

CAS Investment Areas Summary Table

Area Number:

1	2	3	4	5	6			NA*
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1. Infrastructure Needs:

Water		1							
Sanitary Sewer	2	2	2	2	2	2			
Curbs	2	1	2	2	1	2			
Storm Drainage	2	2	2	1	2	2			
Streets	2	2	2	2	2	2			
Sidewalks	2	2	2	2	2	2			
Other: <u>Public Improvements/Trees*</u>	2	2	2	1	2	2			
Other: <u>Bridge Replacement</u>	2		2		2	2			
Other: <u>Public Utilities</u>	2		2		1	2			

* Note: Includes Streetscaping (landscaping/trees)

2. Public Facilities Needs:

Park/Recreation Facilities	1	2	2	1	2	2			
Community Center					2				
Senior Center	2			1	1				
Child Care Centers									
Parking Facilities	2	2	2		2	2			
Fire Facilities/Equipment	1	2	2	2	2	2			
Other: <u>Police Storage Structure</u>		2	2	1	1	2			
Other: <u>Private Rehab/Commercial</u>									
Other: <u>Revitalization</u>	2	1	2	1	1	1			
Other: <u>Public Rehabilitation</u>	2	2	2	1	1	2			
Demolition	1	1	1	2	2	1			
Other: <u>Code Enforcement</u>		2	2	2	2	2			

3. Housing:

Designated CHIS Target Area

Y	Y	Y	Y	Y	Y		
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4. Slum & Blight Area

Y	NA	NA	NA	NA	NA		
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Substandard/Deteriorated Buildings**

75	NA	NA	NA	NA	NA		
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Percent Substandard Buildings**

75%	NA	NA	NA	NA	NA		
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5. LMI Area:

Total Population

0	3,595	1,970	6,143	5,324	1,830		
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Number LMI

0	1,919	1,217	3,359	2,799	1,190		
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Percent LMI

0	53.4	61.8	54.7	52.6	65.03		
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Census (C) or Survey (S)

C	C	C	C	C	C		
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***Date Survey Completed

NA	NA	NA	NA	NA	NA		
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*NA (Non-Area) projects or activities are activities, such as demolition, handicap accessibility projects, etc., that are not located within an identified distressed area, and are not based on CDBG areawide national objectives.

Community Assessment Strategy, (CAS) for City of Piqua, Ohio

This Community Needs Assessment and Strategy (CAS) is prepared as an update to the Community Needs Assessment and Strategy that was prepared last year with the FY2006 CDBG Formula Application.

The CAS results from local planning processes, and includes a strategy statement for meeting the needs of each locally designated LMI neighborhood and distressed area. This year, as in the recent years, the CAS includes strategy statements for meeting the needs of distressed populations, including for example, special needs populations, the unemployed and underemployed, and the homeless. The CAS was presented during CDBG public hearings, specific program application public hearings, and will be at any time it would be proposed to be modified.

The City of Piqua's 2006 CAS considered housing, community and economic development needs in the City of Piqua, and was based on several sources of information. In the fall of 1999, the City completed a community-wide strategic plan, entitled *Future Piqua II, Community Plan*. This plan was developed with widespread citizen and community leader input. Much of the work was done in extensive focus group sessions to establish needs and priorities for the City. It detailed a set of goals, objectives and strategies, some of which form the basis of much of the CAS. As part of the work of *Future Piqua II*, written surveys and interviews were conducted with housing and supportive service providers, lenders, realtors, City officials and business owners. The City of Piqua is currently undertaking a new comprehensive planning process, *Plan-It-Piqua*. It is expected that the new comprehensive plan will help form new ideas and concepts for future CAS documents.

Other data and strategy information has been gathered from: City of Piqua's 2004 Community Housing Improvement Strategy (CHIS) document, the earlier City of Piqua Housing Study (published 1995) and the 1999 Section 8 Housing Report and were utilized as references, as was data from the 1990 and 2000 Census and other demographic data. The City regularly obtained citizen input on community needs and issues in the neighborhood meeting program, *City Hall in the Park*, begun in 1999 and continued through 2004.

While the neighborhood meetings held in May and June, 2005 were for the public input for needs in the CDBG Distress Set-Aside grant/investment area, a number of citizens from outside the Investment Area offered opinions on needs elsewhere in the community. The sizable local media blitz for Distress Set-Aside grant public input, the neighborhood meetings and Community Needs Survey, was successful in attracting public input for the Distress Set-Aside Investment Area. The rest of the CAS Investment Areas also benefited through citizens making comments about the rest of the community. The city's Development Department used city department head and senior staff to review to analyze the CAS for the Distress Set-Aside Investment Area and the rest of the CAS Investment Areas. A more involved staff review of the CAS was done than in the past which was a function of the Distress Set-Aside grant program's emphasis on community needs assessments.

Investment Area 1, "Fort Piqua Hotel" (CT 3151.00, BG 7, Block 7006) - Slum & Blight

The community has identified the need to transform Piqua into a more vital and more visually attractive community through stepped up code enforcement or property maintenance, housing improvements, more parks and recreation facilities, continuation of improvements to and upgrades of the infrastructure, which is in reasonably good condition, and revitalization of the downtown. To meet these goals, the community has begun implementing many of the strategies to improve this area, although the area is small. The centerpiece is a community wide development concept that has become known as the "Loop", which is essentially complete. The Loop includes the Linear Park, an extensive (approx. 13-mile) walking-biking-recreation path that circulates through the Historic Downtown District, linking with nearby historic neighborhoods, the Great Miami River, a system of neighborhood parks and the Piqua Municipal Government Complex (a.k.a. Piqua City Hall). The area's chief architectural centerpiece is the historic (1891) Fort Piqua Hotel, which is the chief structure in Block 7006 of Census Tract 3151.00.

Investment Area 1, (CT 3151.00, BG 7, Block 7006), also is a portion of the city's Downtown Revitalization Target Area, is at the very center of the city. The most prominent structure in the downtown and even the city is the Fort Piqua Hotel (a.k.a. Orr-Statler Hotel), a vacant structure since approximately 1987. Preservation of this building is seen as vital to the overall revitalization of the downtown and the city itself. As such, the preservation and marketing of the building to new uses stands out as a significant strategy in its own right for the community and for the downtown target area. The city has acquired state and federal funds and applied for additional private grant funding for redevelopment of the Fort Piqua Hotel. Work has commenced on rebuilding and rehabilitating the historical structure. The work on the structure should be completed by September 2008. The local library will be the main tenant of the 39,000 square foot building and has signed a lease. The library is a crucial part of a public-private partnership that will attract additional public and private financial support for the renovation of the building. Previous Formula Program funding will allow for the establishment of four first-story businesses, which will enhance economic development activity in the downtown area of the City of Piqua.

The City Commission adopted Resolution # R-91-02, revising the boundaries of the downtown Piqua target area that constituted a blighted area, on July 1, 2002. The majority of the buildings in the area have been identified as substandard, and much of the public infrastructure is in need of repair. Despite improvements to a number of buildings in the downtown through the Downtown Revitalization Grant, many remain in need of improvement. The City sought and received another FY2002 Competitive Downtown Revitalization Grant (Tier II) in 2003-2004 to assist in this and that grant was completed last year. The City was also awarded a CDBG Targets of Opportunity grant from the Ohio Department of Development for the rehabilitation of the Fort Piqua Hotel. The City has planned to apply for the Tier II - Downtown Revitalization Program Grant from the Ohio Department of Development later in Calendar Year 2007 to allow for the continued rehabilitation of downtown buildings in Piqua.

To date, the City of Piqua has taken a proactive role in revitalizing the downtown. Mainstreet Piqua, Inc. was formed in 1993 to provide various services assisting existing downtown businesses, recruiting additional businesses and sponsoring special

downtown promotional events. The Mainstreet Director, who has the second longest tenure of Mainstreet Directors in Ohio, has done an outstanding job in her role as director and has been honored by the State of Ohio along with her board and various volunteers. The City has made numerous public improvements to Downtown, including the redevelopment of the Public Square and gazebo. The Loop development project has been completed with: A) completion of the new Municipal Government Complex in November, 2001 B) substantial completion of the downtown streetscaping in 2000-2004 C) downtown building façade improvements begun in the 1990s with Formula funds and then with the CDBG Competitive Downtown Revitalization Grant in 2000 and concluding in early 2005 D) completion of a bikeway /walk pathway that loops more than 13 miles around the community starting and ending at the Lock 9 river park constructed in 1998 to honor the community's transportation heritage. E) Other development of the Great Miami River, a greatly underutilized resource in Piqua, is foreseen in the future. F) Efforts have begun on staff level to revise the entire code enforcement/property maintenance process and the code itself. A community/political dialogue on the problem of rundown properties has begun in 2005 and appears to be heading in a positive direction with a landlord association and neighborhood association being formed as well as a citizens committee to help the city find meaningful and lasting solutions to the code enforcement problems. Additionally, conversations have begun with local lending institutions to collaboratively work on solutions dealing with the current high numbers of foreclosed properties in the community.

In 1999, Mainstreet Piqua also updated a market study and development action plan, in 2001 completed a new consumer survey for the downtown and updated the consumer survey in the summer, 2002. An additional study is being planned for Calendar Year 2007. The plan included a comprehensive market analysis of downtown Piqua, as well as specific strategies and actions that the City, Mainstreet Piqua and the private sector should pursue to: attract businesses to downtown, promote downtown shopping and special events, and improve the appearance and functionality of downtown buildings and infrastructure. Since that time the, downtown has attracted several exciting new businesses, coupled with the dramatic visual impact of buildings rehabilitated through the CDBG Competitive Downtown Revitalization Grant and previous CDBG downtown building façade improvement program in the late 1990s, have promoted renewed interest and activity in the downtown. Our Mainstreet Piqua program has been a catalyst in renewing and revitalizing the downtown. The efforts of Mainstreet Piqua, Inc. have earned it recognition for commercial district revitalization by meeting standards for performance set by the National Trust for Historic Preservation's National Main Street Center. Mainstreet Piqua, Inc. joins 560 other Main Street revitalization programs nationally recognized as a National Main Street Program for 2004. This is the fourth consecutive year Mainstreet Piqua has achieved this designation. The program's performance was evaluated by Downtown Ohio, Inc., the statewide coordinating organization for Main Street Program in Ohio.

The needs for this Investment Area are those that will assist in the redevelopment or public rehab of the Fort Piqua Hotel. There is a significant deterioration in the sidewalks and curb, as well as a great need to develop the parking facilities that will accommodate a reinvigorated and remodeled building with the public library as the chief tenant. The alley behind the Hotel needs repaving.

The city recognizes the importance of making the same streetscaping improvements in this Investment Area, just as it has done throughout the remainder of the downtown

area. Major work to landscaping and making the Hotel and its entrances attractive in appearance are the most important, "parks and recreation facilities". Parking facilities for the renovated Hotel are important as is streetscaping outside the Hotel.

The city has no formal senior citizens center. It is a need referenced time and again in citizen surveys. A senior citizen center was planned to be located inside the renovated Fort Piqua Hotel but it is not as high a priority for that location now. The police substation, which was planned for many years to be placed in the Hotel, has been eliminated from the plan. It was re-evaluated this past year and law enforcement planners felt that this change in plans was the best solution for community policing in Piqua.

The area is two blocks from the sole firehouse and is not necessarily in need of additional fire facilities, however large fire equipment/ladder trucks and pumpers are becoming aged and plans must be made to finance the trucks' replacement.

The city sanitary sewer system is victimized by an I&I problem throughout the city that reduces the efficiency of the system. Such a problem plagues many cities like Piqua throughout the country.

The Hotel-City-Library Alliance was organized with the city, library and Mainstreet Piqua being the main participants in this public-private affiliation to plan for the fund raising necessary to complete the renovation of the Ft. Piqua Hotel. The plans are to evaluate costs and financial resources in early fall to determine when the renovation project will go out to bid and eventually when it will be completed.

Strategy Statement, Investment Area 1 - CT315100 (Census Block #7006)

The following strategies represent those identified in prior years that are still pertinent to Investment Area 1 (Downtown Revitalization Target Area 1), plus newly developed strategies;

- Complete the Tier III – Targets of Opportunity Grant
- Apply for Tier II – Downtown Revitalization Grant and complete all studies and research needed to apply for funds
- Continue streetscape improvements in the remainder of the Central Business District in future years, having completed streetscaping in much of the CBD using Federal and City funds.
- Pursue various governmental and private sector foundation grants for assistance to the Piqua Improvement Corporation (PIC), the current Fort Piqua Hotel owner, to make other improvements to the Hotel in order to help stimulate potential Investments in the property.
- Pursue other avenues of revenues to assist the city to make other improvements to the Hotel in order to help stimulate potential Investments in the property.
- Complete rehabilitation of Fort Piqua Hotel (Completion date is scheduled for September 2008)
- Implement applicable strategies to be adopted in the City's Master/Comprehensive Plan planned for initiation starting in 2006.
- Encourage the adaptive re-use of two and three story downtown buildings to accommodate residential dwelling units.

Investment Area 2, "Southwest" - CT 3150.02 (Blocks 1 & 3-5) - 53.4% LMI

CAS Investment Area 2, which is 53.4% LMI (2000 Census), is a largely residential area with very minimal commercial nodes along the two major thoroughfares (US Route 36 and South Street) leading from the west through the community. It contains an industrial area which runs along US Route 36 and out of the Corporation Limits to the western portion of the Investment Area. The older neighborhoods in this portion of this Investment Area consist of housing, much of which is occupied by low and moderate income tenants and owners. Some of this housing is in noticeable need of rehabilitation to keep it available as affordable housing to LMI households. Many have been assisted through the Community Housing Improvement Program through the years. Some of the commercial and residential development in this area is not very attractive. The area would benefit from more useable green space. LMI households will benefit from development of more small parks that are convenient for passive recreation, however park development is very limited and maintenance funds are limited as well. A handicapped-accessible access ramp to the Linear Park in this area (Sunset Drive) was constructed in 2002-2004 with CDBG Formula funds, thereby allowing more access to the recreational facility that has been so popular and is enhancing the quality of life for those in this community. Other Linear Park enhancements are being made and more are being planned for the future.

Community meetings in recent years have shown the population's concern about making this part of the community more visually attractive, not only for local citizens' enjoyment, but to raise the image of Piqua to visitors, in particular on Covington Avenue (State Route 36) and Commerce Drive. New signage at major city entrances using new sign design and incorporating the City's new logo in the railroad overpass over the main entrance to the city has been accomplished since 2001. Such image building is considered crucial to furthering economic development and bringing traffic back to the downtown.

Code enforcement focuses a great deal of time and attention to homes in this investment area. Code enforcement has become an issue that the community has focused on with great intensity. It has become a top priority in city government. Private rehabilitation to homes, both owner-occupied and rentals, in this investment area is a big need to be addressed.

Streets and alleys are in much greater need of attention than in the past. Streets (and alleys, where they exist) are a big need in the area. The annual evaluation of street conditions continually shows a need here. There is deterioration in the sidewalks and curbing throughout the area. Mature trees line the streets/sidewalks and contribute greatly to the sidewalk deterioration. In some cases, no sidewalk exists in this neighborhood due to city requirements at the time that streets and subdivisions were built. The city has traditionally assessed property owners for repairs to sidewalks abutting that property. Trees and landscaping is a need in some areas that have lost mature trees due to age or street projects that did not provide for replacement trees and newer residential areas that have fewer trees.

It should be noted that in late 2006, the Emerald Ash Borer was spotted near the City of Piqua. This has caused the Ohio Department of Agriculture to place the City of Piqua, and Miami County, in its entirety, in a Firewood Quarantine Zone. This zone does not

permit individuals to transport firewood in and out of Miami County. This measure is designed to prevent the spread of the Emerald Ash Borer. In reaction, the City of Piqua has budgeted \$25,000 for Calendar Year 2007 to remove 100 trees dead, dying and diseased trees in the public right-of-way.

The city sanitary sewer system is victimized by an I&I problem throughout the city that reduces the efficiency of the system. Such a problem plagues many cities like Piqua throughout the country. Water supply issues exist with an elevated water tower that has capacity and hydraulic deficiencies which serves this area.

The largest city park, William Pitsenbarger Sports Complex, faces issues of inadequate parking, increased usage and new recreational demands by the residents of a growing area and traffic problems. Parking facilities are needed also to access the 13 mile Linear Park with the increased usage. The parks and recreation department's equipment garage has deteriorated and has been demolished. A replacement facility is needed along with a general parks and recreation administrative office area. The park has needs, as do all city parks, and this park has the only full city swimming pool serving the entire city, which is well over 15 years old. This facility has not only needs due to age but also has new demands to remain competitive and attract thousands of children and adults.

The area just to the north of this Investment Area was selected to be the primary site of the new fire substation to serve the western portion of the city, although the critical issue of funding the construction plus the equipment and staffing has not been settled. It appears that this issue is not going to be resolved in near future. Thus a date for the construction has not been set.

The police department is losing its storage facility for its Tactical Response Team (TRT) Unit and bicycles that are used to patrol the 13 mile Linear Park and needs another storage facility.

The last couple of years have seen the issue of dealing with an old storm sewer/drainage ditch, Leonard Ditch, located between two residential streets. Leonard Ditch has become one issue that the elected officials and community wish to be resolved. The ditch serves to take care of the runoff water from 1960s and later era housing developments, recreation fields from the large city park, and adjacent farm fields. The whole area is growing, which presents new drainage challenges as the number of houses increases and vacant land which has been farmed in the past is turned into residential property.

Strategy Statement, Investment Area 2, "Southwest"

- Prioritize housing rehabilitation for this neighborhood using Community Housing Improvement Program funds.
- Housing needs and related issues are being reviewed by the city and Piqua's Housing Advisory Council (PHAC) in an effort to determine the course of action to address the many needs of this area. All of the Community Housing Improvement Program (FY2006) activities are available in the target area.

- Code enforcement is an area that is being examined thoroughly to develop a strategy for the community. Particular emphasis will be on the conditions of housing, yards, junk cars, other nuisances and particularly those renter-occupied dwellings. The solution should deal with the secondary problems that usually occur such as in the areas of community attitudes, law enforcement, public health, fire rescue, zoning, etc.
- Implement applicable strategies to be adopted in the City's *Plan-It-Piqua* Planning Process
- Evaluate the results of the May, 2004, parks and recreation envisioning process, which supplements the Parks and Recreation Master Plan for implementation yet this year or in 2005 and later with funding from the General Fund, grants, and kilowatt hour tax revenues. Build a parks and rec. maintenance facility and general administrative office preferably in the Pitsenbarger Sports Complex, the largest city park (67 acres), not including the Linear Park.
- The Linear Park bikeway/walkway, a part of "The Loop", as completed in 2003 is used to link these neighborhoods into a large scale promenade through the City's historic neighborhoods, downtown and other neighborhoods and commercial areas. Further enhancements, i.e. construction of a restroom facility along Phase I, French Park, in 2004, the construction of an access ramp to the Linear Park bikeway/ walkway along Phase V, Riverside, and in 2005, and others in the future, will increase the attractiveness and use of the recreational pathway. General fund revenues, private or donations and grants will be used to finance the various improvements. The access ramp project will be funded through two years of Formula Allocations plus the general fund.
- Continued development of a tree program to deal with the Emerald Ash Borer and to enhance the community's standing as a "Tree City, USA".
- Continue to develop concept to deal with home foreclosures on a city wide basis.

Investment Area 3, "East" - CT 3001.00 – 61.8% LMI

Investment Area 3, which is 61.8% LMI, which includes all 3 block groups in the Census Tract, is larger than the 2003 Investment Area due to the 2000 Census information availability. The area located which includes the entire area east of the Great Miami River, including the small Block Group in the far southeast, is highly diversified, with: a largely historic residential area to the southwestern portion of the Investment Area, where there is a very deep pride and identity as a neighborhood; a new housing development in the northern portion; a beautiful, passive and serene city park, The Hollow Park, located between the river and Interstate which boasts up to a hundred different species of trees, the Shawnee Neighborhood Park in the oldest neighborhood in Piqua, a portion of the 13-mile city-wide Linear Park that traverses the river utilizing an abandoned wood railroad bridge (BG1), and Rowan Park or Shawnee Point which is at the entry to the Shawnee neighborhood dedicated to a resident who became a Civil War hero and US Naval hero; the educational complex consisting of the city high and junior schools, high school athletic complex, joint vocational school and Edison Community

College (BG3); various medical facilities and offices, older commercial buildings located in various portions of the Investment Area; and taking in the developing industrial park located in the eastern side of the tract (BG 2).

The older neighborhoods in this district (BG 3) consist of aging housing, much of which is occupied by low-and moderate-income (LMI) tenants and owners. Some of this housing is in noticeable need of rehabilitation to keep it available as affordable housing to LMI households. Many of the city's nearly 20-year old CHIP and Comp Housing program's clients reside in this Investment Area and more have applied in the FY2004 Program.

Much of the commercial development in this area is of historic character, but is also poorly maintained and in need of repairs. Some of the larger commercial and industrial structures stand vacant. However, newer commercial development lines U.S. Route 36, along the eastern portion of the city/Investment Area. The Investment Area is home to a regional shopping mall and adjacent large strip mall and a variety of medical facilities and offices. A flurry of development is beginning to occur there with the opening of a Super Wal-Mart store in 2005 at the east end of the Investment Area.

The area has major thoroughfares that allow the residents of the Investment Area and others to have access to the schools for classes, athletic events and cultural activities, shopping, health care and parks and recreation. These roadways include E. Main Street, Staunton Street, Garbry Road, Looney Road, US Route 36/Ash Street, I-75, and County Road 25-A.

The area is in great need for much infrastructure improvement, some in the older residential area and other in the balance of the area. The area is in dire need of a new pump house along the Great Miami River to provide flood control during heavy rains, a critical public safety for most of the 1,044 residents of the Shawnee area (BG3). A new bridge spanning Shawnee (BG3) and the rest of the city (most of the city is west of the river) was deemed necessary by the County and city to replace the 1914 five-span concrete arch structure. The Shawnee Bridge was officially opened to traffic in September 2006. City, county and state funding will finance the replacement. One side of the bridge falls inside IA #3 and 6 and the other falls inside IA #5 ("South Central").

The city sanitary sewer system is victimized by an I&I problem throughout the city that reduces the efficiency of the system. Such a problem plagues many cities like Piqua throughout the country.

The area would benefit from more useable green space and LMI households will benefit from development of more small parks that are convenient for passive recreation. The new Linear Path, part of the 13-mile "Loop" continues along the old railroad right of way to the eastern and western limits of the City and circles back through this area. Parking is an area of significant concern here. Additional enhancements to the Linear Park are being planned for the future. A beautiful 35 acre passive park, The Hollow, is in great need of improvements to the mile long walking/jogging path through the wooded acres which was paved in 1990 as well as some additional playground equipment for families. The gateway to Shawnee where the bridge ends, has a newly renovated mini-park, Admiral Rowan Park or Shawnee Point. There is a great desire to dress up that gateway to Shawnee with the addition of trees in that area. Additional public parking for

the east terminus of the recreational path is becoming more necessary as the usage increases.

Parks and recreation facilities are totally absent in the northern portion where the housing is newer. The Hollow, Shawnee Neighborhood Park and Rowan Park/Shawnee Point in the southern area are aging and need updating and improving. The Great Miami River, which runs along the western boundary of this Investment Area, has endless potential for development in the area of parks and recreation and other commercial. There are also no parks and recreation facilities along CR 25-A in the northern portion of the Investment Area.

The police department is losing its storage facility for its Tactical Response Team (TRT) Unit and bicycles that are used to patrol the 13 mile Linear Park and need another storage facility.

Code enforcement focuses a great deal of time and attention to homes in this Area. Code enforcement has become an issue that the community has focused on with great intensity. It has become a top priority in city government. Rehabilitation to homes, both owner-occupied and rentals, in this Investment Area are a need to be addressed.

Streets and alleys are a big need in the area. The annual evaluation of street conditions shows a continual need here. There is deterioration in the sidewalks and curbing throughout the area. Mature trees line the streets/sidewalks and these trees contribute greatly to the sidewalk deterioration. In some cases, no sidewalk exists in this neighborhood that predates the actual incorporation of the city. Curbs and gutters are totally absent in some locations of the Investment Area particularly in the older portions. Absent and deteriorated sidewalks and curbs and gutters are a big problem that continues to cause residents of Shawnee to feel that the city never has and does not care about their neighborhood. There are also no sidewalks and curbs and gutters along CR 25-A in the northern portion of the Investment Area.

It should be noted that in late 2006, the Emerald Ash Borer was spotted near the City of Piqua. This has caused the Ohio Department of Agriculture to place the City of Piqua, and Miami County, in its entirety, in a Firewood Quarantine Zone. This zone does not permit individuals to transport firewood in and out of Miami County. This measure is designed to prevent the spread of the Emerald Ash Borer. In reaction, the City of Piqua has budgeted \$25,000 for Calendar Year 2007 to remove 100 trees dead, dying and diseased trees in the public right-of-way.

County Road 25-A, which runs across the river to the eastern Corporation Limits, in the northern portion of the area (BG3) is in dire need of improvements and its widening is necessary to accommodate the ever-increasing traffic through that area which has a exit/entrance to I-75, growing new housing and the education complex. The County and city are planning a multi-million dollar widening project utilizing federal, state, county and city funding sources. Utility services, including electric utility pole and electric service facilities relocation by the Piqua Municipal Power System must occur. This street/roadway links the new northeast Piqua population and education complex (junior and senior high schools, vocational school and community college) with the rest of the city. Currently the two-lane, broken pavement road is unacceptable to have with the high use by the east

Piqua community as well as the rest of the city and out-of-towners who use it to access the housing and education facilities as well as the high school stadium, college athletic facilities and the large retail and mall shopping located in the middle part of the Investment Area. The roadway will for the first time have sidewalk, curbs and gutters to serve the neighborhood and community.

The police department is losing its storage facility for its Tactical Response Team (TRT) Unit and bicycles that are used to patrol the 13 mile Linear Park and need another storage facility. The west side of Piqua has been selected to be the primary site of the new fire substation to serve that portion of the city. This Investment Area has been evaluated as an area that is in need of a substation as well, however the critical issue of funding the construction plus the equipment and staffing has not been settled for either the west or the east substations and it appears is not going to be resolved in near future.

The city would like to continue streetscaping through a portion of this area as an extension of the existing streetscaping downtown.

The community needs a fire substation, since there is just one firehouse to cover the city now. It appears that the primary site of the new fire substation is in the western portion of the city, although the critical issue of funding the construction plus the equipment and staffing has not been settled and it appears is not going to be resolved in near future.

Several public rehab projects may be necessary in the future. The high school is 25 years old and has needs. Edison Community College is more than 30 years old and needs similar rehab improvements. The Rehab Center for the Neurological, a non-profit agency, is located in the Investment Area and has some needs to accommodate their clients. All serve the Investment Area populace as well as those from the city as well as a larger area, including a nationwide clientele for the Rehab Center.

Over the last few months, the City of Piqua's "Neighborhood Improvement Team" have made efforts to work with the residents of the Shawnee Neighborhood to improve conditions in the neighborhood. These efforts have caused the establishment of the Shawnee Neighborhood Association, which by all accounts, is growing into a successfully organization. The organization played a pivotal role in ceremonies opening the Shawnee Bridge in late 2006 and also sponsored a Christmas Light Decorating contest. Currently, the city and the neighborhood are working collaboratively with urban planning students from Wright State University to develop a master plan for an undeveloped fifteen acre parcel.

Past CDBG community development efforts completed by the City has seen as positive. A new sign now provides a clear sense of place to the Shawnee Neighborhood. Local neighborhood parks have benefited from the investment of new playground equipment. Future activities for Calendar Year 2007 include the rebuilding of County Road 25-A through the northern portions of the City of Piqua and sidewalk installation along East Main Street.

Strategy Statement, Investment Area 3, "East"

- The Linear Park bikeway/walkway, a part of "The Loop", as completed in 2003 is used to link these neighborhoods into a large scale promenade through the City's historic neighborhoods, downtown and other neighborhoods and commercial areas. Further enhancements of the Linear Park bikeway/walkway in the future will increase the attractiveness and use of the recreational pathway.
- Prioritize housing rehabilitation for this neighborhood using Community Housing Improvement Program. All of the Community Housing Improvement Program activities are in the Target Area – the activities are all city-wide.
- Code enforcement is an area that is being examined thoroughly to develop a strategy for the community. Particular emphasis will be on the conditions of housing, yards, junk cars, other nuisances and particularly those renter-occupied dwellings. The solution should deal with the secondary problems that usually occur such as in the areas of community attitudes, law enforcement, public health, fire rescue, zoning, etc. Code enforcement of commercial and industrial structures are also a concern to be addressed. Landlords' particular proclivity for not obeying city codes are to be addressed as are problems that surround low-income housing.
- Minimize conflicts and safety problems between the residential neighborhoods and the traffic and other impacts of activity at the shopping malls and the industrial park.
- Continued development of a tree program to deal with the Emerald Ash Borer and to enhance the community's standing as a "Tree City, USA".
- Evaluate the results of the May, 2004, parks and recreation envisioning process, which supplements the Parks and Recreation Master Plan for implementation yet this year or in 2005 and later, especially as it pertains to The Hollow Park, Shawnee Neighborhood Park, the Linear Park and future parks that will serve the growing housing development in the northern part of the Investment Area. Projects will be funded from the General Fund, grants, and other sources which may include the state's kilowatt hour tax revenues.
- Encourage the Piqua Improvement Corporation and City Economic Development Department to continue efforts to assist owners of vacant commercial and industrial properties to become active and productive and perhaps find innovative re-uses for those properties.
- Continue to accept donations to acquire vacant property for development of small neighborhood parks and improve such of small neighborhood parks as funds become available.
- Implement applicable strategies to be adopted in the City's *Plan-It-Piqua* Planning Process
- Continue to develop concepts to deal with home foreclosures on a city wide basis.

Investment Area 4, "North Central" - CT3151.00 - 54.7% LMI

This Investment Area, which is 54.7% LMI, was not sufficiently LMI to warrant an Investment Area before 2003. It is primarily residential with two school buildings, a large vacant former hospital, a small amount of retail, and several smaller (Veterans Memorial Park) and neighborhood (Das Park and Kiwanis Park) parks and recreational facilities. The Linear Park runs along the River in the northern and easternmost most parts of the Investment Area. This area is an older residential area with homes that range in age from 50 years or older and are aging, but the property owners keep their property in good condition. Rehabilitation to homes, both owner-occupied and rentals, in this Investment Area are a need to be addressed.

The city sanitary sewer system is victimized by an I&I problem throughout the city that reduces the efficiency of the system. Such a problem plagues many cities like Piqua throughout the country.

Streets and alleys are a big need in the area. The annual evaluation of street conditions shows a continual need here. There is deterioration in the sidewalks and curbing throughout the area. Mature trees line the streets/sidewalks and these trees contribute greatly to the sidewalk deterioration. In some cases, no sidewalk exists in this neighborhood that predates the actual incorporation of the city. Curbs and gutters are totally absent in some locations of the Investment Area particularly in the older portions.

It should be noted that in late 2006, the Emerald Ash Borer was spotted near the City of Piqua. This has caused the Ohio Department of Agriculture to place the City of Piqua, and Miami County, in its entirety, in a Firewood Quarantine Zone. This zone does not permit individuals to transport firewood in and out of Miami County. This measure is designed to prevent the spread of the Emerald Ash Borer. In reaction, the City of Piqua has budgeted \$25,000 for Calendar Year 2007 to remove 100 trees dead, dying and diseased trees in the public right-of-way.

Code enforcement focuses a great deal of time and attention to homes in this Area. Code enforcement has become an issue that the community has focused on with great intensity. It has become a top priority in city government. Rehabilitation to homes, both owner-occupied and rentals, in this investment area are a need to be addressed. Demolition of some residential, commercial and retail structures will need to be accomplished as the widening of US Route 36 is undertaken in several years due to age, the inability to reuse or reconvert the buildings into usable structures and other assorted reasons in several years.

The downtown portion of the Investment Area 4, North Central", still has a number of building renovations which may be accomplished the next time CDBG Downtown Revitalization Tier II funding is available and the city applies. The City of Piqua has indicated that will apply for CDBG Tier II – Downtown Revitalization Program Grant Funds during Calendar Year 2007. The city has several commercial and retail structures that might be rehabbed which are outside the Downtown Revitalization Target Area.

The area benefits from the parks that exist. In 2003, this area was linked to the rest of the city with the opening of the final phase (Phase V) of the Linear Park, the 13-plus mile recreational trail, which will completely loop the recreational trail around the city. Additional enhancements to the Linear Park in this Investment Area and throughout the

City are being planned for the future. There is work that can be accomplished in some of the parks, i.e. Kiwanis Park which was recently acquired by the city from the school district and needs fairly extensive work.

The community needs a fire substation to cover the city more effectively now. It appears that the primary site of the new fire substation is in the western portion of the city, although the critical issue of funding the construction plus the equipment and staffing has not been settled and it appears is not going to be resolved in near future.

Piqua has no city-operated senior center. One has been suggested in a number of locations, including one in this Investment Area.

Strategy Statement, Investment Area 4, "North Central"

- The Linear Park bikeway/walkway, a part of "The Loop", as completed in 2003 is used to link these neighborhoods into a large scale promenade through the City's historic neighborhoods, downtown and other neighborhoods and commercial areas. Further enhancements, i.e. the construction of an access ramp to the Linear Park bikeway/ walkway along Phase V, Riverside, and restroom facility along Phase I, French Park, both in 2004, and others in the future will increase the attractiveness and use of the recreational pathway.
- Prioritize housing rehabilitation for this neighborhood using Community Housing Improvement Program funds; all of the Community Housing Improvement Program activities are in the Target Area – the activities are all city-wide.
- Code enforcement is an area that is being examined thoroughly to develop a strategy for the community, especially with the abandoned health facility. Particular emphasis will be on the conditions of housing, yards, junk cars, other nuisances and particularly those renter-occupied dwellings. The solution should deal with the secondary problems that usually occur such as in the areas of community attitudes, law enforcement, public health, fire rescue, zoning, etc.
- Continued development of a tree program to deal with the Emerald Ash Borer and to enhance the community's standing as a "Tree City, USA".
- Continue exploration of options for the location and establishment of a senior center in the city.
- Implement applicable strategies to be adopted in the City's *Plan-It-Piqua* Planning Process
- Evaluate the results of the May, 2004, parks and recreation envisioning process, which supplements the Parks and Recreation Master Plan for implementation yet this year or in 2005 and later, especially as it pertains to Kiwanis Park, Ann M. Das, Veterans Memorial Park, the Linear Park and future parks that will serve the growing housing development in the northern part of the Investment Area. Projects will be funded from the General Fund, grants, and kilowatt hour tax revenues.

- Continue to accept donations to acquire vacant property for development of small neighborhood parks and improve such of small neighborhood parks as funds become available.
- Continue to develop concepts to deal with home foreclosures on a city wide basis.

Investment Area 5, "South Central" - CT 3153.00 - 52.6% LMI

This Investment Area, which is 52.6% LMI, is an additional Investment Area from the FY2003 application/CAS. It is highly diversified, with a largely historic, though not "grand" residential area to the south side of the city. It has a great number of older, though modest homes than most other portions of the city with the exception of CM 3001.00 (BG 3). Much of this aging housing, much of which is occupied by low-and-moderate income tenants and owners is in noticeable need of rehabilitation to keep it available as affordable housing to LMI households.

Code enforcement focuses a great deal of time and attention to homes in this Area. Code enforcement has become an issue that the community has focused on with great intensity. It has become a top priority in city government. Much of the commercial development in this area is of historic character, but is also poorly maintained and in need of repair. The Area has older commercial and industrial buildings, some of which are vacant, in the southern portion including the Clark and College Avenues, Fox Drive (industrial park) and S. Main Street. The area is in great need for much infrastructure, some in the older residential and other in the balance of the area.

Streets and alleys repair are in much greater need of attention than in the past. Sidewalks continue to be a problem and a tree program is needed help minimize damage to the sidewalks. With regards to sidewalks, the city has traditionally assessed property owners for repairs to sidewalks abutting that property. Demolition of some residential, commercial and retail structures will need to be accomplished as the widening of State Route 36 is undertaken in several years.

It should be noted that in late 2006, the Emerald Ash Borer was spotted near the City of Piqua. This has caused the Ohio Department of Agriculture to place the City of Piqua, and Miami County, in its entirety, in a Firewood Quarantine Zone. This zone does not permit individuals to transport firewood in and out of Miami County. This measure is designed to prevent the spread of the Emerald Ash Borer. In reaction, the City of Piqua has budgeted \$25,000 for Calendar Year 2007 to remove 100 trees dead, dying and diseased trees in the public right-of-way.

The portion of the Investment Area 5, "North Central", in the CBD (central business district) and in or adjacent to the CDBG Downtown Revitalization Target Area still has a number of building renovations which may be accomplished the next time CDBG Downtown Revitalization Tier funding is available and the city applies. The City of Piqua is planning to apply for CDBG Tier II Downtown Revitalization Program funding in Calendar Year 2007. The city has several commercial and retail structures that might be rehabbed which are outside the Downtown Revitalization Target Area. Residential dwellings, many of which are older and all are aging, are in need of private rehab and

quite a number have received Community Housing Improvement Program funding assistance for repairs and rehab.

A new bridge spanning Shawnee (BG3) and the rest of the city (most of the city is west of the river) was deemed necessary by the County and city to replace the 1914 five-span concrete arch structure. The new Shawnee Bridge was officially opened to traffic in September 2006. One side of the bridge falls inside Investment Area #3 and 6 and the other falls inside Investment Area #5 ("South Central").

Demolition of some residential, commercial and retail structures will need to be accomplished due to age and inability to reuse or reconvert the buildings into usable structures in several years and other assorted reasons.

The area would benefit from more useable green space and LMI households will benefit from development and facilities remodeling of the existing Mote Park. Mote Park faces issues of parking and increased usage. The Mote Park Community Center facility is in desperate need of remodeling and there are programming needs the community has that the parks and recreation department cannot meet presently. The new Linear Path, part of the 13-mile "Loop" continues along the old railroad right of way to the eastern and western limits of the City and circles back through this area (northern portion). Additional enhancements to the Linear Park are being planned for the future. Parking facilities are needed to access the 13 mile Linear Park with the increased usage. Trees are necessary in many parts of the Investment Area with the age of trees and the street projects of the late 1980s and 1990s removing, but not replacing many mature trees with any trees at all.

It should be noted that in late 2006, the Emerald Ash Borer was spotted near the City of Piqua. This has caused the Ohio Department of Agriculture to place the City of Piqua, and Miami County, in its entirety, in a Firewood Quarantine Zone. This zone does not permit individuals to transport firewood in and out of Miami County. This measure is designed to prevent the spread of the Emerald Ash Borer. In reaction, the City of Piqua has budgeted \$25,000 for Calendar Year 2007 to remove 100 trees dead, dying and diseased trees in the public right-of-way.

The floods and rainfall of recent years have demonstrated the need to deal with the an old drainage ditch, aka Leonard Ditch, which runs through the south part of the area as well as Investment Area 3. Other neighborhoods have been plagued by drainage problems. Drainage systems in these old neighborhoods need updating. The city has done some significant work here in the last five years, but more drainage needs are yet to be met. Storm drainage, although rectified to some extent through sewer projects in the past eight years, still remains a problem in some of the residential areas in the ever more frequent storms with high rain. The city sanitary sewer system is victimized by an Inflow & Infiltration (I&I) problem throughout the city that reduces the efficiency of the system. Such a problem plagues many cities like Piqua throughout the country.

Community meetings have shown the population's concern about making the City more visually attractive, not only for local citizen's enjoyment, but to raise the image of the City to visitors. Such image building is considered crucial to furthering economic development and population growth.

The community needs a fire substation to cover the city more effectively now. It appears that the primary site of the new fire substation is in the western portion of the city, although the critical issue of funding the construction plus the equipment and staffing has not been settled and it appears is not going to be resolved in the near future.

Piqua has no city-operated senior center. One has been suggested in a number of locations, including one in this Investment Area.

Strategy Statement, Investment Area 5, "South Central"

- Prioritize housing rehabilitation for this neighborhood using Community Housing Improvement Program funds; all of the Community Housing Improvement Program activities are in the Target Area – the activities are all city-wide.
- Code enforcement is an area that is being examined thoroughly to develop a strategy for the community, especially with the abandoned health facility. Particular emphasis will be on the conditions of housing, yards, junk cars, other nuisances and particularly those renter-occupied dwellings. The solution should deal with the secondary problems that usually occur such as in the areas of community attitudes, law enforcement, public health, fire rescue, zoning, etc.
- Continued development of a tree program to deal with the Emerald Ash Borer and to enhance the community's standing as a "Tree City, USA".
- Continue exploration of options for the location and establishment of a senior center in the city.
- Implement applicable strategies to be adopted in the City's *Plan-It-Piqua* Planning Process
- Evaluate the results of the May, 2004, parks and recreation envisioning process, which supplements the Parks and Recreation Master Plan for implementation yet this year or in 2005 and later, especially as it pertains to Kiwanis Park, Ann M. Das, Veterans Memorial Park, the Linear Park and future parks that will serve the growing housing development in the northern part of the Investment Area. Projects will be funded from the General Fund, grants, and kilowatt hour tax revenues.
- Continue to accept donations to acquire vacant property for development of small neighborhood parks and improve such of small neighborhood parks as funds become available.
- Continue to develop concepts to deal with home foreclosures on a city wide basis.
- The Linear Park bikeway/walkway, a part of "The Loop", as completed in 2003 is used to link this Area's neighborhoods into a large scale promenade through the City's historic neighborhoods, downtown and other neighborhoods and commercial areas as well. Further enhancements, i.e. the construction of an access ramp to the Linear Park bikeway/ walkway along Phase V, Riverside, and

restroom facility along Phase I, French Park, both in 2004, and others in the future will increase the attractiveness and use of the recreational pathway.

DISTRESS SET-ASIDE INVESTMENT AREA #6 - "East Piqua" - CT 3001.00 (BGs 1 & 3) - 65.03% LMI

Distress Set-Aside Investment Area 6, which is 65.03% LMI, is almost the entire portion of the city east of the Great Miami River to the eastern boundary of the city. Block Group #2 is not included because it has a 19% LMI and 140 population. Including this Block Group in the Distress Investment Area would have placed the Investment Area at a non-competitive population of that is too high (1,970) and a non-competitive LMI population of just over 61%. It's housing age is contrasting with a largely historic, though not "grand" residential area to the southwestern portion of the Investment Area and two new housing development in the northern portion one containing multi-family units. These older neighborhoods in this Investment Area consist of aging housing, much of which is occupied by low-and moderate-income (LMI) tenants and owners. Some of this housing is in noticeable need of rehabilitation to keep it available as affordable housing to LMI households. The Community Housing Improvement Program has helped numerous residents of BG 3, a neighborhood referred to as "Shawnee".

It has a beautiful, passive city park, The Hollow, located between the river and Interstate (BG1); an educational complex consisting of the high school, junior high school, joint vocational school and community college (BG1) and athletic and performing arts facilities, including the outstanding Alexander Stadium/Purk Field high school football/track facility and college athletic facilities. Older commercial buildings are located in various portions of the Investment Area and a large, increasingly developing retail area bisects the Investment Area with restaurants, shopping and even medical facilities along US Route 36 (and the I-75 interchange). Much of the commercial development in this area is of historic character, but is also poorly maintained and in need of repair. Some of the larger commercial and industrial structures stand vacant. However, newer development lines U.S. Route 36, along the eastern portion of the city/Investment Area.

The area is in great need for much infrastructure improvement, some in the older residential area and other in the balance of the area. The area is in dire need of a new pump house along the Great Miami River, a critical public safety concern for most of the 1,044 residents of the Shawnee area (BG1). Heavy rains in that area cause moderate to severe area flooding that the old pump house cannot effectively handle. Sanitary sewer improvements are needed throughout the older portions of the Investment Area. The city sanitary sewer system is victimized by an I&I problem throughout the city that reduces the efficiency of the system. Such a problem plagues many cities like Piqua throughout the country.

The area would benefit from more useable green space and LMI households will benefit from development of more small parks that are convenient for passive recreation. The new Linear Path, part of the 13-mile "Loop" continues along the old railroad right of way to the eastern and western limits of the City and circles back through this area. Additional enhancements to the Linear Park are being planned for the future. A beautiful 35 acre passive park, The Hollow, is in great need of improvements to the mile long walking/jogging path through the wooded acres. The mile-long walking trail in the

passive Hollow Park, which is entirely in the Investment Area, is in dire need of repaving having been last paved in 1990 when it was originally constructed. Additional playground equipment is needed by the shelter house which is well used for all sorts of family and other functions. Trees are a major need both in the younger housing areas that were developed from rural fields and in the older areas where trees are older and fall from disease, age or street projects. Trees are needed to enhance the entrance into the Shawnee neighborhood at Rowan Park or Shawnee Point as are benches and signage. Parking facilities are needed to access the 13 mile Linear Park with the increased usage.

The police department is losing its storage facility for its Tactical Response Team (TRT) Unit and bicycles that are used to patrol the 13 mile Linear Park and need another storage facility.

Code enforcement focuses a great deal of time and attention to homes in this Area. Code enforcement has become an issue that the community has focused on with great intensity. It has become a top priority in city government. Rehabilitation to homes, both owner-occupied and rentals, in this Investment Area are a need to be addressed. Streets and alleys are a big need in the area. The annual evaluation of street conditions shows a continual need here. Other streets in Shawnee neighborhood are in dire need of resurfacing. In particular, a portion of Staunton Street, which is a major thoroughfare through Shawnee, has a "hump" where railroad tracks used to cross and it needs to be flattened to grade and the surrounding sidewalk, curb and gutter, and storm sewer needs replacing.

There is deterioration in the sidewalks and curb throughout the area. Mature trees line the streets/sidewalks which contribute greatly to the sidewalk deterioration. There are blocks of a number of streets, both major and minor, which have no sidewalks and curb and gutter. The absence of sidewalk is a major public safety concern in this LMI area with the number of children and all ages and the foot traffic generated. The construction of the Linear Park walking/recreation trail has motivated many residents in all neighborhoods and even from other communities to walk.

Trees have also become an important feature to the community with the aging of existing trees and where trees do not exist in the newer housing developments. The Rowan Park area is in need of trees as well and Hollow Park is home to a walking trail where almost 100 species of trees can be found. It should be noted that in late 2006, the Emerald Ash Borer was spotted near the City of Piqua. This has caused the Ohio Department of Agriculture to place the City of Piqua, and Miami County, in its entirety, in a Firewood Quarantine Zone. This zone does not permit individuals to transport firewood in and out of Miami County. This measure is designed to prevent the spread of the Emerald Ash Borer. In reaction, the City of Piqua has budgeted \$25,000 for Calendar Year 2007 to remove 100 trees dead, dying and diseased trees in the public right-of-way.

The widening and relocation of utilities on County Road 25-A, a major traffic artery through northeast Piqua is an essential project and the city portion will be accomplished in 2007. This street/roadway links the new northeast Piqua population and education complex (junior and senior high schools, vocational school and community college) with the rest of the city. Currently the two-lane, broken pavement road is unacceptable to have with the high and growing use by the east Piqua community as well as the rest of

the city and out-of-towners who use it to access the housing and education facilities as well as the high school stadium, college athletic facilities and the large retail and mall shopping located in the middle part of the Investment Area. Sidewalks, curbs and gutters must also be added to the major thoroughfare. Public utilities, including the Piqua Water Department and Piqua Municipal Power System both have facilities that must be moved.

Also, the lack of curb and gutter presents a drainage issue for the area served. The city is committed to continue streetscaping through a portion of this area as an extension of the existing streetscaping downtown.

Several public rehab projects may be necessary in the future. The high school is 25 years old and has needs. Edison Community College is more than 30 years old and needs similar rehab improvements. The Rehab Center for the Neurological, a non-profit agency, is located in the Investment Area and has some needs to accommodate their clients. All serve the Investment Area populace as well as those from the city as well as a larger area, including a nationwide clientele for the Rehab Center. The Staunton School building is used for daycare and needs a boiler and paved parking lot.

The E. Main Street bridge spanning Shawnee (BG3) and the rest of the city (most of the city is west of the river) was deemed necessary by the County and city to replace the 1914 five-span concrete arch structure. Bids totaling \$4.65 million have been received with the bulk of the funding being from federal sources. City, county and state funding will finance the replacement. One side of the bridge falls inside Investment Area #3 and 6 and the other falls inside Investment Area #5 ("South Central").

Community meetings have shown the population's concern about making the City more visually attractive, not only for local citizen's enjoyment, but to raise the image of the City to visitors. Such image building is considered crucial to furthering economic development and population growth.

Over the last few months, the City of Piqua's "Neighborhood Improvement Team" have made efforts to work with the residents of the Shawnee Neighborhood to improve conditions in the neighborhood. These efforts have caused the establishment of the Shawnee Neighborhood Association, which by all accounts, is growing into a successfully organization. The organization played a pivotal role in ceremonies opening the Shawnee Bridge in late 2006 and also sponsored a Christmas Light Decorating contest. Currently, the city and the neighborhood are working collaboratively with urban planning students from Wright State University to develop a master plan for an undeveloped fifteen acre parcel.

Past CDBG community development efforts completed by the City has seen as positive. A new sign now provides a clear sense of place to the Shawnee Neighborhood. Local neighborhood parks have benefited from the investment of new playground equipment. Future activities for Calendar Year 2007 include the rebuilding of County Road 25-A through the northern portions of the City of Piqua and sidewalk installation along East Main Street.

Strategy Statement, Distress Investment Area 6

The City's CAS has a number of needs that are to be addressed. As time goes on, they will change. Our strategy here with the additional funding is to do the following:

- **Code Enforcement** - Code enforcement is needed throughout the Area. The ages of the homes in one of the city's oldest neighborhoods and LMI makeup of the Investment area combine to create a need to utilize CDBG Distress Set-Aside funds for the property maintenance activity. Particular emphasis will be on the conditions of housing, yards, junk cars, other nuisances and particularly those renter-occupied dwellings. The solution should deal with the secondary problems that usually occur such as in the areas of community attitudes, law enforcement, public health, fire rescue, zoning, etc
- **Street maintenance/repaving** is an ongoing need in the Area. Streets and alleys selected are chosen each year from a master list that is updated each year to reflect changes during the year. Staunton Street is a five-block long street that needs approximately 400 linear feet rebuilt and the entire length resurfaced.
- **Shawnee/ Great Miami River pump house** - The pumps used to protect over 200 homes from river water are in need of replacement. In recent years, pumps have malfunctioned and have had to be started manually and monitored. Design work must precede the actual pump house rebuild scheduled for 2008.
- **Drainage / storm sewers** - The storm sewers serving residents on Ohio and Fifth Streets are in need of replacement. First choice to refurbish the storm sewers is the portion on Fifth Street.
- **Parks & Recreation Facility** - The 5 year-plus old Hollow Park ADA Pathway needs repaving. The Hollow Park Pathway is unique and separate from the Linear Park. The Hollow Pathway winds for about one mile through a beautiful wooded park that features countless species of flora and fauna many not found elsewhere in the city or its other parks.
- **Sidewalks and curbs** - Sidewalks and curbs are deteriorating throughout the city and this Area. Sidewalks and curbs are difficult activities to do in Piqua because traditionally property owners whose sidewalks and curbs are replaced are assessed the cost and can pay directly or have it added to their property taxes.
- **Public Rehab** is needed in several public buildings. The city senior high school building is in need of some repairs being 25 years old and has some needs although most are equipment and some additional classroom space.. The newer junior high building does not have any critical needs as is the case with the Upper Valley Joint Vocational School. Edison Community College has some needs for one of the most rapidly growing college in Ohio. The Rehab Center for Neurological Development, a qualified NPO, has several areas needing assistance, including parking, playground and recreational facilities. The city school district owns a facility, Staunton Street School, used for daycare need both a boiler and a paved parking lot.
- **Expanded parking facilities** are needed to serve the Linear Park on the east end of the Area due to the heavy usage.

- A police storage facility for bicycles used to patrol the Linear Park and the Tactical Unit's equipment and vehicle is needed with the loss of that facility.
- Fire facilities to provide better fire and rescue services are being planned, however it appears that a location in this Investment Area is not the most efficient and effective given the resources available. The critical issue of funding the construction plus the equipment and staffing has not been settled and it appears is not going to be resolved in near future.
- Continue to develop relationships between the City and local residents through the establishment of the Shawnee Neighborhood Association and continued work with the City's Neighborhood Improvement Team (NIT)
- Continue using private donations to provide minor exterior improvements to homes through the "Renew Piqua" program
- Prioritize housing rehabilitation for this neighborhood using Community Housing Improvement Program funds; all of the Community Housing Improvement Program activities are in the Target Area – the activities are all city-wide
- Minimize conflicts and safety problems between the residential neighborhoods and the traffic and other impacts of activity at the shopping malls and the industrial park.
- Continue development of a tree program to deal with the Emerald Ash Borer and to enhance the community's standing as a "Tree City, USA".
- Continue exploration of options for the location and establishment of a senior center in the city.
- Implement applicable strategies to be adopted in the City's *Plan-It-Piqua* Planning Process
- Evaluate the results of the May, 2004, parks and recreation envisioning process, which supplements the Parks and Recreation Master Plan for implementation yet this year or in 2005 and later, especially as it pertains to Kiwanis Park, Ann M. Das, Veterans Memorial Park, the Linear Park and future parks that will serve the growing housing development in the northern part of the Investment Area. Projects will be funded from the General Fund, grants, and kilowatt hour tax revenues.
- Continue to accept donations to acquire vacant property for development of small neighborhood parks and improve such of small neighborhood parks as funds become available.
- Continue to develop concepts to deal with home foreclosures on a city wide basis.

- Encourage the Piqua Improvement Corporation and City Economic Development Department to continue efforts to assist owners of vacant commercial and industrial properties to become active and productive and perhaps find innovative re-uses for those properties.

Needs and Strategy Statement (Portions Summarized from the 2004 CHIS)

Thanks in part to steady improvements in employment sectors in Piqua and perhaps to the successes of the Welfare to Work initiative in the past decade (1990-2000), incomes in Piqua have risen dramatically. Census data indicates that there are fewer households in the lowest income groups and more households in the middle income and high sectors. While this is good news, income improvements can tend to drive housing prices higher, which can be a problem for low-income household. (Note: This point in the CHIS is borne out by the 2000 Census, which shows a marked increase over the 1990 Census in the numbers and percentages of households earning various income ranges and a marked increase (43%) in median household income from \$25,026 to \$35,681).

Those low-income families that have not and possibly will not rise to the ranks of the middle income, most likely have barriers to improvements in their economic condition that may require greater levels of societal and economic assistance. More information will need developed to determine the mix of services that will be most beneficial to those remaining at low incomes.

The City historically has devoted a large portion of its CDBG Formula dollars toward housing rehabilitation. Through the years, the City has maintained ongoing Community Housing Improvement Program (housing) grant programs that have featured housing rehabilitation, home repair and down payment assistance/private owner rehabilitation for first time homebuyers. The FY 2006 Community Housing Improvement Program will focus on the following activities:

- ❑ Housing rehabilitation
- ❑ Home repair
- ❑ Rental rehabilitation to improve the rental housing stock since rentals are almost 37% of the housing units and demographics show that the rental stock needs upgrading/rehabbing.
- ❑ Development of two new low to moderate income single-family housing units with Habitat for Humanity (1st time activity)

There are other needs LMI households have not related to housing.

- Public Rehabilitation – Piqua has placed a priority on using CDBG funds to assist in the renovation and redevelopment of the historic Fort Piqua Hotel (next several years).
- Infrastructure Transportation- Piqua has a number of issues with and intends to utilize CDBG funds to assist LMI households with street, sidewalks, curbs & gutters, water, storm sewer improvements
- Parks & Recreation Facilities – Piqua has identified unmet needs here.

- Transportation- Piqua Public Transit is entering a transitional period as far as federal funding is provided and may utilize.

Upgrading or repairing the present infrastructure is a priority in a number of areas

The City's primary strategies to address the needs of the low – moderate-income population will be:

- To continue to address the needs for improvement in the infrastructure: water, sewer, streets, curb and gutters, sidewalks, drainage, streetscaping, parking, parks and recreation facilities
- To continue to address the need for improvements in housing for health and safety purposes, including code enforcement
- To continue to address needs for public safety improvements, including a second and eventually a third fire house to provide maximum fire and rescue protection to all residents, businesses and industries
- To encourage home ownership through down payment assistance for first time homebuyers
- To develop educational and employment opportunities to bring about more permanent improvements in household economic security.
- To develop an upgraded housing stock through the CHIP Program and other resources.

Continuum of Care:

In the late 1990s Miami County established a Continuum of Care (C of C) system to coordinate at-risk homeless, homeless and special needs population services. The City of Piqua community development department has become a participating member of the County C of C Committee since late 2003. The City of Piqua is a part of the Northern Miami County Quadrant (Area 1). Participating agencies in the C of C are: Piqua Salvation Army, Miami County Department of Jobs and Family Services, Riverside of Miami County, Miami County Health District, Lutheran Social Services, Troy FISH, Piqua Bethany Center, St. Patrick's Soup Kitchen, Lutheran Social Services Handy Van, Family Abuse Shelter of Miami County, Miami County Recovery Council, Partners in Hope, Ohio State U. Extension Service, Safehaven, Inc., American Cancer Society, and Miami County Municipal Court Probation Department. Other county agencies and organizations, i.e. Piqua United Way, Miami County Mental Health Association, Miami Metropolitan Housing Authority, are not formal members but attend and contribute to C of C meetings. Other Piqua agencies which are not formal members of the C of C and do not contribute/attend meetings but serve the homeless, unemployed/underemployed or other at risk population in Piqua are: Miami Co. Well Child Clinic, Health Partners of Miami County, Sunrise Center for Adults (Alzheimers related care) and ARC of Miami County (Association of Retarded Citizens).

Most every participating agency member offers services to the homeless, mentally ill, handicapped, etc., whether that assistance is shelter, employment location, transit, food, clothing, health care, prescriptions, specialized services to those incarcerated or released offenders, or counseling for a variety of purposes.

The Piqua homeless are served by Miami County providers in three locations: Buckeye House (12 bed capacity), Franklin House (10 beds) and Community Housing (3 beds). Each also provides a variety of other services to assist the client, whether they are also

battered spouses and/or children, have criminal records and are attempting to turn their life around, have substance abuse issues, etc. Transitional housing is provided by 121 Public Square (8 beds for the County), Fireside Legacy (4) and William Kessler Home (7 beds). Miami County also has a group home (31 beds) and Community Housing (7 beds) also provides assistance. The Franklin House supports families with children.

Miami emergency care providers have identified areas of need:

- 40 additional beds were being created in 2003 –still a need for 40 beds and beds for 12 families with children
- 34 beds needed for substance abuse victims and victims of domestic violence
- More beds (than the 3 available) are needed for seriously mental ill homeless
- 5 beds needed for the vulnerable homeless
- Min. of 5 transitional units and one emergency unit - recreational care facilities for families with children.

The City of Piqua provides the following for those at-risk homeless, homeless and special needs population services:

- City of Piqua (public transit) – social service agencies provide trip fare
- SafeHaven, Inc. – provides numerous services for mentally ill
- Piqua Salvation Army – provides variety of services for food/meals, including a summer meal program for school kids (USDA Program grant), prescriptions, some shelter, energy assistance, etc.
- Bethany Center – provides meals, clothing, employment related services (planning a homeless shelter)
- Piqua Health District – provides immunizations to those who can not afford them, incl. homeless and special needs population
- Numerous Piqua churches provide regular meal programs and a clothing bank for the homeless and special needs population

The other agencies and organizations who are members of the C of C (above) not mentioned above are based outside of Piqua and serve either people in their own community, i.e. St. Patrick's Soup Kitchen and Troy Fish and Lutheran Social Services Handy Van, or the entire County populace, i.e. Riverside of Miami County, Partners in Hope.

Other strategies that have been established in the community:

- Increase mental health care services (County Mental Health Board) for treatment "in place"
- Encourage employers to develop employee assistance programs and employer sponsored health insurance plans (Chamber of Commerce).
- Re-open an urgent care medical center for local after hours health care (through partnership with Upper Valley Medical Center).
- Increase funding for the City Health Department through a levy to benefit health care for indigent persons.
- Increase public health programs for the community and lower income individuals in particular.

- Develop a senior citizen activity center (partnership of Chamber of Commerce and City Parks and Recreation Department – part of the city's strategic plan – planned tenant for the redeveloped Fort Piqua Hotel).
- Explore continued partnerships with social service agencies to improve housing for special needs populations that are receiving support services (city, county CHIP programs).
- Examine and plan the future of public transit in Piqua with the change in funding programs in 2007 when the system's classification by the FTA and ODOT (federal and state) changes from rural to urban. The future must include providing public transit for the elderly and those with special needs.

Additional needs and strategies, over and above those identified in *Future Piqua II*, *Community Plan* and *Plan-It-Piqua* Comprehensive Plan that is currently being developed.

The following high priority strategy was accomplished in 2001 in order to assist all citizens, including special needs, unemployed and underemployed with accessing information about city services: develop and distribute a city services guide booklet to describe all city services. It has been distributed to all citizen households. In 2002, the services guide was placed on the City's internet website for the increasing number of households with internet access, which includes a rather large number of LMI households and the special needs, unemployed and underemployed population. The City's entire web site hosts a plethora of information about the city and the services we provide that helps our citizens.

Expansion of Employment Opportunities

Piqua has a workforce of 10,641 according to the 2000 Census and of the population 16 years and older 66.9% worked. The Piqua unemployment rate was 4.3% as of that Census. While no agency tracks unemployment in the City of Piqua the Economic Development Department assumes that it corresponds to the rate for all of Miami County. In almost all other indices Piqua mirrors Miami County. In the last year this rate has generally ranged between 6% and 4.5 %. In May of 2004 Miami County reported a 4.6% civilian unemployment rate. Unemployment in the past year in the County has risen to the May, 2006 rate of 4.7%, which is higher than the national average of 4.4%, but lower than the state average of 4.9% for the same time period.

The City of Piqua employs a number of strategies to maintain and grow business enterprises in the City. The City's Economic Development Department maintains an on-going business visitation program to connect with existing businesses. In these visits staff members can learn about both potential expansion opportunities and potential problems. In 2002, the Department discovered a need to affordable ISO training in the community and took steps to arrange affordable training for local companies.

The City department also recruits new businesses to Piqua. The City is a partner with the Miami County Economic Development Department and the State of Ohio to identify prospects and help provide information requested by these companies. The City also maintains its own website, produces marketing materials and creates advertising pieces for local, state, regional and national publications.

Job creation and economic development continue to be high priorities in the City of Piqua as well as the County. Miami County Jobs & Family Services has a number of initiatives or programs to assist unemployed persons gain employment or gain employment so that they are not underemployed. Other area state agencies and organizations and the Upper Valley Joint Vocational School, located in Piqua, have programs to assist persons in training or retraining for jobs, searching for employment, job counseling, etc.

- Revitalize the Downtown to increase retail sales and entrepreneurial opportunities (Mainstreet Piqua, Inc. and CDBG Downtown Revitalization Program)
- Enhance workforce development through: a) partnerships of local companies with the Upper Valley J.V.S. and Edison Community College b) encouraging these bodies to develop more training for skilled manual labor occupations c) encouraging these bodies to develop programs in career counseling and resume development. (Chamber of Commerce, Schools and service organizations' initiative).
- Encourage the City of Piqua Economic Development Department and Piqua Improvement Corporation (PIC) to become more progressive in land acquisition and control in order to facilitate development of new commercial and industrial businesses in Piqua, including a City owned industrial park.
- Encourage the City of Piqua Economic Development Department and Piqua Improvement Corporation (PIC) to become more successful in retaining and expanding job opportunities at existing businesses and industries and attract new economic opportunities (businesses and industries).
- Encourage the City of Piqua Economic Development Department and Piqua Improvement Corporation (PIC) to become more successful in assisting the owners of vacant commercial and industrial buildings/properties fill the buildings with businesses to expand job opportunities.
- Encourage the City of Piqua Economic Development Department and Piqua Improvement Corporation (PIC) to become more focused on attracting jobs that are higher paying and create wealth for the individual and the city.
- Create strengthened approaches to "at risk" students and families through partnerships that; identify ways to engage the interest (in completing high school) of the disadvantaged population and, develop partnerships with social service agencies for latchkey children and "stay in school" initiatives.
- Retain high school and college (Edison College) graduates in the local community to improve the capacity of the current workforce.
- The City continues to award CDBG Microenterprise Loans from its Microenterprise Loan Fund, which was awarded in late 2005.
- The City is prepared to continue to utilize the CDBG program wherever possible to stimulate economic development and help private sector job creation through coordination and collaboration with the Miami County programs.
- Enhance work force development. – strategy of *Future Piqua II*.
- Increase broad-based community appreciation for completing a high school education (not just GED) and college as necessary steps to a full, productive life and career - – strategy of *Future Piqua II*.

Strategy to Provide Support to Target or Other Distressed Populations

(Includes information from the 2004 CHIS)

Nineteen percent (19.4%) of the population in Piqua are disabled. 39.4% of those above 65 years are disabled, the highest percentage for an age group. Disabled residents may require housing and other modifications for access, safety and use of housing as well as other community/public amenities. The elderly (age 60 years and above) population is also 19% of the city.

The city has a higher rate of female households with related children under 18 living in poverty (36.5%) than does the County (34.7%) or State of Ohio (34.6%), but has decreased in all three jurisdictions since 1990. Poverty in Piqua is decreasing for every Family type but is decreasing most for households above 65 years and for female households with children under 18. A significant and growing percentage of children in the lower grades of the Piqua School District are eligible for and receive the free or reduced lunch program offered by the Piqua School District. There are 9.6% of all families living below the poverty line as of the 2000 Census vs. 12.0% in 1990. Significant poverty levels (over 10%) exist in three Investment Areas and in the Area 5 the highest number of households pay more than 35% of their income for rent with 17.9% paying 50% of their income for rent.

A smaller, distressed (special needs) populations may make up more significant proportions of the low-moderate income persons now found. Many social service agencies report an increase in demand for their services with a local economy that has had difficulties and the resulting strain on individuals and families these past two years and certainly no decline in demand for the rest of the social service agencies. In particular demand are, supervised housing for severely mentally disable adults, affordable secure housing for victims of domestic violence and their children, food and emergency housing assistance payments to prevent evictions and utility shutoffs. There is no indication at the present time that special needs populations are concentrated in particular target areas. Due to recent development of two assisted living facilities for the elderly, there seems currently to be an adequate supply of housing to meet the needs of the elderly in a community with a larger than usual (for this area) elderly population. One of the largest senior apartment complexes currently has vacancies. Local churches and the Salvation Army Corps serve this population in a myriad of areas, including food and funds for basic familial needs. It also has a growing summer feeding (lunch) program for all children in Piqua.

A number of the community's churches have established the "Bethany Center" with support through the years funding from local churches and community charitable foundations to serve the distressed population with free meals, a clothing bank with plans and literacy programs and are planning to establish a shelter and other social and employment services in their Center. (The Family Abuse Shelter of Miami Co., Inc. offer emergency shelters for men just south of Piqua, women in Troy, 7 miles away, and transitional housing for single adults throughout the County.) The number of homeless families or individuals who are unsheltered, i.e. living in cars, or outdoors seems to be very small in Piqua. There is a small population that can be found on any given day who are "at risk" of homelessness. They include those who, due to financial instability, are at risk of eviction or utility shutoffs and those who are "doubled up" in other households while they await their turn for a Section 8 apartment or voucher, or just to gather sufficient resources to obtain housing on their own. There are a number, albeit

small, of resources for the homeless, abused and substance abusers (See *Continuum of Care* below).

Strategies to address the issues confronting the special need population can be discussed under three broad categories: A) Continuum of Care B) Expansion of Employment Opportunities C) Support Services for Special Needs Groups. The following are high priority strategies for the next few years summarized from the *Future Piqua II, Community Plan* and other strategies developed from CHIS and others by the city.

Support Services for Special Needs Groups:

Future Piqua II (1999) and existing services by the City support special needs groups.

- Develop a method for neighbors to deal with neighborhood problems.
- Improve the exterior of homes. Many elderly and special needs persons lack the resources to devote to keeping their home up to code. (strategy applied to city in general)
- Establish more stringent property maintenance code enforcement. Many elderly and special needs persons lack the resources to devote to keeping their home up to code. (strategy applied to city in general)
- Establish a process for after hours health care in Piqua – Many LMI and other special needs persons need access to health care.
- Create a shared responsibility among all socio-economic groups of parents, school representatives, students, employers, and the community at large for the success, reputation, and future of the school system.
- Create a Senior Citizen Center. The Fort Piqua Hotel renovations are designed with a Senior Center in the structure.

Other support services:

- Piqua Transit is operated (and subsidized) by the City of Piqua. City obtained grants fund a half-fare program for elderly and disabled citizens. The City has private service contracts with County Jobs and Family Services
- Family Services to provide subsidized (free) transit to those on Medicaid and welfare related programs to help promote self-sufficiency. The City and County transit systems are in the early discussions to merge by January 1, 2007, which will provide various cost savings and improvements in operations.
- City of Piqua Fair Housing education and outreach efforts include those targeting those with special needs and the elderly. The City's web site has a great deal of Fair Housing information and resources available. Additional Fair Housing information and links are added periodically.
- The Piqua Health District (Department) has public health programs to serve those whose disabled children are eligible for assistance and services from the Bureau for Crippled Children.
- The City's Utilities offer special utility service discounts and discounted refuse service for the elderly.
- The Police Department assists in locating elderly citizens that may be lost because of the effects of Alzheimer's or similar conditions. A photograph is scanned into a computer and transmitted to the computers in the marked police cruisers, which helps the searching officers. The photograph can also be

displayed on Piqua Channel 10, Piqua's Public Access Television so that members of the general public can assist in locating the missing person. Other services to specialized populations are Webcheck for fingerprinting, Crime Stoppers, Party Safety Line, and Operation KidID, service for locating lost Alzheimers' patients.

- The new Municipal Government Complex is designed for maximum accessibility and ease of use by the disabled and elderly with the most accessed departments located on the ground floor, much lighting and signage in Braille. It is built to aid those with mobility difficulties.

The City will continue to identify needed actions to comply with ADA requirements. Future CDBG projects will include funding to do projects which will be ADA compliant. The City's participation in the County Continuum of Care will enable it and it will share information on support resources with the community through a number of means, including the City's citizens newsletter and the city's web site. The community's public access television station, Channel 10, which is funded largely by the City of Piqua, provides access for any of these support organizations. Piqua Channel 10 airs more programming on the Piqua community than most any other public access channel.

Housing Strategies:

Table S-2, Summary Strategy and Table S-3, Fair Housing, Impediments, Strategies and Timelines from the City of Piqua's 2004 Community Housing Improvement Strategy.

[illegible]

Table S-3
Fair Housing , Impediments, Strategies and Timelines

Community: City of Piqua

Time Period: 2004 -2009

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Impediment or Issue	Strategy	Timeline
1. The need for the City of Piqua to establish a "Piqua Fair Housing Committee"	Establish a Piqua Fair Housing Committee (PFHC)	2004 -2005 program year
2. The need to educate the community on fair housing issues, including an out reach program to let the community know what fair housing discrimination is and how the community can help educate the population.	Apply for "New Horizon "funds from OHCP	2004 -2008
3. Clearly educate the community of what the major impediments to fair housing are. 4. Investigate the increasing number of foreclosures to ensure that unscrupulous lenders are not targeting protected classes	Apply for "New Horizon "funds from OHCP PFHC major task in 2005	2004 -2008 2005-2009