and managed by the Butler Metropolitan Housing Authority (BMHA). This authority has the ability to operate throughout Butler County. Currently, fifty percent (50%) of all BMHA public Housing Units are in the City of Hamilton. BMHA maintains 1,156 housing units and provides an average of 1,075 Section 8 Vouchers according to its 2010 Annual Plan (per BMHA Administration). BMHA's units range from studio to four-bedroom apartments. A local example of this is the Beacon Pointe redevelopment, Phase I of the proposal recently added 60 dwelling units on a vacant site within a significant needs area. Additionally, BMHA not only concentrates on primarily serving families but also seniors and the disabled.

BMHA conducted a market analysis in 2005 to determine the types of units needed for future demand. BMHA's units in the City of Hamilton range from twenty to over sixty years in age. Additionally, primarily these are large family three- and four-bedroom units. BMHA has concluded based on current demand and demographics smaller units, one and two bedrooms will be needed in the future. Additionally, senior housing units will continue to be in demand.

The City feels strongly that supportive services are needed for residents of public housing. At this time, limited services are provided to residents. Portions of BMHA's latest Annual Plan needs analysis are attached in the Appendix.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

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

The City is a member of the Butler County Housing and Homeless Coalition, which is open to providers and those interested in issues that concern housing and homelessness in Butler County. Their current membership and the services they provide are listed below.

- City of Hamilton- Municipality; Community Planning and Funding Support for Homeless Services; Law Enforcement
- City of Middletown- Municipality; Community Planning and Funding Support for Homeless Services; Law Enforcement
- Butler County- Community Planning; Shelter + Care Administration; Law
- Butler County Children Services- Child Welfare and Protection Services; Foster Care for homeless youth
- Butler Metropolitan Housing Authority- Permanent subsidized housing
- Butler Behavioral Health- Mental health; case management; housing
- Community Behavioral Health- Mental health; case management; housing
- LifeSpan- Financial literacy; guardianship
- Sojourner Recovery Services - Substance abuse treatment – inpatient; outpatient
- Transitional Living- Mental health
- Hope House Rescue Mission - Emergency shelter
- Serve City- Emergency shelter
- YWCA- Transitional shelter for women
- VA- VA services and referral
- Butler County Success- Homeless liaison for schools
- New Housing Ohio- Housing for SMI
- Family Resources Center- Emergency housing and referrals
- The Dream Project- Developing new transitional housing
- Offerings- Basic needs and referrals for emergency shelters
- SHALOM- Emergency shelter during winter months

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.

Listed below are some of the available types of housing resources with information regarding the statistics of individuals that utilize them.

EMERGENCY SHELTER (ES) examples: Hope House, Serve City. ES projects will have a participant average length of stay of no more than 40 days. ES projects will have a participant median length of stay of no more than 40 days. At least 40% of participants in Emergency Shelter (ES) projects will move into permanent housing at exit. At least 50% of participants in ES projects will receive at least one source of non-cash benefits or health insurance at program exit. At least 30% of adult participants in ES projects will gain or increase employment or non-employment cash income during the reporting period or at exit. ES projects will have no more than 15% of persons who exited to permanent housing return to ES, SH, TH, Outreach, RRH, or PSH within six months of exit. ES will have no more than 20% of persons who exited to permanent housing return to ES, SH, TH, Outreach, RRH, or PSH within two years of exit. Data Source to determine compliance: HMIS

RAPID REHOUSING PROJECTS (RRH) examples: CDP. RRH projects will have a participant average length of stay of no more than 150 days. RRH projects will have a participant median length of stay of no more than 150 days. RRH projects will place participants into permanent housing with 21 days of project entry. At least 95% of participants in RRH projects will move into permanent housing at exit. At least 85% of participants in RRH projects will receive at least one source of non-cash benefits or health insurance at program exit. At least 60% of adult participants in RRH projects will gain or increase employment or non-employment cash income during the reporting period or at exit. RRH projects will have no more than 5% of persons who exited to permanent housing return to ES, SH, TH, Outreach, RRH, or PSH within six months of exit. RRH will have no more than 10% of persons who exited to permanent housing return to ES, SH, TH, Outreach, RRH, or PSH within two years of exit. Data Source to determine compliance: HMIS

Transitional Housing (TH) examples: YWCA. At least 83% of participants in TH projects will move into permanent housing at exit. At least 55% of adult participants in TH projects will gain or increase employment or non-employment cash income during the reporting period or at exit. At least 85% of adult participants in TH projects will receive at least one source of non-cash benefits or health insurance at program exit. TH projects will have a participant average length of stay of no more than 240 days. TH projects will have a participant median length of stay of no more than 240 days. TH projects will have no more than 7% of adults who exited to permanent housing return to ES, SH, TH, Outreach, RRH, or PSH within six months of exit. TH will have no more than 12% of adults who exited to permanent housing return to ES, SH, TH, Outreach, RRH, or PSH within two years of exit. Data Source to determine compliance: HMIS

PERMANENT SUPPORTIVE HOUSING (PSH) examples: Butler County (S+C). At least 90% of project participants remain in PSH project or exit to permanent housing (PH) as of the end of the reporting period or at program exit. At least 85% of adult participants in PSH projects will receive at least one source of non-cash benefits or health insurance at program exit. At least 70% of adult participants in PSH projects will gain or increase employment or non-employment cash income during the reporting period or at exit. PSH projects will have no more than 2% of persons who exited to permanent housing return to ES, SH, TH, Outreach, RRH, or PSH within six months of exit. PSH will have no more than 5% of

persons who exited to permanent housing return to ES, SH, TH, Outreach, RRH, or PSH within two years of exit. Data Source to determine compliance: HMIS

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MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Two factors that affect the affordability of housing in a community are local property taxes and utility costs. According to the book, **Rates of Taxation in Butler County, Ohio Tax Year 2000**, the taxes in the City of Hamilton and the Hamilton City School District were of the lowest in the immediate area and lower than Butler County as a whole. For example, Hamilton's taxes were 56.36 mills as compared to 64.68 mills for Fairfield City; 67.11 mills in Union Township and 65.07 mills in the City of Oxford.

Hamilton owns and operates its own water, gas and electric utilities. The gas and electric rates are generally less than other areas in Butler County that are served by Duke Energy. Hamilton's water costs are nearly one-third less than the County rates. Neither local taxes nor municipal utility costs are deemed barriers to affordable housing in Hamilton.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

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	52	0	0	0	0
Arts, Entertainment, Accommodations	3,066	2,790	14	19	5
Construction	1,094	327	5	2	-3
Education and Health Care Services	4,111	3,791	19	26	7
Finance, Insurance, and Real Estate	1,473	821	7	6	-1
Information	304	242	1	2	1
Manufacturing	3,051	2,033	14	14	0
Other Services	728	437	3	3	0
Professional, Scientific, Management Services	1,728	559	8	4	-4
Public Administration	0	0	0	0	0
Retail Trade	3,432	2,353	16	16	0
Transportation and Warehousing	931	194	4	1	-3
Wholesale Trade	1,593	795	7	6	-1
Total	21,563	14,342	--	--	--

Table 40 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	30,053
Civilian Employed Population 16 years and over	25,959
Unemployment Rate	13.62
Unemployment Rate for Ages 16-24	42.08
Unemployment Rate for Ages 25-65	8.90

Table 41 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	3,600
Farming, fisheries and forestry occupations	1,035
Service	3,367
Sales and office	6,820
Construction, extraction, maintenance and repair	2,405
Production, transportation and material moving	1,604

Table 42 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,844	64%
30-59 Minutes	8,023	32%
60 or More Minutes	1,083	4%
Total	24,950	100%

Table 43 - Travel Time

Data Source: 2008-2012 ACS

Education:

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	1,715	767	2,340
High school graduate (includes equivalency)	9,050	1,386	3,472
Some college or Associate's degree	6,512	665	1,883

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	4,131	98	749

Table 44 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	123	127	255	497	698
9th to 12th grade, no diploma	878	1,118	995	1,830	1,438
High school graduate, GED, or alternative	2,226	3,367	3,412	7,129	3,629
Some college, no degree	1,956	2,194	1,516	3,142	1,229
Associate's degree	239	568	506	1,144	202
Bachelor's degree	315	1,246	747	1,439	750
Graduate or professional degree	20	233	416	897	354

Table 45 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,457
High school graduate (includes equivalency)	28,661
Some college or Associate's degree	30,677
Bachelor's degree	44,028
Graduate or professional degree	55,600

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

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

The Business Activity (Table 38) lists our top Four major employment sectors as

Education and Health Care (4,111 jobs)

Retail Trade (3,432 jobs)

Arts, Entertainment, and Accommodations (3,066 jobs)

Manufacturing (3,051 jobs)

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SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Urban Renewal Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Clearance and Demolition
	Priority Level	High
	Population	Extremely Low Low Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Clearance and Demolition
	Description	Demolition of dilapidated, unsafe, or abandoned properties.
	Basis for Relative Priority	<p>The City of Hamilton identified community needs through public input meetings, random citywide residential survey titled “The Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey”, and an online version of the same survey.</p> <p>One of the questions asked on the survey was “How important is the removal/demolition of unsafe/dangerous building or abandoned buildings in the City of Hamilton”. 81% of Responders indicated that it was very important, 16% indicated somewhat important, and 2% indicated not important.</p> <p>This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.</p>
2	Priority Need Name	Housing
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
Geographic Areas Affected	
Associated Goals	Housing Fair Housing Homeless Activities
Description	Housing
Basis for Relative Priority	<p>The City of Hamilton identified community needs through public input meetings, random citywide residential survey titled “The Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey”, and an online version of the same survey.</p> <p>Listed below are the questions that relate to Housing as a Priority in the City of Hamilton.</p> <p>“How would you rate the need for affordable owner-occupied housing in the City of Hamilton?”</p> <p>44% selected Significant Need, 36% selected Moderate Need, and 19% selected Low Need.</p> <p>“How would you rate the need for affordable rental housing in the City of Hamilton?”</p> <p>37% selected Significant Need, 39% selected Moderate Need, and 22% selected Low Need.</p> <p>“What do you think is a bigger housing issue in the City of Hamilton- Cost of Housing or Quality of Housing?”</p> <p>26% selected Cost of Housing and 73% selected Quality of Housing.</p> <p>“Do you own or rent your home?”</p> <p>79% of respondents Own and 29% of respondents Rent.</p> <p>This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.</p>

3	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities/ Improvements
	Description	Public Facilities
	Basis for Relative Priority	<p>The City of Hamilton identified community needs through public input meetings, random citywide residential survey titled “The Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey”, and an online version of the same survey.</p> <p>The following list of Public Facilities and their rank of a significant need, moderate need, or low need comes from the Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey. This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.</p> <ul style="list-style-type: none"> • Public Parks and Recreational Facilities: Moderate Need by 47% of responses • Senior Centers: Moderate Need by 46% of responses • Youth Centers: Significant Need by 48% of responses • Neighborhood Facilities/Centers: Significant Need by 40% of responses • Homeless Facilities: Significant Need by 49% of responses • Health Facilities: Significant Need by 44% of responses
4	Priority Need Name	Public Improvements

	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities/ Improvements
	Description	Public Improvements
	Basis for Relative Priority	<p>The City of Hamilton identified community needs through public input meetings, random citywide residential survey titled “The Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey”, and an online version of the same survey.</p> <p>The following list of Public Improvements and their rank of a significant need, moderate need, or low need comes from the Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey. This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.</p> <p>Sidewalk Repair/Installation: Moderate Need by 44% of responses</p> <p>Street Repaving/Repair: Significant Need by 70% of responses</p> <p>Water/sewer Improvements: Moderate Need by 48% of responses</p> <p>Stormwater (Drainage) Improvements: Moderate Need by 45% of responses</p> <p>Neighborhood Business District Improvements: Moderate Need by 43% of responses</p> <p>Solid Waste Disposal: Moderate Need by 44% of responses</p> <p>Asbestos Removal: Moderate Need by 38% of responses</p>
5	Priority Need Name	Economic Development
	Priority Level	High

	Population	Extremely Low Low Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Economic Development
	Description	Economic Development
	Basis for Relative Priority	<p>The City of Hamilton identified community needs through public input meetings, random citywide residential survey titled “The Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey”, and an online version of the same survey.</p> <p>Listed below are the questions that relate to Economic Development as a Priority in the City of Hamilton.</p> <p>“How important is the Economic Vitality of Downtown Hamilton and the Riverfront?” 66% selected Significant Need, 27% selected Moderate Need, and 5% selected Low Need.</p> <p>Employment/Job Training: Significant Need by 60% of responses</p> <p>This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.</p>
6	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	

	Associated Goals	Public Service
	Description	Public Services
	Basis for Relative Priority	<p>The City of Hamilton identified community needs through public input meetings, random citywide residential survey titled “The Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey”, and an online version of the same survey.</p> <p>The following list of Public Services and their rank of a significant need, moderate need, or low need comes from the Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey. This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.</p> <p>Transportation Services: Significant Need by 50% of responses</p> <p>Drug/Substance Abuse Services: Significant Need by 77% of responses</p> <p>Services for the homeless: Significant Need by 56% of responses</p> <p>Childcare Services: Significant Need by 42% of responses</p> <p>Elderly/Senior Services: Significant Need by 56% of responses</p> <p>Mental Health Services: Significant Need by 61% of responses</p> <p>Services for physically disabled: Significant Need by 48% of responses</p> <p>Services for developmentally disabled: Significant Need by 52% of responses</p> <p>Youth Services/Programs: Significant Need by 58% of responses</p> <p>Health Services: Significant Need by 52% of responses</p> <p>Employment/Job Training: Significant Need by 60% of responses</p> <p>Crime Awareness/Prevention: Significant Need by 59% of responses</p> <p>Services for Battered and Abused Spouses/Children: Significant Need by 56% of responses</p> <p>Fair Housing Counseling/Services: Moderate Need by 41% of responses</p> <p>Tenant/Landlord Counseling: Moderate Need by 39% of responses</p>
7	Priority Need Name	Homeless Activities
	Priority Level	High

	Population	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Homeless Activities
	Description	Homeless Activities
	Basis for Relative Priority	<p>The City of Hamilton identified community needs through public input meetings, random citywide residential survey titled “The Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey”, and an online version of the same survey.</p> <p>Listed below is the question that relates to Homelessness as a Priority in the City of Hamilton.</p> <p>Services for the homeless: Significant Need by 56% of responses</p> <p>This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.</p>
8	Priority Need Name	Fair Housing
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly 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
Geographic Areas Affected	
Associated Goals	Fair Housing
Description	Fair Housing
Basis for Relative Priority	<p>The City of Hamilton identified community needs through public input meetings, random citywide residential survey titled “The Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey”, and an online version of the same survey.</p> <p>Listed below is the question that relates to Fair Housing as a Priority in the City of Hamilton.</p> <p>Fair Housing Counseling/Services: Moderate Need by 41% of responses</p> <p>Tenant/Landlord Counseling: Moderate Need by 39% of responses</p> <p>This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.</p>

Narrative (Optional)

Priority Needs Assessment

The Priority Needs listed were determined by the City of Hamilton and are based on the 2010 Census, consultation with citizens, social service agencies and housing assistance providers, random city-wide resident Needs Assessment Survey. Priority needs were determined by the number of households experiencing problems and the need for the jurisdiction to coordinate and support the activities necessary to correct those problems.

The priorities assigned are based on a five-year projection, as specified by HUD regulations. In addition to the housing needs of residents of Hamilton, it is also essential to address non- housing community development needs of the City's LMI population. Thus, Hamilton has proposed other activities specifically designed to create more suitable living environments and expand economic opportunities. Hamilton proposes to address these other non- housing community development needs by the following actions.

- Physical Improvements to public facilities (located in or serving principally LMI persons) intended to improve the physical attractiveness and functionality of transportation and utility facilities and livability of LMI neighborhoods. These include improvements to deteriorated streets/sidewalks/curbs, recreational and community facilities, handicap accessibility, lighting, street tree plantings and other activities to improve health, safety and overall well being of Hamilton's residents.
- Provision of public services to assist in improving the health, welfare, education and skills of the LMI population and to otherwise serve the needs of the City through education, counseling, crime prevention, youth services, elderly services, handicapped services, transportation, etc.
- Expanding Economic Development Opportunities to encourage investment; retain and create additional jobs; revitalize commercial/industrial businesses; and to increase the marketability of the work force through employment/skill training is a community development priority.

These activities are designed to help increase the viability of existing development, encourage growth; and help lift persons out of poverty by providing employment opportunities.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Fiscal Year 2017 through 2021 Consolidated Plan is the City of Hamilton's strategic planning document that addresses housing assistance, economic development, public services and other community development needs. This also includes the Annual Action Plan Update for Fiscal Year 2017 through 2018. The City of Hamilton will use Community Development Block Grants (CDBG) and HOME entitlement funds to help meet the needs of low and moderate income citizens as well as eliminate slum and blight. The estimated entitlement amounts for CDBG is \$1,234,320.00 and HOME is \$301,553.00. CDBG Program income is anticipated to be \$75,906.00.

In light of proposed funding reductions in both CDBG and HOME programs, the Department of Community Development continues to take a more strategic approach on funding to opportunities to meet the greatest needs such as housing, economic development, vacant/dilapidated housing demolition, street resurfacing and repair, and homeless support services. In addition, the Department is taking a more focused approach on implementing portions of the City's Strategic Plan to foster renewed investment and economic development/job creation in the community which include Economic Development Revolving Loan Fund, Design Assistance for new and/or expanding businesses.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,234,320	75,281	0	1,309,601	These numbers are projected to be a 3% decrease from the 2016-2017 Fiscal Year allocation of Funds from HUD.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	301,553	0	0	301,553	These numbers are projected to be a 3% decrease from the 2016-2017 Fiscal Year allocation of Funds from HUD.

Table 49 - 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

The Department of Community Development continues to broaden and strengthen relationships with appropriate agencies and other City of Hamilton departments to implement physical improvements, special code enforcement and public services that benefit very low and low to moderate income city residents. Through these relationships, the City will work to provide emergency/minor home repairs to eligible low-income homeowners as well as remove and clear dangerous, dilapidated and vacant buildings.

The objectives of the CDBG and HOME programs include the revitalization, preservation, conservation and redevelopment of neighborhoods; stimulating economic development; and providing public improvements, which principally benefit persons of low and low-moderate income.

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

N/A

Discussion

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
Butler County Homeless & Housing Coalition	Continuum of care	Homelessness Public Housing	Region
Butler County Metropolitan Housing Authority	PHA	Ownership Public Housing Rental	Region
City of Hamilton	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
Neighborhood Housing Services	CHDO	Ownership Rental	Region
SELF (SUPPORTS TO ENCOURAGE LOW-INCOME FAMILIES)	Non-profit organizations	Non-homeless special needs Ownership neighborhood improvements	Region
Habitat for Humanity Greater Cincinnati	Non-profit organizations	Non-homeless special needs Ownership neighborhood improvements	Region
PEOPLE WORKING COOPERATIVELY	Non-profit organizations	Non-homeless special needs neighborhood improvements	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
YMCA	Non-profit organizations	Non-homeless special needs public facilities	Region
YMCA OF HAMILTON	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Historic Hamilton, Inc	Non-profit organizations	Non-homeless special needs public facilities	Jurisdiction
OPEN DOOR PANTRY	Non-profit organizations	Non-homeless special needs public facilities public services	Region
Transit Alliance of Butler County	Non-profit organizations	Non-homeless special needs public services	Region
Hamilton Parks Conservancy	Non-profit organizations	Non-homeless special needs neighborhood improvements public facilities	Jurisdiction
SERVE CITY	Non-profit organizations	Homelessness	Region
Fitton Center for Creative Arts	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Great Miami Valley YMCA	Non-profit organizations	Non-homeless special needs public facilities public services	Region

Table 50 - Institutional Delivery Structure

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	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 51 - Homeless Prevention Services Summary

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 City continued to invest resources into community development efforts that leverage and increase positive activities in distressed neighborhoods. These investments include Affordable Housing Development activities, Lead Safe Workplace Practices, and the Neighborhood Overlay Conservation Zoning District.

The delivery system in the City of Hamilton was enhanced by the development of a communications process with public service providers. Representatives from social service agencies and housing providers are part of the system. The formation of this process resulted in the community working together to identify problems, priorities, strategies and action plans to assist Hamilton citizens. The City is working toward closing gaps through consultation with citizens, community service providers and local public institutions, private industry, and nonprofit organizations.

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 following describes the roles of groups in the institutional structure.

Public Institution: The City of Hamilton's Community Development Department, Neighborhood Development Division will administer both the CDBG and HOME programs. Funds will be used for a variety of activities which include, but may not be limited to, owner rehabilitation, rental rehabilitation, home buyer assistance, capital improvements, economic development and technical assistance to nonprofits and public services operated by nonprofits. The City may assist other public or nonprofit groups in providing other types of affordable housing assistance. The City may apply for State Low Income Housing Tax Credits (LIHTC) or other forms of State assistance as specific projects develop. Butler Metropolitan Housing Authority (BMHA) will continue and is responsible for carrying out the Comprehensive Public Housing Grant and Section 8 Voucher programs as well as operating low-income housing units. BMHA operates countywide and Hamilton City Council appoints one board member and the remaining are selected by the County Commissioners. With the exception of units in Middletown, Ohio, BMHA owns and operates the majority of housing units located in the City of Hamilton. The City of Hamilton encourages all residents to participate in community planning efforts including public housing residents. The City of Hamilton also encourages public housing residents to be involved in the management of their units.

Private Industry: Private sector involvement includes financial institutions providing assistance via mortgage loans to assist with private rehabilitation (owner and renter) and a first-time homebuyer program operated by Neighborhood Housing Services of Hamilton. Also, there may be private sector involvement in low-income housing tax credit projects for housing rehabilitation or new construction to increase affordable rental and home ownership opportunities.

Nonprofit Organizations: The nonprofit groups which the City is involved with will provide various kinds of housing assistance, rehabilitation, rental assistance, homebuyer assistance, services to the elderly, homeless and special needs population. Nonprofit and direct housing providers include: Neighborhood Housing Services of Hamilton, Supports to Encourage Low-Income Families (S.E.L.F.), People Working Cooperatively (PWC), Greater Miami Valley YMCA, Partners in Prime, ArtSpace, Habitat for Humanity of Greater Cincinnati, Serve City, Partnerships for Housing, Inc., and YWCA. Additionally, the City works with Nonprofits that provide direct public services not only including housing assistance but also health, domestic violence, homeless prevention, youth programs, education, fair housing, and transportation services. Nonprofits that qualify as Community Housing Development Organizations (CHDO's) have the opportunity to operate construction of rental and first-time homebuyer programs. The CHDO for the City is Neighborhood Housing Services of Hamilton (NHS). The City continues to provide needed technical assistance to this nonprofit and will continue to build good working relationships with other agencies in the community as we refine our strategic Plan. The City is also working with the Chamber of Commerce and Hamilton Economic Development Corporation regarding economic issues, including revitalization of the City's business districts.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Clearance and Demolition	2017	2021	Non-Housing Community Development		Clearance and Demolition	CDBG: \$180,000	
2	Housing	2017	2021	Affordable Housing Public Housing		Housing	CDBG: \$261,246 HOME: \$286,475	
3	Public Facilities/Improvements	2017	2021	Non-Housing Community Development		Public Facilities Public Improvements	CDBG: \$343,700	
4	Public Service	2017	2021	Non-Housing Community Development		Public Services	CDBG: \$137,000	
5	Economic Development	2017	2021	Non-Housing Community Development		Economic Development	CDBG: \$93,280	
6	Fair Housing	2017	2021	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Housing Fair Housing	CDBG: \$12,000	
7	Homeless Activities	2017	2021	Homeless		Housing Homeless Activities	CDBG: \$38,000	

Table 52 – Goals Summary

Goal Descriptions

1	<p>Goal Name</p> <p>Clearance and Demolition</p>	<p>Clearance and Demolition activities through Code enforcement activities and the Remediation of Slum and Blight.</p>
	<p>Goal Description</p> <p><u>Clearance and Demolition</u></p> <ol style="list-style-type: none"> 1. Clear blighted structures to stabilize and improve neighborhoods. 2. Prepare cleared sites that stabilize neighborhoods for residential redevelopment. 	

<p>2</p>	<table border="1"> <tr> <td data-bbox="245 186 326 1929"> <p>Goal Name</p> </td> <td data-bbox="326 186 1343 1929"> <p>Housing</p> </td> </tr> <tr> <td data-bbox="245 422 326 1929"> <p>Goal Description</p> </td> <td data-bbox="326 422 1343 1929"> <p>Housing includes housing rehabilitation, emergency minor home repairs, housing resale, new construction, and downpayment /closing cost assistance.</p> <p><u>Housing Goals</u></p> <ol style="list-style-type: none"> 1. Provide assistance to bring low- and very-low income homeowners housing units to standard condition. 2. Increase the supply of affordable housing units available for special needs residents. 3. Support Fair Housing efforts that provide accessibility to all housing options by all City residents. 4. Increase opportunities for low and moderate-income residents to become homeowners through down payment and closing cost assistance. 5. Reduce lead hazard in conjunction with ongoing housing rehabilitation projects. 6. Leverage private not-for-profit and for-profit investments with Block Grant funds to produce and finance affordable housing units 7. Provide resources to and support organization and programs that provide assistance to those in public housing. 8. Expand existing program to increase neighborhood improvements that support and encourage the development of affordable housing. 9. Support programs for low and moderate-income elderly homeowners to bring housing units to standard condition through the City's Housing Rehabilitation Program. 10. Assist low and very low-income homeowners with emergency and minor home repairs. 11. Assist organization that help the homeless transition from shelter to permanent housing. 12. Rehabilitate and reconstruct, when possible, acquired foreclosed and abandoned residential properties to standard and marketable condition. 13. Create affordable rental housing opportunities which may be limited to specific populations (i.e. artists, police officers, firefighters, teachers, etc.) pursuant to 2013 HOME Final Rule. </td> </tr> </table>	<p>Goal Name</p>	<p>Housing</p>	<p>Goal Description</p>	<p>Housing includes housing rehabilitation, emergency minor home repairs, housing resale, new construction, and downpayment /closing cost assistance.</p> <p><u>Housing Goals</u></p> <ol style="list-style-type: none"> 1. Provide assistance to bring low- and very-low income homeowners housing units to standard condition. 2. Increase the supply of affordable housing units available for special needs residents. 3. Support Fair Housing efforts that provide accessibility to all housing options by all City residents. 4. Increase opportunities for low and moderate-income residents to become homeowners through down payment and closing cost assistance. 5. Reduce lead hazard in conjunction with ongoing housing rehabilitation projects. 6. Leverage private not-for-profit and for-profit investments with Block Grant funds to produce and finance affordable housing units 7. Provide resources to and support organization and programs that provide assistance to those in public housing. 8. Expand existing program to increase neighborhood improvements that support and encourage the development of affordable housing. 9. Support programs for low and moderate-income elderly homeowners to bring housing units to standard condition through the City's Housing Rehabilitation Program. 10. Assist low and very low-income homeowners with emergency and minor home repairs. 11. Assist organization that help the homeless transition from shelter to permanent housing. 12. Rehabilitate and reconstruct, when possible, acquired foreclosed and abandoned residential properties to standard and marketable condition. 13. Create affordable rental housing opportunities which may be limited to specific populations (i.e. artists, police officers, firefighters, teachers, etc.) pursuant to 2013 HOME Final Rule.
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<p>3</p>	<p>Goal Name</p> <p>Public Facilities/ Improvements</p>
<p>Goal Description</p>	<p><u>Public Facility /Improvements Goals</u></p> <ol style="list-style-type: none"> 1. Increase the capacity of the City to positively change the social and physical conditions of low and moderate income neighborhoods experiencing blighting influences through programs tailored to meet the specific needs of the individual neighborhood. 2. Assist in the stabilization and revitalization of neighborhoods by improving housing quality, reducing the number of vacant and blighted structures, and increasing private sector investments. 3. Reduce the number of physically deteriorated streets, sidewalks, curbs, gutters through street improvements. 4. Reduce the number of deteriorated and unsafe conditions of recreational areas/ facilities in neighborhoods in the low and moderate-income area of the City of Hamilton. 5. Increase the number of and the quality of opportunities provided for residents to actively plan and implement physical and social improvements in their neighborhood by implementing the City's Citizen Participation portion of the Consolidated Plan. 6. Provide resources for public improvements and infrastructure that will stabilize neighborhoods with high percentage rate of foreclosure and abandonment. 7. Provide assistance in improving public facilities that serve special needs and the homeless.

<p>4</p>	<p>Goal Name</p>	<p>Public Service</p>
<p>Goal Description</p>	<p><u>Public Service Goals</u></p> <ol style="list-style-type: none"> 1. Improve the safety and livability of neighborhood with quality public services that improve the City's living environment. 2. Continue to support transportation services for low and very-low income residents of the City of Hamilton. 3. Reduce crime, through prevention programs, in low and moderate- income neighborhoods. 4. Support homeless prevention by assisting organizations that supply basic services. 5. Support and provide funding for fair housing activities in the City of Hamilton. 6. Provide support and assistance to healthcare organizations and agencies that benefit low and moderate-income residents. 	
<p>5</p>	<p>Goal Name</p>	<p>Economic Development</p>
<p>Goal Description</p>	<p><u>Economic Development Priorities</u></p> <ol style="list-style-type: none"> 1. Expand the use of economic development opportunities to encourage development and alleviate poverty. 2. Increase the capacity of the City to attract new business development by expanding the number of new construction sites, and through the aggressive marketing and disposition of acquired properties to businesses offering employment opportunities for low and moderate-income persons. 3. Increase the capacity of neighborhood commercial areas to retain and expand job opportunities for low- and moderate- income persons by funding plans for area improvements where plans do not currently exist and assist in the implementation of public improvements. 4. Increase the capacity of the City to attract new business development and retain and/or expand existing businesses thereby creating long-term job opportunities for low and moderate-income persons by expanding and marketing the Economic Development Revolving Loan Fund program. 5. Provide technical assistance to small business owners interested in establishing businesses in the community. 	

6	Goal Name	Fair Housing
	Goal Description	Fair Housing includes services and education as well as landlord tenant issues.
7	Goal Name	Homeless Activities
	Goal Description	Homeless Activities includes homeless services as well as outreach.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Two factors that affect the affordability of housing in a community are local property taxes and utility costs. According to the book, **Rates of Taxation in Butler County, Ohio Tax Year 2000**, the taxes in the City of Hamilton and the Hamilton City School District were of the lowest in the immediate area and lower than Butler County as a whole. For example, Hamilton's taxes were 56.36 mills as compared to 64.68 mills for Fairfield City; 67.11 mills in Union Township and 65.07 mills in the City of Oxford.

Hamilton owns and operates its own water, gas and electric utilities. The gas and electric rates are generally less than other areas in Butler County that are served by Duke Energy. Hamilton's water costs are nearly one-third less than the County rates. Neither local taxes nor municipal utility costs are deemed barriers to affordable housing in Hamilton.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Hamilton recently reviewed the building and zoning codes. The following is a summary of those, which many believe affect-housing affordability:

1. Hamilton utilizes a "one-stop" permitting process to expedite permitting and review procedures and to help avoid costly delays. Hamilton's zoning code is not unduly restrictive. In fact, the City minimum lot size for the least dense residential zoning district (10,000 square feet) is well below other areas such as Cincinnati (20,000 square feet minimum), Middletown (20,000 square feet minimum) and Fairfield (12,000 square feet minimum). The City is actively encouraging affordable mixed use development that includes residential at higher densities in certain areas, including CORE Area and affordable new single family construction in Neighborhoods. The City's subdivision regulations do require the installation of sidewalks, curbs/gutters and storm water retention methods, which can add to housing costs. However, Hamilton's regulations are not unduly harsh nor are any more restrictive than other population centers in Butler County (Middletown and Fairfield). With regard to infrastructure requirements for subdivisions, they are again the minimum standard to ensure public health, welfare and safety. In addition, sidewalks, curb/gutters promote walkability within and between neighborhoods particularly for households with limited transportation options. Hamilton employs certain incentive practices in negotiating with developers to aid in the reduction of construction costs. The zoning code allows for Planned Unit Developments (PUD's), form-based mixed use zoning, clustered housing, zero lot line zoning and certain density bonuses. The Hamilton Community Development Department has made modifications to the current PUD regulations to include: the promotion of providing greater mixtures of housing types, styles, and sizes to facilitate housing choice and density bonuses to encourage development of affordable LMI housing by the private sector. Hamilton also has a recently adopted Community Reinvestment Area (CRA) program to assist property owners in applying for property tax abatements for certain home improvements.

The City's policies and regulations do not significantly impact housing choice or affordability. Thus, the City has not outlined a strategy for modification or amendments. The City will continue to regularly review policies/regulations and propose changes where deemed necessary.

DRAFT

SP-65 Lead based paint Hazards – 91.215(i)

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

The City of Hamilton provides the following measures:

- 1) Completes a Lead Hazard Evaluation Notice Form
- 2) Completes a Lead-Safe Housing Rule Applicability Form
- 3) Completes a Lead-Safe Housing Rule Checklist for general compliance documentation
- 4) Completes a Lead-Safe Housing Requirements Screening Worksheet
- 5) A “Protect Your Family from Lead in Your Home” booklet is given to and signed by all owner/occupants having rehab work done on their property.

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

The results of several studies have indicated that children exposed, even moderately, to lead-based paint may develop permanent learning disabilities. The greatest concern is for young children (under the age of 7). The use of lead-based interior and exterior paints often occurred on structures constructed prior to 1978; and, generally speaking, its use was more prevalent on older (pre-1940) houses. Considering the age of the City's housing stock, and thus, the likelihood of an increased presence of lead-based paint hazards, Hamilton will respond to the problem of lead-based paint (LBP) hazards.

Utilizing methodology supplied by HUD, the potential numbers of LBP units occupied by low income households with children under seven years old are 404 renter units 450 owner occupied for a total of 854 units, or 3% of the total housing stock of Hamilton.

Additional information on this problem is based on records of the City of Hamilton's Health Division from 1990 to 1994. The data indicates that lead poisoning cases, which were treated by Hamilton's Health Department, were located in low income, minority neighborhoods. The neighborhoods with the highest concentration of children suffering from lead poison were all low- income target rehabilitation areas for the City of Hamilton. There were 8 new cases of elevated venous lead levels reported this year. In the previous years, WIC had a grant for all children receiving WIC to be screened with a finger stick lead test. WIC has lost this funding and therefore is no longer doing screening. Current recommendations from the Ohio Department of Health have changed. Referrals are now made to the Health Division for all levels over 5 mg/dl. We do extensive teaching for parents whose children score between 5 and 10 micrograms per deciliter of blood. Ohio Department of Health has sent vacate orders to one property in Census Tract 6 after the owner failed to abate the lead hazard from last year.

The Table listed below "Hamilton Lead-Based Paint Analysis" shows the number of owners and rental units affected by lead paint.

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

Lead poisoning cases reported by Hamilton’s Health Department our most recent FY 2015-2016 CAPER from May 1, 2015 to April 30, 2016 are as follows:

Census Tract 11	1
Census Tract 9	1
Census Tract 7.01	3
Census Tract 4	3
Census Tract 3	2
Census Tract 8	1
Census Tract 6	3
Census Tract 2	1
Total	15

Unit Year of Construction and Unit Type	HUD Formula	LMI HH Units W/Children & W/Lead Paint
Pre-1940 Renter	$2900 \times .90 = 2610 \times .174 = 454 \times .384 = 174 \times$	169
Pre-1940 Owner	$4690 \times .90 = 4221 \times .174 = 734 \times .384 = 282 \times$	215
1940 – 1959 Renter	$1500 \times .80 = 1200 \times .174 = 208 \times .384 = 80 \times$	77
1940 – 1959 Owner	$2737 \times .80 = 2189 \times .174 = 380 \times .384 = 146 \times$	104
1960 – 1979 Renter	$4019 \times .62 = 2491 \times .174 = 433 \times .384 = 166 \times$	158
1960 – 1979 Owner	$6384 \times .62 = 3958 \times .174 = 688 \times .384 = 264 \times$	130

Table 53 - HAMILTON LEAD-BASED PAINT ANALYSIS Source: Ohio Department of Development, 1993

SP-70 Anti-Poverty Strategy – 91.215(j)

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

The City of Hamilton has developed long-term priorities (goals and objectives) through the Consolidated Planning process that seeks to reduce the incidence of poverty among individuals and families. These priorities focus on Housing, Economic Development, Public Service and Public Facility Improvements.

HOUSING

The City's Housing priorities to reduce poverty and assist very low, low and moderate-income residents include the following:

ECONOMIC DEVELOPMENT

The City's Economic Development priorities to reduce poverty and assist very low, low and moderate-income residents include the following:

1. Increase the capacity of the City to attract new and retain existing businesses that create long-term job opportunities for low- and moderate- income residents;
2. Increase the capacity of neighborhood commercial areas and business districts to retain and expand job opportunities for low and moderate income persons and;
3. Expand the use of economic development opportunities to encourage new development and redevelopment and combat poverty.

PUBLIC SERVICE

The City's Public Service priorities to reduce poverty and assist very low, low and moderate-income residents include the following:

1. Provide a suitable living environment that includes improving the safety and livability of neighborhoods and increasing access to quality public and private facilities and services;
2. Assist agencies that increase transportation services for residents;
3. Support crime prevention and reduction activities in low- and moderate- income neighborhoods;
4. Support organizations and agencies that assist the homeless with basic services and program;
5. Provide and support fair housing activities;
6. Provide technical support and assistance to organizations through resource development and
7. Provide support and assistance to healthcare organizations and agencies that benefit low- and moderate- income residents.

PUBLIC FACILITY IMPROVEMENTS

The City's Public Facility Improvement priorities to reduce poverty and assist low, low and moderate-income residents include the following;

1. Increase the capacity of the City to positively change the social and physical conditions of low- and moderate- income neighborhoods experiencing blighting influence through programs tailored to meet the specific needs of the individual neighborhood and
2. Increase the number of and the quality of opportunities provided for residents to actively plan and implement physical and social improvements in their neighborhood by enhancing public outreach and participation.

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

Through dialogue with the City's established Community Development partners programs and projects are reviewed on the basis of their ability to meet the established priorities. The City reviews not only for the ability to meet these priorities but also how they complement or coordinate with other existing programs or projects.

The City feels that poverty reduction is an ongoing process. However, the City attempts to quantify program and project outcomes to measure against assumed baseline figures. As an example, the City assumed that 854 housing units have lead based paint issues (using HUD's formula for calculation). The City recognizes that lead abatement is proposed to be done on four- (4) units. Therefore, we can assume 850 units will have lead paint issues after the next grant cycle. Depending on projects and programs, baseline measures have or will continue to be developed. Additionally, the City uses statistical information for calculating the reduction of poverty. The three- (3) most used sources to determine the extent of poverty reduction by the City are the unemployment rate, census income information, and local income tax information.

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

Subrecipients

The City of Hamilton has established a monitoring schedule with its subrecipients. The subrecipients were monitored once a year during the program year. Beginning with Fiscal Year 2003-2004, subrecipients were monitored at least once (December and/or April) during the program year depending on the progress of their program and technical assistance needed. The Senior Neighborhood Development Specialist conducts the on-site monitoring visits. CDBG compliance issues reviewed during this visit included, but were not limited to: financial management systems, procurement procedures, identification of CDBG property and assets, and submission of monthly progress reports (see attached Monitoring Checklist). Upon completion of the monitoring visit, correspondence is sent to each subrecipient outlining any areas of concern, and the means to address these concerns.

City Departments

The Community Development Department's Neighborhood Development Division (NDD) staff monitors the performance of the City Departments against goals and performance standards as stated in our jointly executed Memorandum of Agreement. Additionally, NDD staff verifies environmental records, financial management, procurement procedures contractual and labor compliance and site visits as required. The Department submits Monthly Performance Reports and Annual Performance Report stating outcome of activity. Non-attainment of the performance goals stated, as determined by the NDD Administrator, will result in the funds being reprogrammed after the close of the Program Year.

Community Housing Development Organizations (CHDO's)

CHDO's are monitored at least annually during the program year depending on the progress of their program and technical assistance needed. The Senior Neighborhood Development Specialist and Neighborhood Development Specialist verifies eligibility, financial management, environmental reviews, project performance, requirements for accessibility, lead based paint and labor standards. During the period of affordability for HOME assisted rental housing, on-site inspections must be performed to determine compliance with the property standards of Sec. 92.251 and to verify the information submitted by the owners. These inspections will be conducted no less than: every three (3) years for projects containing 1 to 4 units; every two (2) years for projects containing 5 to 25 units; and every year for projects containing 26 or more units. Multi-family development inspections must be based on a sufficient sample of units.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The Fiscal Year 2017 through 2021 Consolidated Plan is the City of Hamilton’s strategic planning document that addresses housing assistance, economic development, public services and other community development needs. This also includes the Annual Action Plan Update for Fiscal Year 2017 through 2018. The City of Hamilton will use Community Development Block Grants (CDBG) and HOME entitlement funds to help meet the needs of low and moderate income citizens as well as eliminate slum and blight. The estimated entitlement amounts for CDBG is \$1,234,320.00 and HOME is \$301,553.00. CDBG Program income is anticipated to be \$75,906.00.

In light of proposed funding reductions in both CDBG and HOME programs, the Department of Community Development continues to take a more strategic approach on funding to opportunities to meet the greatest needs such as housing, economic development, vacant/dilapidated housing demolition, street resurfacing and repair, and homeless support services. In addition, the Department is taking a more focused approach on implementing portions of the City’s Strategic Plan to foster renewed investment and economic development/job creation in the community which include Economic Development Revolving Loan Fund, Design Assistance for new and/or expanding businesses.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,234,320	75,281	0	1,309,601	These numbers are projected to be a 3% decrease from the 2016-2017 Fiscal Year allocation of Funds from HUD.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	301,553	0	0	301,553	These numbers are projected to be a 3% decrease from the 2016-2017 Fiscal Year allocation of Funds from HUD.

Table 54 - Expected Resources – Priority Table

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

The Department of Community Development continues to broaden and strengthen relationships with appropriate agencies and other City of Hamilton departments to implement physical improvements, special code enforcement and public services that benefit very low and low to moderate income city residents. Through these relationships, the City will work to provide emergency/minor home repairs to eligible low-income homeowners as well as remove and clear dangerous, dilapidated and vacant buildings.

The objectives of the CDBG and HOME programs include the revitalization, preservation, conservation and redevelopment of neighborhoods; stimulating economic development; and providing public improvements, which principally benefit persons of low and low-moderate income.

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

N/A

Discussion

DRAFT

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Clearance and Demolition	2017	2021	Non-Housing Community Development				
2	Housing	2017	2021	Affordable Housing Public Housing				
3	Public Facilities/Improvements	2017	2021	Non-Housing Community Development				
4	Public Service	2017	2021	Non-Housing Community Development				
5	Economic Development	2017	2021	Non-Housing Community Development				
6	Fair Housing	2017	2021	Affordable Housing Public Housing Homeless Non-Homeless Special Needs				
7	Homeless Activities	2017	2021	Homeless				

Table 55 – Goals Summary

Goal Descriptions

Consolidated Plan

HAMILTON

1	Goal Name	Clearance and Demolition
	Goal Description	
2	Goal Name	Housing
	Goal Description	
3	Goal Name	Public Facilities/ Improvements
	Goal Description	
4	Goal Name	Public Service
	Goal Description	
5	Goal Name	Economic Development
	Goal Description	
6	Goal Name	Fair Housing
	Goal Description	
7	Goal Name	Homeless Activities
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Hamilton made available to the public on July 19, 2016 an application for Fiscal year 2017-2018 Community Development Block Grant (CDBG) Program and for Fiscal Year 2017-2018 Home Investment Partnership (HOME) Grant Program. The city also held a mandatory Technical Assistance Session in order to review components/guidelines of the applications. The deadline to submit grant applications to the City was Thursday, September 1, 2016. The city received a total of 23 applications. The projects recommended for funding for the Fiscal year 2017-2018 Community Development Block Grant (CDBG) Program and for Fiscal Year 2017-2018 Home Investment Partnership (HOME) Grant Program are attached

Budget

CDBG FY 2017-2018

FY 2017-2018 CDBG PROGRAM - SOURCES OF FUNDS	
SOURCES	AMOUNT
FY 2017-18 CDBG Grant Allocation	\$1,234,320.15
Program Income	
<i>Housing Revolving Loan Fund (HRLF)</i>	\$2,626.08
<i>Economic Development Revolving Loan Fund (EDRLF)</i>	\$73,280.48
Sub Total of Program Income	\$75,906.56
TOTAL	\$1,310,226.71

FY 2017-2018 CDBG PROPOSED FUNDING BY CATEGORIES

FY 2017-2018 CDBG PROPOSED FUNDING BY CATEGORIES			
ORGANIZATION OR DEPARTMENT	PROJECT TITLE	REQUESTED	PROPOSED
CLEARANCE/DEMOLITION			
Health Dept.	Code Enforcement	\$125,000.00	\$105,000.00
Health Dept.	Remediation of Slum & Blight	\$45,000.00	\$75,000.00
	TOTAL	\$170,000.00	\$180,000.00
HOUSING			
People Working Cooperatively, Inc.	Emergency Home Repair and Modifications	\$50,000.00	\$40,000.00
SELF	Self's Neighbors who care: Home Repair - Housing	\$20,000.00	\$18,620.15
Neighborhood Dev Div	Emergency/Minor Home Repair	\$50,000.00	\$50,000.00
Neighborhood Dev Div	Housing Rehab (RLF)		\$2,626.08
Activity Delivery Cost (ADC)		\$150,000.00	\$150,000.00
	TOTAL	\$70,000.00	\$261,246.23
PUBLIC FACILITIES & IMPROVEMENTS			
Hamilton Parks Conservancy	Beeler Park Project - Playscape	\$61,611.00	\$50,000.00
Hamilton Urban Garden Systems	Outdoor Season Extension & year round indoor greenhouse growing for HUGS Hub and 2nd Ward Community Garden	\$81,000.00	\$0.00
Historic Hamilton LLC	Historic Crawford House Restoration - Public Facility	\$63,390.00	\$30,000.00
Open Door Food Pantry	Pantry Parking Lot Improvements	\$23,700.00	\$23,700.00
Public Works Dept	Concrete Repair & Resurfacing of City Streets	\$150,000.00	\$150,000.00
Activity Delivery Cost (ADC)			\$90,000.00
	TOTAL	\$379,701.00	\$343,700.00
ECONOMIC DEVELOPMENT			
Economic Development Dept	Commercial (RLF)	\$73,280.48	\$73,280.48
Economic Development Dept	New Entitlement	\$20,000.00	\$15,000.00
Economic Development Dept	Design Assistance Program (DAP)	\$10,000.00	\$5,000.00
	TOTAL	\$103,280.48	\$93,280.48
PUBLIC SERVICES 15% CAP		\$196,534.00 Estimated CAP	
Butler County Transit Alliance	Job Connection Shuttle	\$25,000.00	\$22,000.00
YMCA	Summer Playground Program	\$25,000.00	\$21,000.00
Great Miami Valley YMCA	BTW Programming	\$75,000.00	\$60,000.00
Serve City	Homeless Services	\$25,000.00	\$20,000.00
YWCA of Hamilton	Life Skills and Housing- Supportive Residential Homeless	\$18,000.00	\$18,000.00
Partners in Prime	Community First Fleet - Salaries	\$20,000.00	\$0.00
Fitton Center	Community Outreach - Services	\$25,000.00	\$19,000.00
Hamilton Law Dept.	Victim's Advocacy Program	\$15,000.00	\$15,000.00
Neighborhood Development Division (NDD)	Fair Housing Services & Education		\$12,000.00
	TOTAL	\$228,000.00	\$187,000.00
CDBG 20% CAP		\$262,045.00 Estimated CAP	
NDD	Administration Cost		\$245,000.00
	TOTAL CDBG REQUESTS	\$950,981.48	\$1,310,226.71

HOME FY 2017-2018

FY 2017-2018 HOME PROGRAM - SOURCES OF FUNDS	
SOURCES	AMOUNT
FY 2017-18 HOME Grant Allocation	\$301,553.00
City General Fund Match (10% of allocation)	\$30,155.30
TOTAL	\$331,708.30

FY 2017-2018 HOME PROPOSED FUNDING BY CATEGORIES			
ORGANIZATION OR DEPARTMENT	PROJECT TITLE		
ACQUISITION/NEW CONSTRUCTION			
Neighborhood Housing Services (NHS)	New Construction	\$150,000.00	\$180,000.00
	TOTAL	\$150,000.00	\$180,000.00
HOUSING AND REHABILITATION			
Neighborhood Housing Services (NHS)	Down payment/Closing Costs Assistance	\$100,000.00	\$81,480.80
SELF	Rehabilitation and Resale	\$24,995.00	\$24,995.00
Habitat for Humanity	3rd Ward Community Development	\$140,000.00	\$0.00
	TOTAL	\$264,995.00	\$106,475.80
ADMINISTRATION & CHDO OPERATING COST			
City of Hamilton NDD	Administration Cost (up to 10% of allocation)		\$30,155.00
NHS	CHDO Operating (up to 5% of allocation)		\$15,077.50
	TOTAL		\$45,232.50
	TOTAL HOME REQUESTS	\$414,995.00	\$331,708.30

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Two factors that affect the affordability of housing in a community are local property taxes and utility costs. According to the book, **Rates of Taxation in Butler County, Ohio Tax Year 2000**, the taxes in the City of Hamilton and the Hamilton City School District were of the lowest in the immediate area and lower than Butler County as a whole. For example, Hamilton's taxes were 56.36 mills as compared to 64.68 mills for Fairfield City; 67.11 mills in Union Township and 65.07 mills in the City of Oxford.

Hamilton owns and operates its own water, gas and electric utilities. The gas and electric rates are generally less than other areas in Butler County that are served by Duke Energy. Hamilton's water costs are nearly one-third less than the County rates. Neither local taxes nor municipal utility costs are deemed barriers to affordable housing in Hamilton.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Hamilton recently reviewed the building and zoning codes. The following is a summary of those, which many believe affect-housing affordability:

1. Hamilton utilizes a "one-stop" permitting process to expedite permitting and review procedures and to help avoid costly delays. Hamilton's zoning code is not unduly restrictive. In fact, the City minimum lot size for the least dense residential zoning district (10,000 square feet) is well below other areas such as Cincinnati (20,000 square feet minimum), Middletown (20,000 square feet minimum) and Fairfield (12,000 square feet minimum). The City is actively encouraging affordable mixed use development that includes residential at higher densities in certain areas, including CORE Area and affordable new single family construction in Neighborhoods. The City's subdivision regulations do require the installation of sidewalks, curbs/gutters and storm water retention methods, which can add to housing costs. However, Hamilton's regulations are not unduly harsh nor are any more restrictive than other population centers in Butler County (Middletown and Fairfield). With regard to infrastructure requirements for subdivisions, they are again the minimum standard to ensure public health, welfare and safety. In addition, sidewalks, curb/gutters promote walkability within and between neighborhoods particularly for households with limited transportation options. Hamilton employs certain incentive practices in negotiating with developers to aid in the reduction of construction costs. The zoning code allows for Planned Unit Developments (PUD's), form-based mixed use zoning, clustered housing, zero lot line zoning and certain density bonuses. The Hamilton Community Development Department has made modifications to the current PUD regulations to include: the promotion of providing greater mixtures of housing types, styles, and sizes to facilitate housing choice and

density bonuses to encourage development of affordable LMI housing by the private sector. Hamilton also has a recently adopted Community Reinvestment Area (CRA) program to assist property owners in applying for property tax abatements for certain home improvements.

The City's policies and regulations do not significantly impact housing choice or affordability. Thus, the City has not outlined a strategy for modification or amendments. The City will continue to regularly review policies/regulations and propose changes where deemed necessary.

Discussion:

DRAFT

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The City continued to invest resources into community development efforts that leverage and increase positive activities in distressed neighborhoods. These investments include Affordable Housing Development activities, Lead Safe Workplace Practices, and the Neighborhood Overlay Conservation Zoning District.

Actions planned to foster and maintain affordable housing

The City has invested resources in developing affordable housing including down payment and closing cost assistance through Neighborhood Housing Services (NHS) of Hamilton, Inc., and the funding for acquisition of vacant properties to be used for development.

The City, to ensure affordability for HOME funded projects, uses the Recapture method consistent with 92.254(5). Specifically:

- The PJ uses the pro rata reduction model of recapture amount during affordability period for all HOME programs.
- Recapture amount is the direct subsidy received by homebuyers in the PJ's homebuyer assistance program.
- The amount of recapture is limited to net proceeds from the sale of price minus superior loan repayment) other than HOME funds) and closing costs.

Actions planned to reduce lead-based paint hazards

In an effort to reduce hazards in Hamilton, the City continues to utilize Lead Safe Work Practices. These efforts lead to the creation of a residential façade program. This program allows work to bring the exterior of income eligible owner occupied housing structures to standard condition.

Actions planned to reduce the number of poverty-level families

The City feels that poverty reduction is an ongoing process. However, the City attempts to quantify program and project outcomes to measure against assumed baseline figures. As an example, the City assumed that 853 housing units have lead based paint issues (using HUD's formula for calculation). The City recognizes that lead abatement is proposed to be done on four– (4) units. Therefore, we can assume 849 units will have lead paint issues after the next grant cycle. Depending on projects and programs, baseline measures have and will continue to be developed. Additionally, the City uses

statistical information for calculation the reduction of poverty. The three- (3) most used sources to determine the extent of poverty reduction by the City is unemployment rate, census income information and local income tax information.

Actions planned to develop institutional structure

The delivery system in the City of Hamilton was enhanced by the development of a communications process with public service providers. Representatives from social service agencies and housing providers are part of the system. The formation of this process resulted in the community working together to identify problems, priorities, strategies and action plans to assist Hamilton citizens. The City is working toward closing gaps through consultation with citizens, community service providers and local public institutions, private industry, and nonprofit organizations. The following describes the roles of groups in the institutional structure.

Actions planned to enhance coordination between public and private housing and social service agencies

Public Institution

The City of Hamilton's Community Development Department, Neighborhood Development Division will administer both the CDBG and HOME programs. Funds will be used for a variety of activities which include, but may not be limited to, owner rehabilitation, rental rehabilitation, home buyer assistance, capital improvements, economic development and technical assistance to nonprofits and public services operated by nonprofits. The City may assist other public or nonprofit groups in providing other types of affordable housing assistance. The City may apply for State Low Income Housing Tax Credits (LIHTC) or other forms of State assistance as specific projects develop.

Butler Metropolitan Housing Authority (BMHA) will continue and is responsible for carrying out the Comprehensive Public Housing Grant and Section 8 Voucher programs as well as operating low-income housing units. BMHA operates countywide and Hamilton City Council appoints one board member and the remaining are selected by the County Commissioners. With the exception of units in Middletown, Ohio, BMHA owns and operates the majority of housing units located in the City of Hamilton. The City of Hamilton encourages all residents to participate in community planning efforts including public housing residents. The City of Hamilton also encourages public housing residents to be involved in the management of their units.

Private Industry

Private sector involvement includes financial institutions providing assistance via mortgage loans to assist with private rehabilitation (owner and renter) and a first-time homebuyer program operated by Neighborhood Housing Services of Hamilton. Also, there may be private sector involvement in low-income housing tax credit projects for housing rehabilitation or new construction to increase affordable

rental and home ownership opportunities.

Discussion:

DRAFT

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The participating jurisdiction (PJ) uses the “recapture” method under the HOME program as required by 92.254. Specifically:

- The PJ uses the pro rata reduction model of recapture amount during affordability period for all HOME programs.
- Recapture amount is the direct subsidy received by homebuyers in the PJ’s homebuyer assistance program.
- The amount of recapture is limited to net proceeds from the sale or transfer of title whether voluntary or involuntary. Net proceeds are defined as sale price minus superior loan repayment (other than HOME funds) and closing costs.

DRAFT

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>Annual Needs Assessment Mail Survey 2016</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>The City of Hamilton Community Development Department undertakes an Annual Needs Assessment Survey.</p>
	<p>Provide a brief summary of the data set.</p> <p>In June 2016, the City created and distributed a survey that was mailed to 2,001 randomly selected Hamilton households coded by census tract. The surveys included a self-addressed stamped return envelope. The percentage of surveys that were completed and returned was approximately 16.8 percent. The City also mails a Needs Assessment Surveys to local Service Providers and former CDBG and HOME subrecipients because of their in-depth knowledge of needs of local special populations. This information is also mentioned under PR-15 Citizen Participation.</p>
	<p>What was the purpose for developing this data set?</p> <p>This assessment is done to ensure the City's plans and activities accurately reflect community needs by residents of the City of Hamilton. This Needs Assessment also provides a tool to address the priority of the community needs.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>The surveys were mailed on June 10, 2016 from the City of Hamilton offices. The surveys listed a return date of August 5, 2016 to be returned through the mail to the Community Development offices..</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>The surveys, once returned were entered and aggregated by City of Hamilton Community Development Staff in order to better understand whether the City's plans and activities accurately reflect community needs by residents of the City of Hamilton. This Needs Assessment also provides a tool to address the priority of the community needs.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The 2,001 Surveys were mailed to randomly selected residents, based on total population of the City of Hamilton from the 2010 Census. The percentage sent to each census tract was based on the tract population and divided proportionally by the number 2000, with that being the goal for the number of surveys the City intended to send out.</p>

Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.

The survey questions whether the respondent Owns or Rents their home. Of the returned surveys 70.61% Own their Homes and 29.39% of Respondents Rent their homes. The survey also asks the age of the respondents and based on the completed surveys 2.38% of Respondents were 19-25 years of age, 10.42% of Respondents were 26-35 years of age, 11.61% of Respondents were 36-45 years of age, 18.75% of Respondents were 46-55 years of age, 23.81% of Respondents were 56-65 years of age, and 33.04% of Respondents were over the age of 65.



You have been randomly selected to complete this questionnaire. Your confidential input is extremely valuable and appreciated. Please return the survey in the enclosed stamped envelope postmarked by August 1, 2016.

The City of Hamilton prepares a Consolidated Plan every five years to address the community development needs affecting low and moderate income residents of Hamilton. The City's community development projects are funded in part with grants received from the U.S. Department of Housing and Urban Development (HUD). These grants enable the City to provide decent affordable housing, economic development opportunities, neighborhood improvements, and community development services for the low and moderate income residents of Hamilton. The City is gathering citizen input in order to assess the needs of the community.

1. Please rate the need for the following Public Services:

	Significant Need	Moderate Need	Low Need
Transportation Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drug/Substance Abuse Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services for the Homeless	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child Care Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elderly/Senior Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mental Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services for physically disabled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services for developmentally disabled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Services/Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment/Job Training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Crime Awareness/Prevention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services for Battered & Abused Spouses/Children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fair Housing Counseling/Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tenant/Landlord Counseling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. How would you rate the need for emergency/minor home repair programs for low-income City of Hamilton residents?
 Significant need Moderate need Low need
3. How would you rate the need for Housing Rehabilitation in the City of Hamilton?
 Significant need Moderate need Low need
4. How would you rate the need for affordable owner-occupied housing in the City of Hamilton?
 Significant need Moderate need Low need
5. How would you rate the need for affordable rental housing in the City of Hamilton?
 Significant need Moderate need Low need

Survey is two sided. Please use the enclosed stamped envelope to return your completed survey by August 1, 2016. Thanks again for participating.

6. Please rate the need for the following Public Infrastructure and Facilities Improvements:

	Significant Need	Moderate Need	Low Need
Sidewalk Repair/Installation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Repaving/Repair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water/Sewer Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm Water (Drainage) Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Parks and Recreation Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Facilities/Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Business District Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solid Waste Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. What do you think is a bigger Housing issue in the City of Hamilton?

- Cost of Housing Quality of Housing

8. How important is Historic Preservation in the City of Hamilton?

- Very important Somewhat important Not important

9. How important is the removal/demolition of unsafe/dangerous or abandoned buildings in the City of Hamilton?

- Very important Somewhat important Not important

10. How important is the Economic Vitality of Downtown Hamilton and the Riverfront?

- Very important Somewhat important Not important

11. How important is the improvement of the visual appearance of primary business districts, entryways and streets?

- Very important Somewhat important Not important

12. Do you own or rent your home?

- Own Rent

13. Please indicate your age:

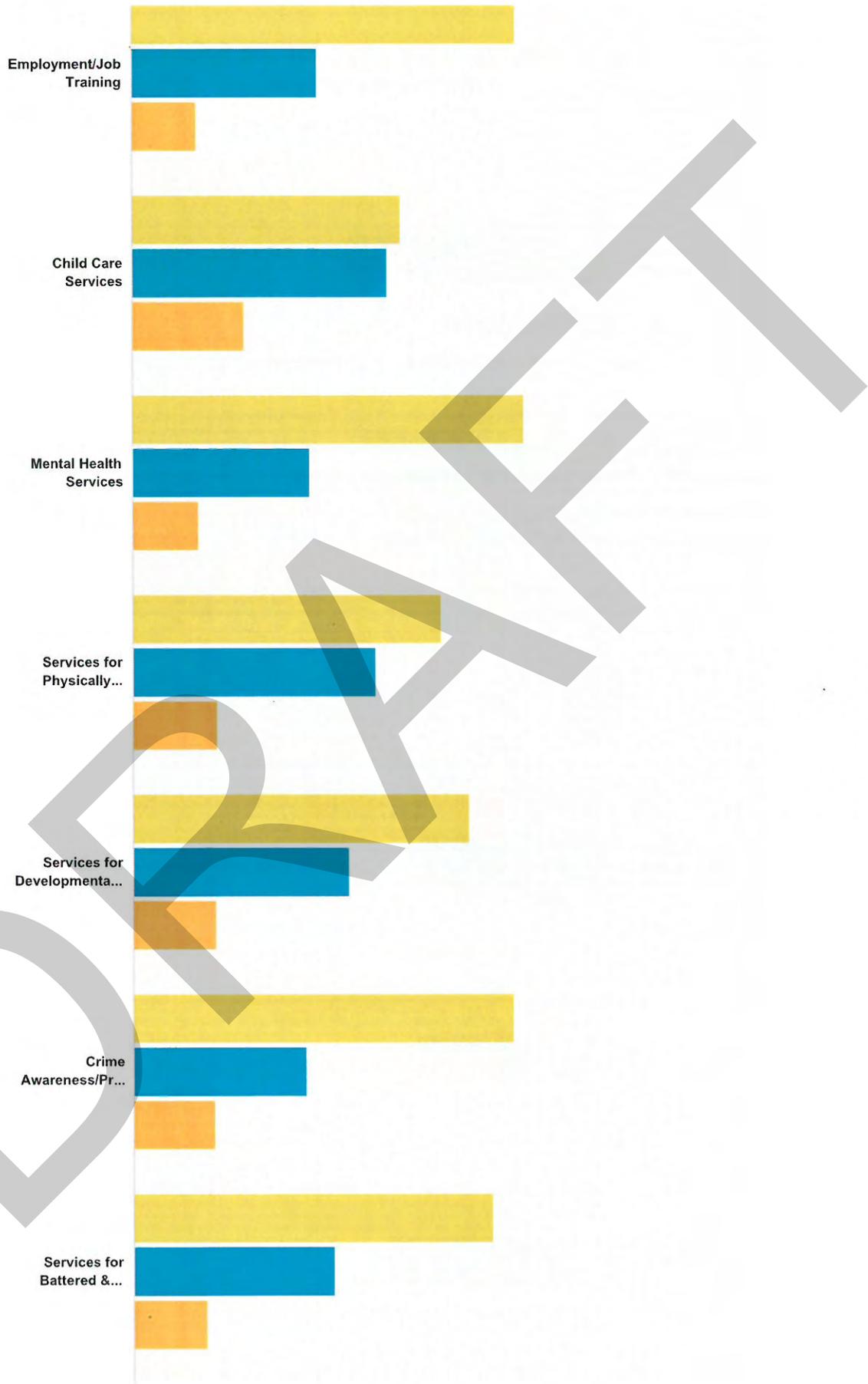
- 18 years or less 19-25 years 26-35 years 36-45 years
 46-55 years 56-65 years 65+ years

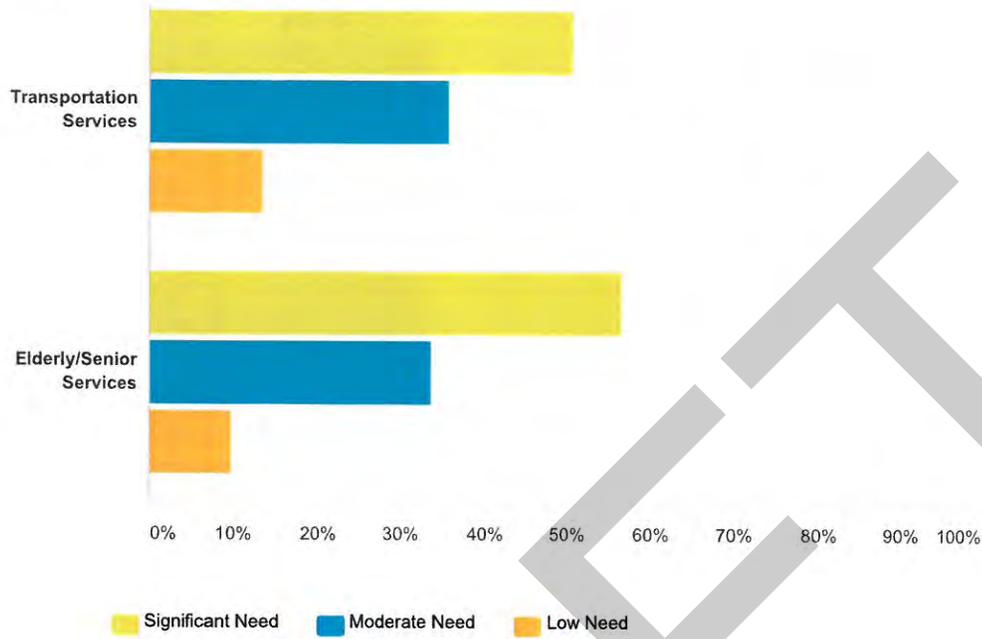
Other Comments (please write in) _____

Q1 Please rate the need for the following Public Services:

Answered: 341 Skipped: 1







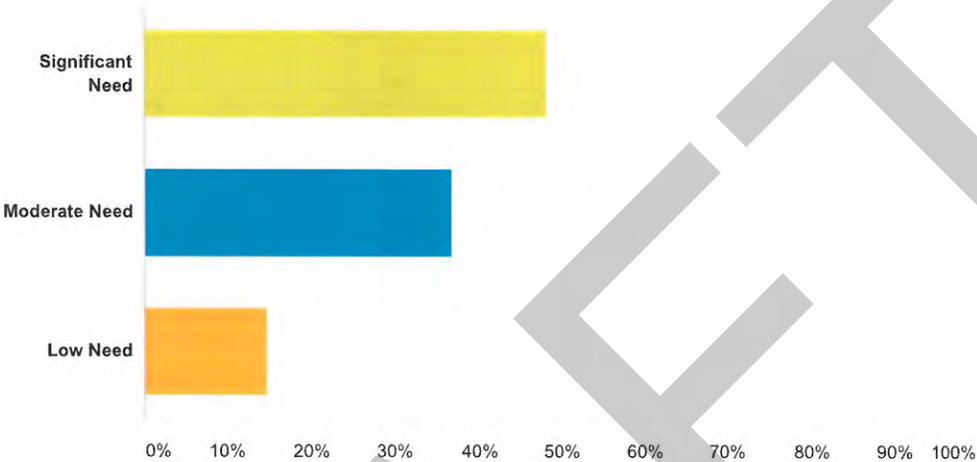
	Significant Need	Moderate Need	Low Need	Total
Fair Housing Counseling/Services	24.44% 77	41.90% 132	33.65% 106	315
Tenant/Landlord Counseling	23.44% 75	39.69% 127	36.88% 118	320
Drug/Substance Abuse Services	77.27% 255	15.15% 50	7.58% 25	330
Services for the Homeless	56.19% 186	30.82% 102	12.99% 43	331
Youth Services/Programs	58.73% 195	31.02% 103	10.24% 34	332
Health Services	52.74% 173	35.37% 116	11.89% 39	328
Employment/Job Training	60.42% 200	29.31% 97	10.27% 34	331
Child Care Services	42.20% 138	40.06% 131	17.74% 58	327
Mental Health Services	61.56% 205	27.93% 93	10.51% 35	333
Services for Physically Disabled	48.48% 159	38.11% 125	13.41% 44	328
Services for Developmentally Disabled	52.89% 174	34.04% 112	13.07% 43	329
Crime Awareness/Prevention	59.88% 200	27.25% 91	12.87% 43	334
Services for Battered & Abused Spouses/Children	56.50% 187	31.72% 105	11.78% 39	331
Transportation Services	50.75% 169	35.74% 119	13.51% 45	333

Elderly/Senior Services	56.55% 190	33.63% 113	9.82% 33	336
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DRAFT

Q2 How would you rate the need for emergency/minor home repair programs for low-income City of Hamilton residents?

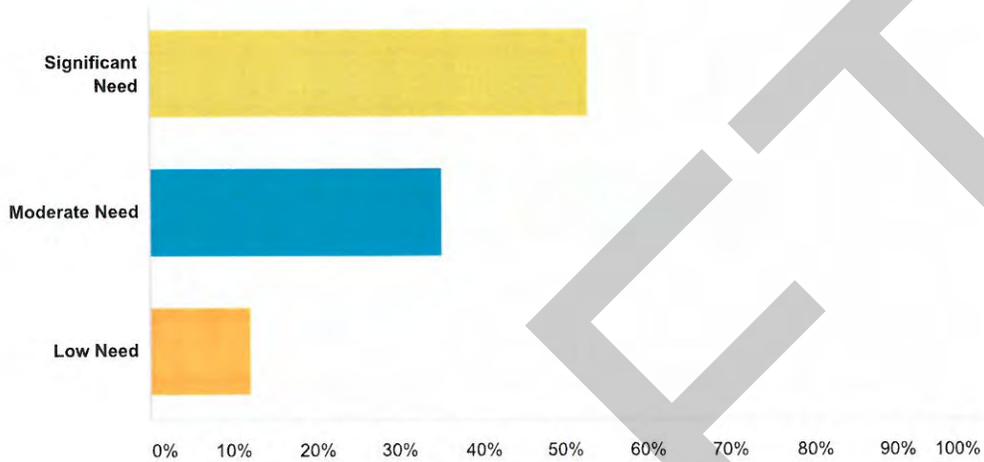
Answered: 329 Skipped: 13



Answer Choices	Responses	Count
Significant Need	48.33%	159
Moderate Need	36.78%	121
Low Need	14.89%	49
Total		329

Q3 How would you rate the need for Housing Rehabilitation in the City of Hamilton?

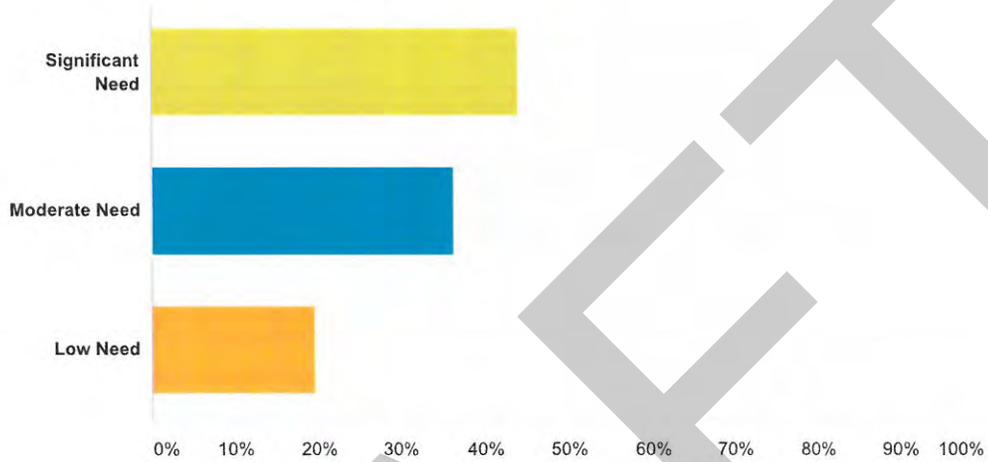
Answered: 328 Skipped: 14



Answer Choices	Responses	Count
Significant Need	52.74%	173
Moderate Need	35.06%	115
Low Need	12.20%	40
Total		328

Q4 How would you rate the need for affordable owner-occupied housing in the City of Hamilton?

Answered: 327 Skipped: 15



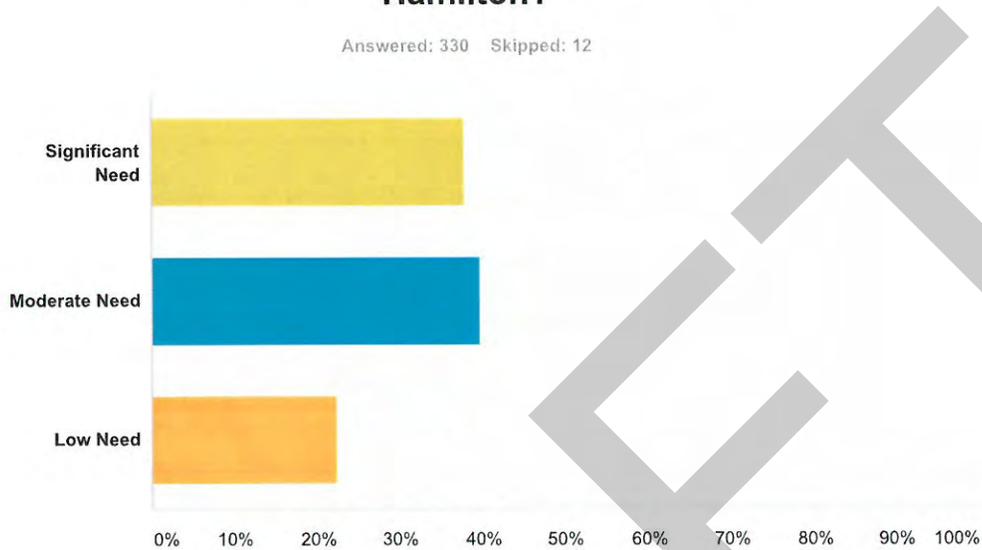
Answer Choices

Responses

Significant Need	44.04%	144
Moderate Need	36.39%	119
Low Need	19.57%	64
Total		327

Q5 How would you rate the need for affordable rental housing in the City of Hamilton?

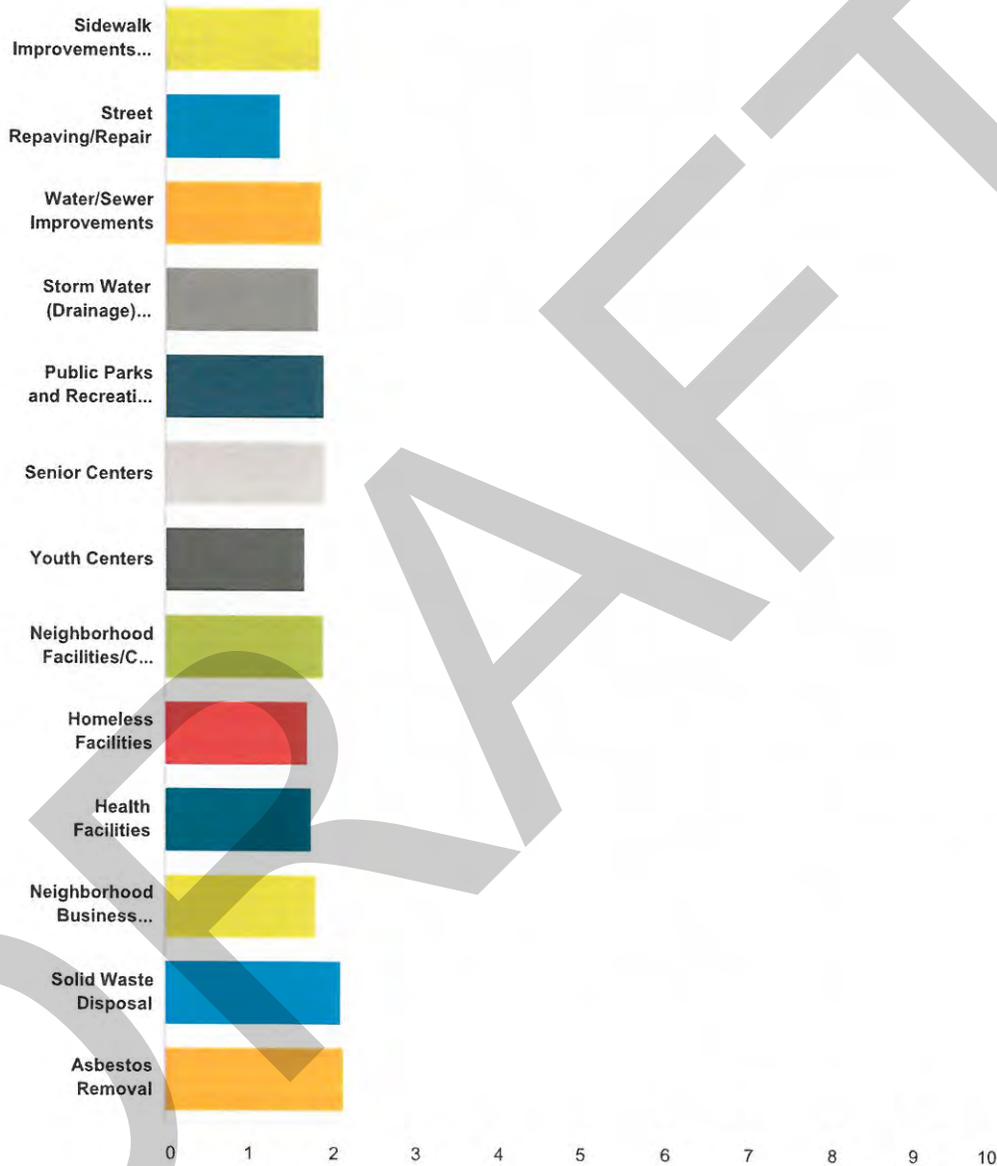
Answered: 330 Skipped: 12



Answer Choices	Responses	Count
Significant Need	37.88%	125
Moderate Need	39.70%	131
Low Need	22.42%	74
Total		330

Q6 Please rate the need for the following Public Infrastructure and Facilities Improvements:

Answered: 341 Skipped: 1

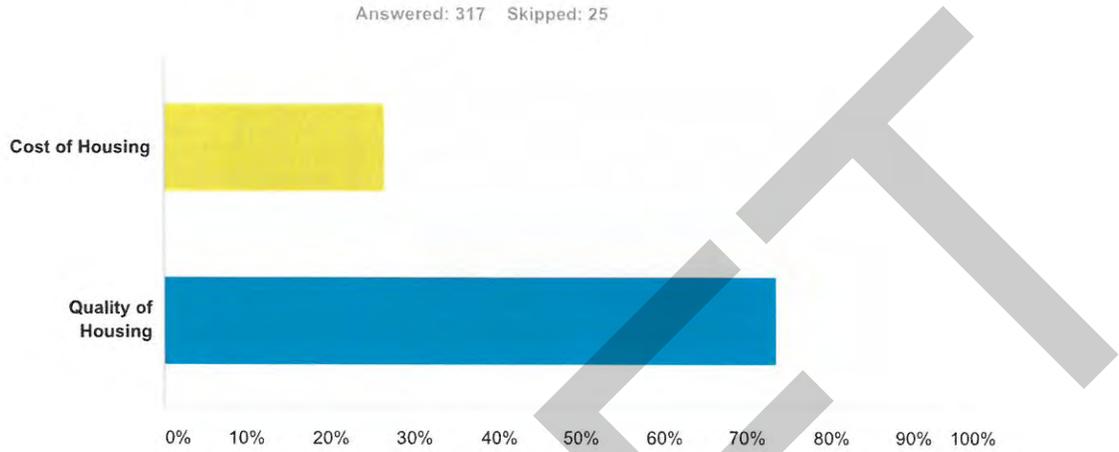


	Significant Need	Moderate Need	Low Need	Total	Weighted Average
Sidewalk Improvements/Installation	35.87% 118	44.68% 147	19.45% 64	329	1.84
Street Repaving/Repair	70.33% 237	24.04% 81	5.64% 19	337	1.35
Water/Sewer Improvements	32.73% 108	48.18% 159	19.09% 63	330	1.86

Storm Water (Drainage) Improvements	36.25% 120	45.62% 151	18.13% 60	331	1.82
Public Parks and Recreation Facilities	33.03% 108	47.40% 155	19.57% 64	327	1.87
Senior Centers	32.13% 107	46.55% 155	21.32% 71	333	1.89
Youth Centers	48.02% 158	38.60% 127	13.37% 44	329	1.65
Neighborhood Facilities/Centers	36.09% 118	40.67% 133	23.24% 76	327	1.87
Homeless Facilities	49.24% 163	32.63% 108	18.13% 60	331	1.69
Health Facilities	44.44% 148	36.64% 122	18.92% 63	333	1.74
Neighborhood Business District Improvements	38.97% 129	43.50% 144	17.52% 58	331	1.79
Solid Waste Disposal	22.98% 74	44.72% 144	32.30% 104	322	2.09
Asbestos Removal	24.30% 78	38.94% 125	36.76% 118	321	2.12

Q7 What do you think is a bigger housing issue in the City of Hamilton?

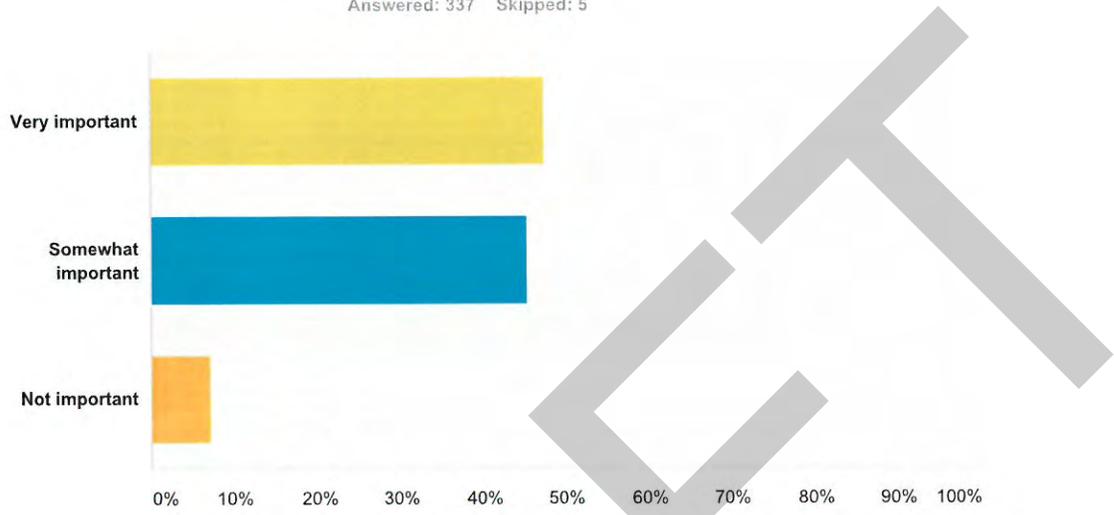
Answered: 317 Skipped: 25



Answer Choices	Responses	
Cost of Housing	26.50%	84
Quality of Housing	73.50%	233
Total		317

Q8 How important is Historic Preservation in the City of Hamilton?

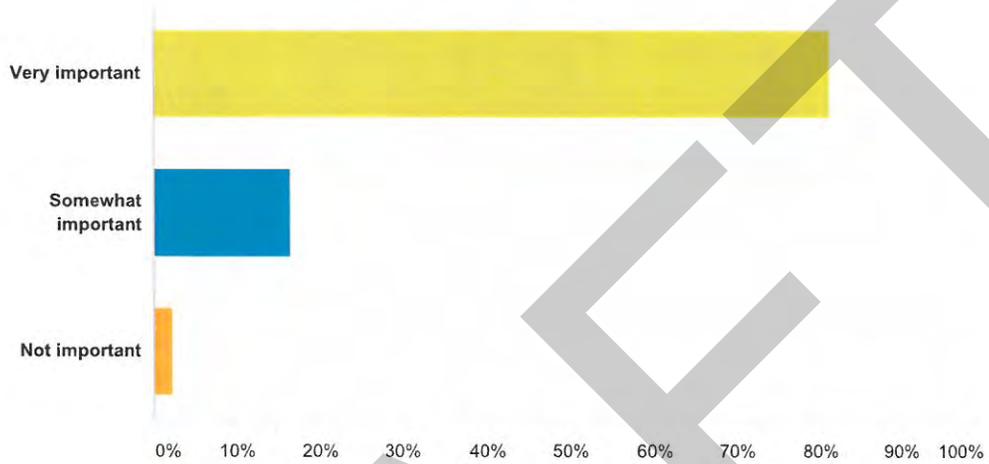
Answered: 337 Skipped: 5



Answer Choices	Responses	
Very important	47.48%	160
Somewhat important	45.40%	153
Not important	7.12%	24
Total		337

Q9 How important is the removal/demolition of unsafe/dangerous or abandoned buildings in the City of Hamilton?

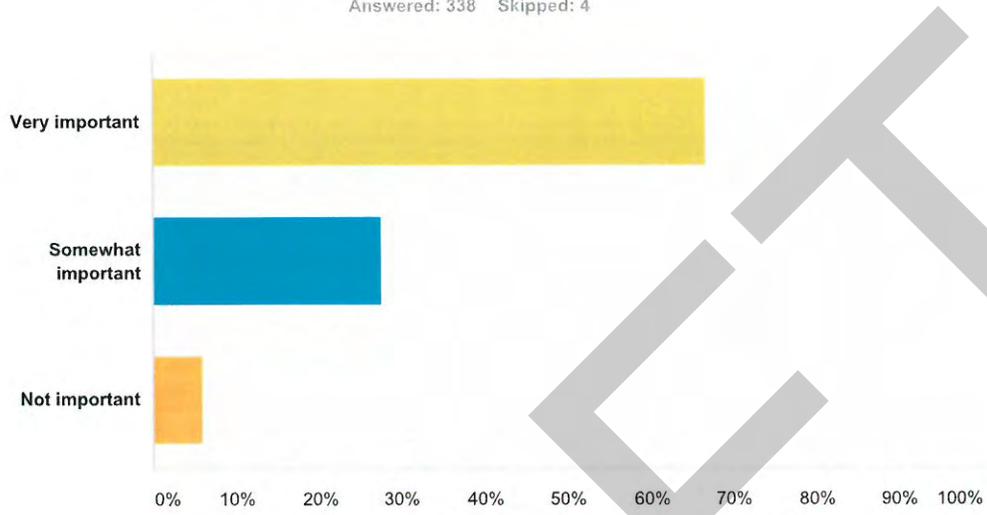
Answered: 340 Skipped: 2



Answer Choices	Responses	
Very important	81.18%	276
Somewhat important	16.47%	56
Not important	2.35%	8
Total		340

Q10 How important is the Economic Vitality of Downtown and the Riverfront?

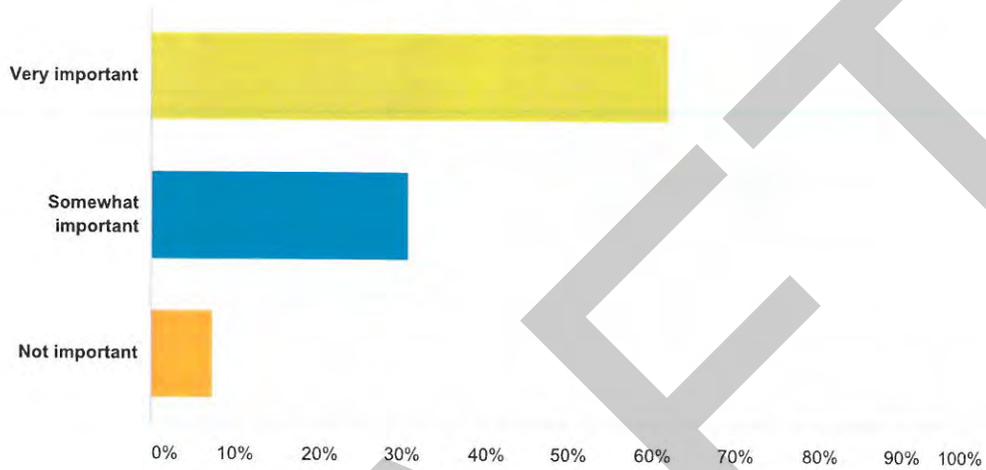
Answered: 338 Skipped: 4



Answer Choices	Responses	
Very important	66.57%	225
Somewhat important	27.51%	93
Not important	5.92%	20
Total		338

Q11 How important is the improvement of the visual appearance of primary business districts, entryways and streets?

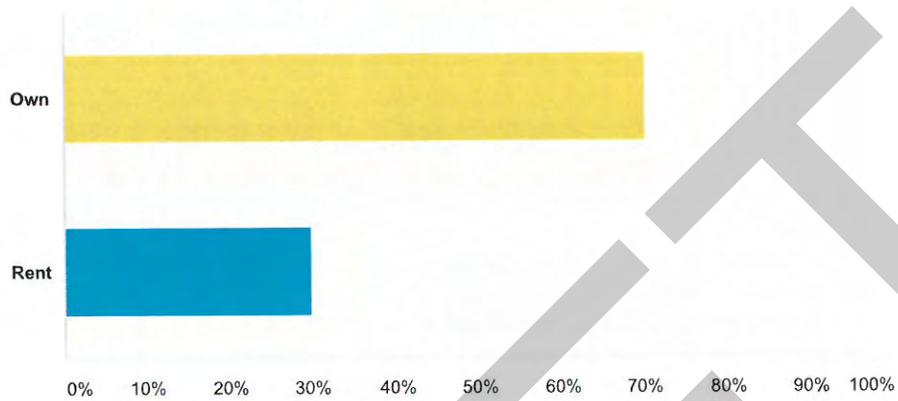
Answered: 339 Skipped: 3



Answer Choices	Responses	Count
Very important	61.95%	210
Somewhat important	30.68%	104
Not important	7.37%	25
Total		339

Q12 Do you own or rent your home?

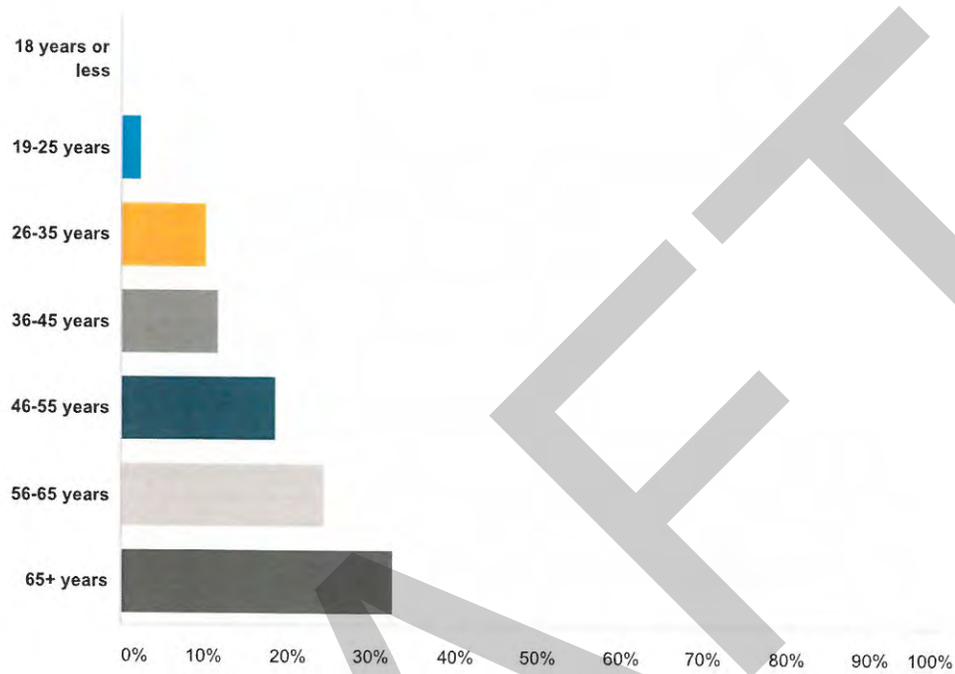
Answered: 334 Skipped: 8



Answer Choices	Responses	
Own	70.06%	234
Rent	29.94%	100
Total		334

Q13 Please indicate your age:

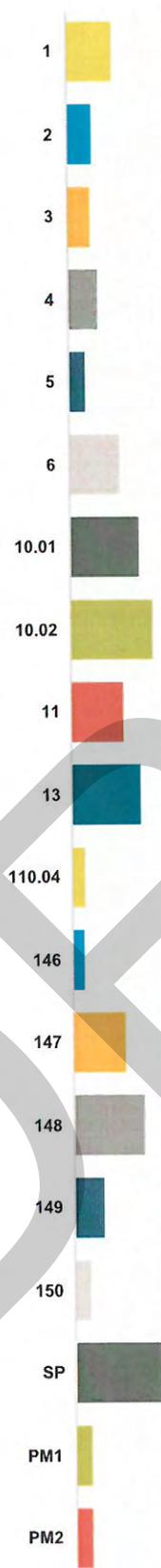
Answered: 340 Skipped: 2



Answer Choices	Responses	
18 years or less	0.00%	0
19-25 years	2.35%	8
26-35 years	10.29%	35
36-45 years	11.76%	40
46-55 years	18.53%	63
56-65 years	24.41%	83
65+ years	32.65%	111
Total		340

Q14 Census Tract

Answered: 342 Skipped: 0



PM3

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%



PRESS RELEASE
July 18, 2016

For Immediate Release
Meredith Murphy
Department of Community Development
meredith.murphy@hamilton-oh.gov
(513) 785-7350

Community Development Block Grant & HOME Investment Partnership Grant Public Meetings

Hamilton, Ohio - Residents of Hamilton are invited to participate in a public meeting being held by the City of Hamilton Department of Community Development Neighborhood Development Division to gather input to address community needs of the residents of the City of Hamilton through the use of the Community Development Block Grant (CDBG) and HOME Programs. Please take the time to attend the following events and help us meet our community's needs.

Tuesday, August 2, 2016

6:00 p.m. – 7:00 p.m.
Partners in Prime
140 Ross Avenue
Hamilton, OH 45013

Wednesday, August 3, 2016

Technical Assistance Meeting*
2:00 p.m. – 3:00 p.m.
City of Hamilton Council Chambers
345 High Street
Hamilton, OH 45011

Wednesday, August 3, 2016

3:00 p.m. – 4:00 p.m.
City of Hamilton Council Chambers
345 High Street
Hamilton, Ohio 45011

Wednesday, August 3, 2016

6:00 p.m. – 7:00 p.m.
City of Hamilton Council Chambers
345 High Street
Hamilton, Ohio 45011

Thursday, August 4, 2016

6:00 p.m. – 7:00 p.m.
The Salvation Army
235 Ludlow Street
Hamilton, Ohio 45012

Monday, August 8, 2016

6:00 p.m. – 7:00 p.m.
St. Julie's / Fenmont Center
229 N Third Street
Hamilton, OH 45011

Tuesday, August 9, 2016

6:00 p.m. – 7:00 p.m.
Booker T. Washington
Community Center
1140 S. Front Street
Hamilton, OH 45011

Thursday, August 11, 2016

6:00 p.m. – 7:00 p.m.
Board of Education
533 Dayton Street
Hamilton, OH 45011

Please note those non-profits who are planning to apply for 2017-2018 funding must attend the Technical Assistance Meeting on Wednesday, August 3rd at 2pm.

For more information please contact:

City of Hamilton
Neighborhood Development Division
Department of Community Development
345 High Street, 3rd Floor
Hamilton, OH 45011
Phone: [513-785-7020](tel:513-785-7020)

**Community Development Block Grant/HOME Public Meetings
Partners in Prime, 140 Ross Avenue, Hamilton, Ohio, 45013**

MEETING DATE: Tuesday, August 2, 2016 MEETING TIME: 6:00pm to 7:00pm

Name	Agency	Address	Phone	Email
John Creech	City of Hamilton	345 High St Hamilton OH 45011	513-785-7350	John.creech@hamilton-oh.gov
Meredith Murphy	City of Hamilton	345 High St Hamilton, OH 45011	513-785-7350	meredith.murphy@hamilton-oh.gov
Bud Scharf	"	"	"	eugene.scharf@hamilton-oh.gov

Community Development Block Grant/HOME Public Meetings
TECHNICAL ASSISTANCE
City of Hamilton Council Chambers, 345 High Street, Hamilton, Ohio, 45011

MEETING DATE: Wednesday, August 3, 2016 MEETING TIME: 2:00pm to 3:00pm

Name	Agency	Address	Phone	Email
Tanya Lanny	Gymnca	105 N 2nd St.	513-887-0001	tlanny@gmymca.org
Kinda Kimb	SPRUE City	622 East Ave	737-8900	
Mr Hayden	City of Hamilton	345 High		
Gil Guthrie	"	"		
Karen Jones	Partners w Prime	140 Ross Ave	607-998	KAJES@COMMUNITY-FIRST.ORG
Ed Giuliana	Fleet Partners in Prime	140 Ross Ave.	867-9195	edgiuliano@community-first.org
David Ritchey	Community Health Development	Lansville Ky	502 901-0263	dritchey@communityhealth.net
Camer Briggs	BCRTA	3045 Moser Ct. Hamilton	513-785-5394	briggs@buttercountytga.com
Jennifer Robertson	Gymnca	105 N. 2nd	867-0001	jrobertson@gmymca.org
Stacey Dietrich	COH			

Community Development Block Grant/HOME Public Meetings
TECHNICAL ASSISTANCE
City of Hamilton Council Chambers, 345 High Street, Hamilton, Ohio, 45011

MEETING DATE: Wednesday, August 3, 2016 MEETING TIME: 2:00pm to 3:00pm

Name	Agency	Address	Phone	Email
Mindy Mueller	Some city High	622 East Ave	513-858-1738	Mindy.mueller@arting.net
Rakesha Holmes	Seventy House	6142 Green Knoll Cr	513-278-7855	rakesha.holmes@outlook.com
Mike Samovski	Open Door	800 So. Front	378-4227	
Christa Carnahan	YWCA Hamilton	244 Dayton St.	856-9800	ccarnahan@ywcahamilton.com
Rebecca Palen	SELF	1790 S. Erie Hwy	513-268-4300	rpaleneselfhelp.org
Staci O'Leary	PLC	4622 Saddle Rd	513-351-7991	stacyok@gmail.com
Steve Timmer	HAMILTON PARKS CONSULTANCY	106 N. 2nd St	513-785-7055	timmer's@hamiltonparks.net
R GABBARD	BUTLER Co		513-785-5391	
M Brubacher	S	115 Bucke/Hairfield	513-373-3429	MBrubacher@SibeyLine.com
SH. O'NEILL	HISTORIC HAMILTON	622 DAYTON ST. 45011	604-1355	SH.O'NEILL29@GMAIL.COM

Community Development Block Grant/HOME Public Meetings
TECHNICAL ASSISTANCE
City of Hamilton Council Chambers, 345 High Street, Hamilton, Ohio, 45011

MEETING DATE: Wednesday, August 3, 2016 MEETING TIME: 2:00pm to 3:00pm

Name	Agency	Address	Phone	Email
Jim Steffey	Partnership for Housing	3036 West Fork Rd. Cincinnati	513 619 2774	jsteffey@enr.usida.dug.org
Lorrie Hays	Habitat for Humanity Greater Cincinnati	4910 Para Dr. Cincinnati OH 45237	513 205 0911	lorriehays55@gmail.com
Scott Berry	FITON CENTER FOR CREATIVE ARTS	101 S. MONUMENT AVE HAMILTON OH 45011	513-863-8873	SCOTT@FITONCENTEE.ORG
Kristine Lattar Landsfeld	Great Miami Rowing Center	330 North B Street, Hamilton, OH	413-(695)-7707 (c)	director@greatmiamiroving.com
Heather Hedges	COH	345 High St Hamilton, OH	785-7028	heather.hedges@hamilton-oh.gov
Duronna Smith	COH	"	785-7020	duronna.smith@hamilton-oh.gov
Kim Preston	COH	"	"	Kimberly.Preston@hamilton-oh.gov
Ed Wilson	COH	"	785-7029	edward.wilson@hamilton-oh.gov
Bad Scharf	COH	"	785-7020	eugene.scharf@hamilton-oh.gov
Tomina Herrington	COH	"	7857024	tomina.herrington@hamilton-oh.gov

**Community Development Block Grant/HOME Public Meetings
 City of Hamilton Council Chambers, 345 High Street, Hamilton, Ohio, 45011**

MEETING DATE: Wednesday, August 3, 2016 MEETING TIME: 6:00pm to 7:00pm

Name	Agency	Address	Phone	Email
Carmen Pillingbury	The Beatrice Home	450 S. 137th St Hamilton OH	513-544-7295	carmend@thebeatricehome.com
Zachary		643 Dayton St	225-5703	
Heather Hedges	COH	345 High St Hamilton, OH	785-7028	heather.hedges@hamilton-oh.gov
Eugene Schaefer	City of Hamilton	"	785-7020	eugene.schaefer@hamilton-oh.gov
Meredith Murphy	COH	345 High St Hamilton Ohio	785-7356	meredith.murphy@hamilton-oh.gov

Community Development Block Grant/HOME Public Meetings
 St. Julie Billiard Fenmont Center, 528 N. Third Street, Hamilton, Ohio, 45011

MEETING DATE: Monday, August 8, 2016 MEETING TIME: 6:00pm to 7:00pm

Name	Agency	Address	Phone	Email
Gordon Ohlhausen	"	406 Heritage Center	513 360-0398	
Ann Ohlhausen	"	"	"	
FR Mike Pucke	St. Julie	224 NIXTON 45011	863-1040	m.pucke@stjulie.net
George Gordon	"	355 Campbell Drive	513 895-4601	ggordon355@aol.com
PAT GORDON	"	355 Campbell Dr	"	ggordon355@aol.com
John Creech	City of Hamilton	345 High St Hamilton OH 45011	513-785-7350	john.creech@hamilton-oh.gov
PAUL BREIDENBACH	HOME	2400 Reading Rd	513 349-7130	PAUL.BREIDENBACH@HOMEINCY.ORG
Fr. Rob Mullenkamp	St. Joseph St. Peter's (Lamin)	171 Washington Street	863-3938	mullenkamp@stpeterinc.com
MARILYN & CHARLES OSTENDORF	ST JULIE CHURCH	404 BEECH AVE FAIRFIELD OH 45011	896-5336	NONIE THAT WORKS
Meredith Murphy	City of Hamilton	345 High St Hamilton OH 45011	513-785-7350	meredith.murphy@hamilton-oh.gov

Community Development Block Grant/HOME Public Meetings
Booker T. Washington Community Center, 1140 S. Front Street, Hamilton, Ohio, 45011

MEETING DATE: Tuesday, August 9, 2016 MEETING TIME: 6:00pm to 7:00pm

Name	Agency	Address	Phone	Email
John Creech	City of Hamilton	345 High St Hamilton OH 45011	513-785-7350	john.creech@hamilton-oh.gov
Pat Maelle	City/Resident	223 So Front Street Hamilton, OH 45011	513-844-8515	moellerpatricke@fuse.net
Alfred J Barron	Resident	123 Chestnut St Hamilton OH 45011	646 0733 513 856 8452	
Meredith Murphy	City of Hamilton	345 High St, Hamilton Ohio 45011	513-785-7350	meredith.murphy@hamilton-oh.gov
Sany Boyles	BSTW	456 W E St Hamilton, OH	513-785-2451	sboyles@smugmex.org
Eugene Schary	City of Hamilton		513-785-7350	Eugene.Schary@hamilton-oh.gov

**Community Development Block Grant/HOME Public Meetings
Hamilton City Schools, Board of Education, 533 Dayton Street, Hamilton, Ohio, 45011**

MEETING DATE: Thursday, August 11, 2016 MEETING TIME: 6:00pm to 7:00pm

Name	Agency	Address	Phone	Email
Alfred Hall	HUGS	332 Dayton Street Hamilton OH 45011	513.328.1819	a.fred.hall@gsd.k12.ohio.gov
Dorena Smith	City - NDD	345 High St Hamilton OH 45011	785-7030	dorena.smith@hamilton.oh.us
PAUL BREIDENBACH	HOMEZ		(513) 344-7130	PAUL.BREIDENBACH@MAIL.COM
Ed Wilson	CITY-PLANNING	345 High St Hamilton OH 45011	(513) 785-7024	Edward.Wilson@hamilton.ohio.gov
Meredith Murphy	City - Planning	345 High St Hamilton, OH 45011	513 785 7356	meredith.murphy@hamilton-oh.org



**Draft FY 2017-2021 Consolidated Plan and
2017-2018 Annual Action Update for Citizen Review**

The Draft Fiscal Year 2017 through 2021 Consolidated Plan is the City of Hamilton's strategic planning document that addresses housing assistance, economic development, public services and other community development needs. This draft also includes the Annual Action Plan Update for Fiscal Year 2017 through 2018. The Consolidated Plan, as well as the Annual Action Update, will be submitted to the U.S. Department of Housing and Urban Development (HUD) on or about March 15, 2017. The City of Hamilton will use Community Development Block Grants (CDBG) and HOME entitlement funds to help meet the needs of low and moderate income citizens as well as eliminate slum and blight. The estimated entitlement amounts for CDBG is \$1,234,320.00 and HOME is \$301,553.00. CDBG Program income is anticipated to be \$75,906.00.

The City of Hamilton will make the draft available for written comments from December 11, 2016 to January 10, 2017. Citizens can examine the Draft Annual Action Plan Update to the Following locations:

- Lane Public Library, 300 North 3rd Street
- Booker T. Washington Community Center, 1140 South Front Street
- Miami University, Hamilton Campus Library, 1601 University Blvd.
- YWCA, 244 Dayton Street
- City of Hamilton's Community Development Department
- City of Hamilton's Clerk Office
- www.hamilton-city.org

Written comments concerning this draft should be addressed to: Neighborhood Development Division, Community Development Department, 345 High Street, Hamilton, Ohio 45011. If you have any other questions please contact the Community Development Department at 513-785-7350.

