

# **Analysis of Impediments to Fair Housing Choice Greene County, Ohio 2010**

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## Chapter 1: Executive Summary

### At a Crossroads

In the foreseeable future Greene County could be facing a dilemma. The County Administration will have to decide whether:

\_ To proactively seek to affirmatively advance fair housing choice.

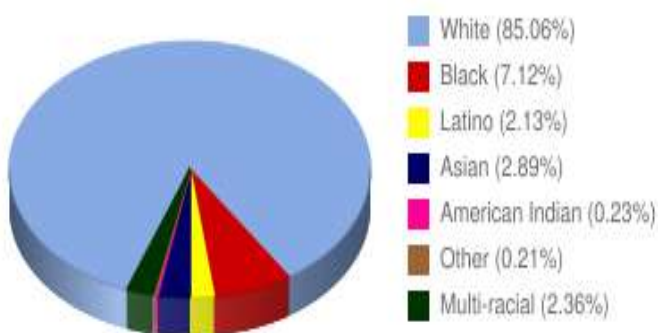
Or

\_ Allow discriminatory practices, attitudes, and perceptions to produce racially, ethnically, and economically segregated neighborhoods.

The recommendations proposed in this analysis of impediments to fair housing choice attempt to identify and explain discriminatory practices that can lead to segregated neighborhoods. Implementing these recommendations can help nip in the bud the sort of residential discrimination—and reduced housing choices—that plagues so many areas.

### Findings and Recommendations Summarized

Greene County has not become significantly more racially and ethnically diverse since 2000 when the previous U.S. census was completed. At that time Greene County was 89.2 percent Caucasian, 6.4 percent African American, 2.0 per cent Asian, and 2.5 percent Hispanic. According to the 2010 U.S. Census update Greene County is approximately 85.06 percent White; 7.12 percent African American; 2.13 percent Hispanic/Latino; 2.89 per cent Asian and 2.36 percent two or more races.



Tables: 1-2

#### **Races in Greene County; 2010**

- White alone – 137,440 (85.06%)
- Black alone – 11,506 (7.12%)
- Asian alone – 4,663 (2.89%)
- Hispanic/Latino – 3,439 (2.13%)
- Two or more races – 3,816 (2.36%)
- American Indian alone - 367 (0.23%)

## Greene County, Ohio

### Races in Greene County, Ohio:

- White Non-Hispanic (85.06%)
- Black (7.12%)
- Two or more races (2.36%)
- Hispanic (2.13%)
- Asian (2.89%)

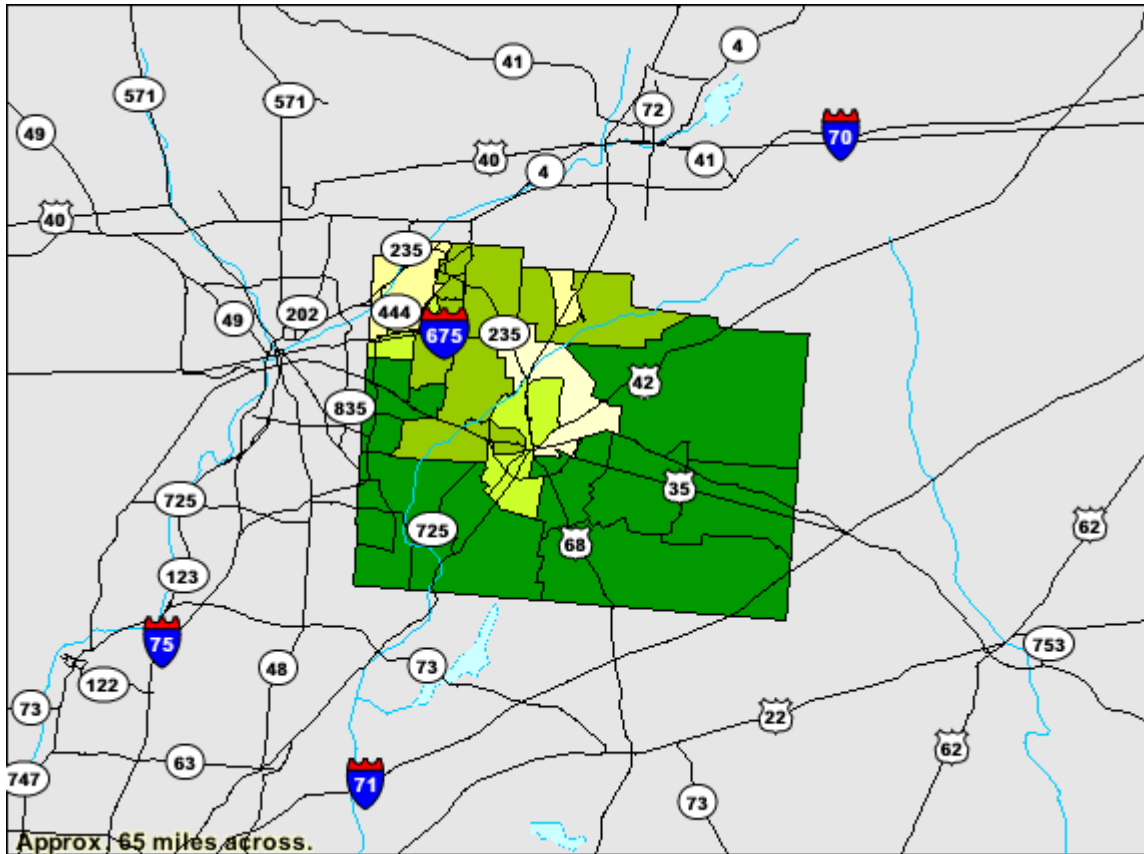
Median resident age:  35.6 years

Ohio median age:  36.2 years

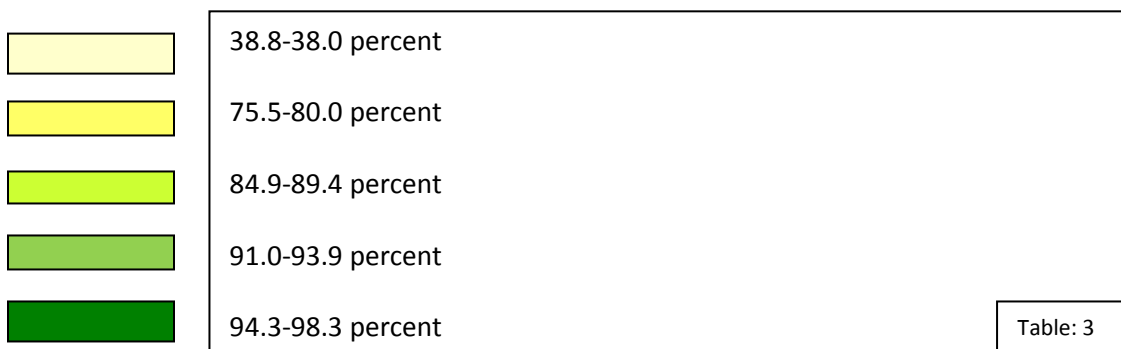
Males: 71,986  (48.7%)

Females: 75,900  (51.3%)

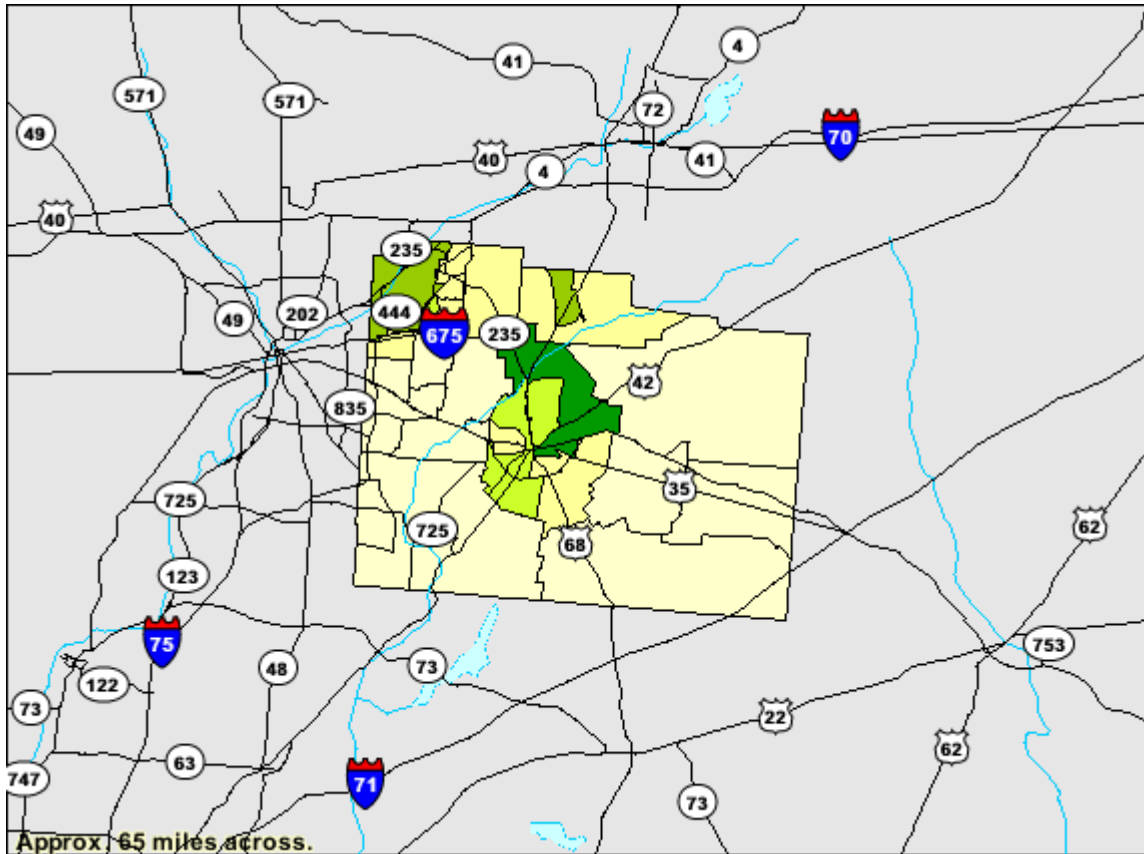
## Greene County, Ohio



**Percent of Persons who are White Alone 2000**



## Greene County, Ohio



**Percent of Persons who are Black or African American 2000**

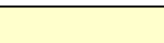
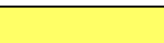



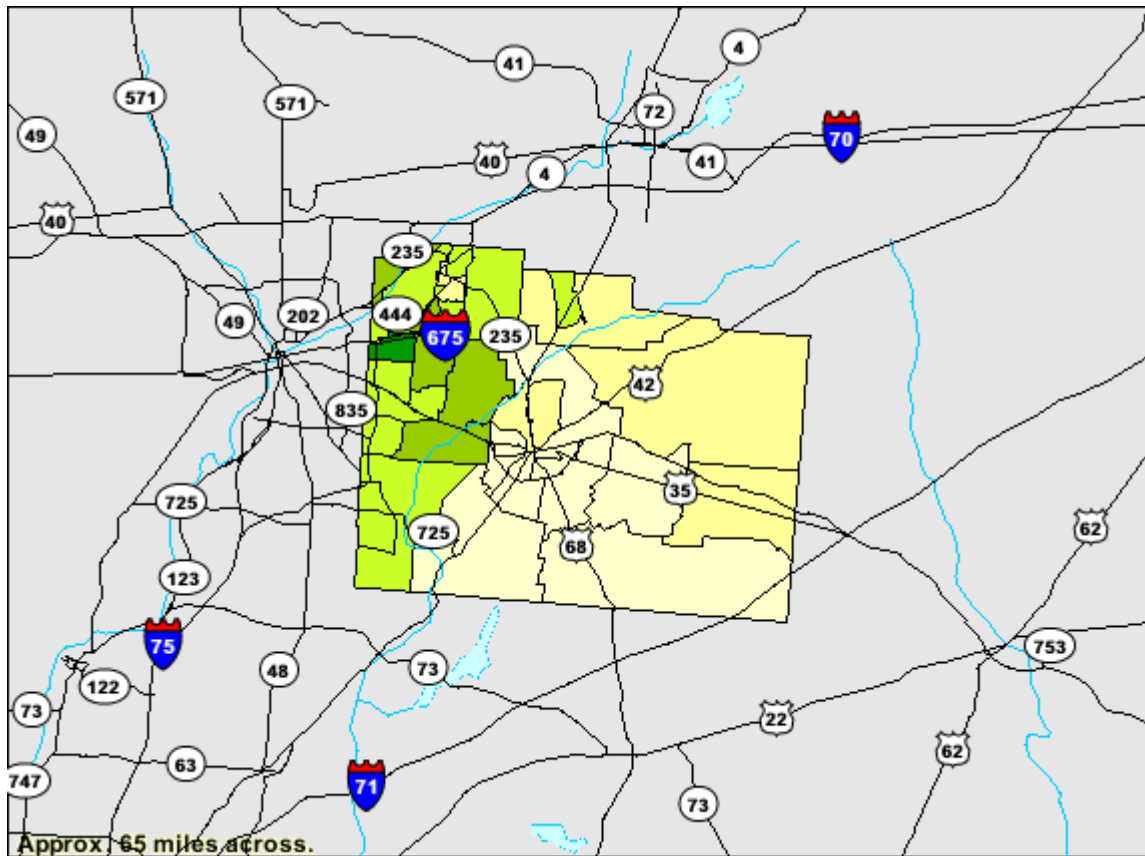
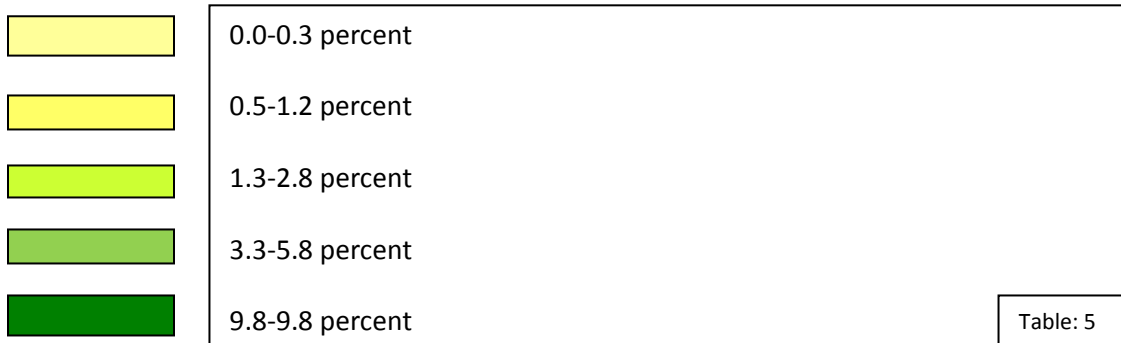
	0.4-2.4 percent
	2.8-5.1 percent
	7.2-9.7 percent
	12.7-15.4 percent
	57.0-57.0 percent

Table: 4

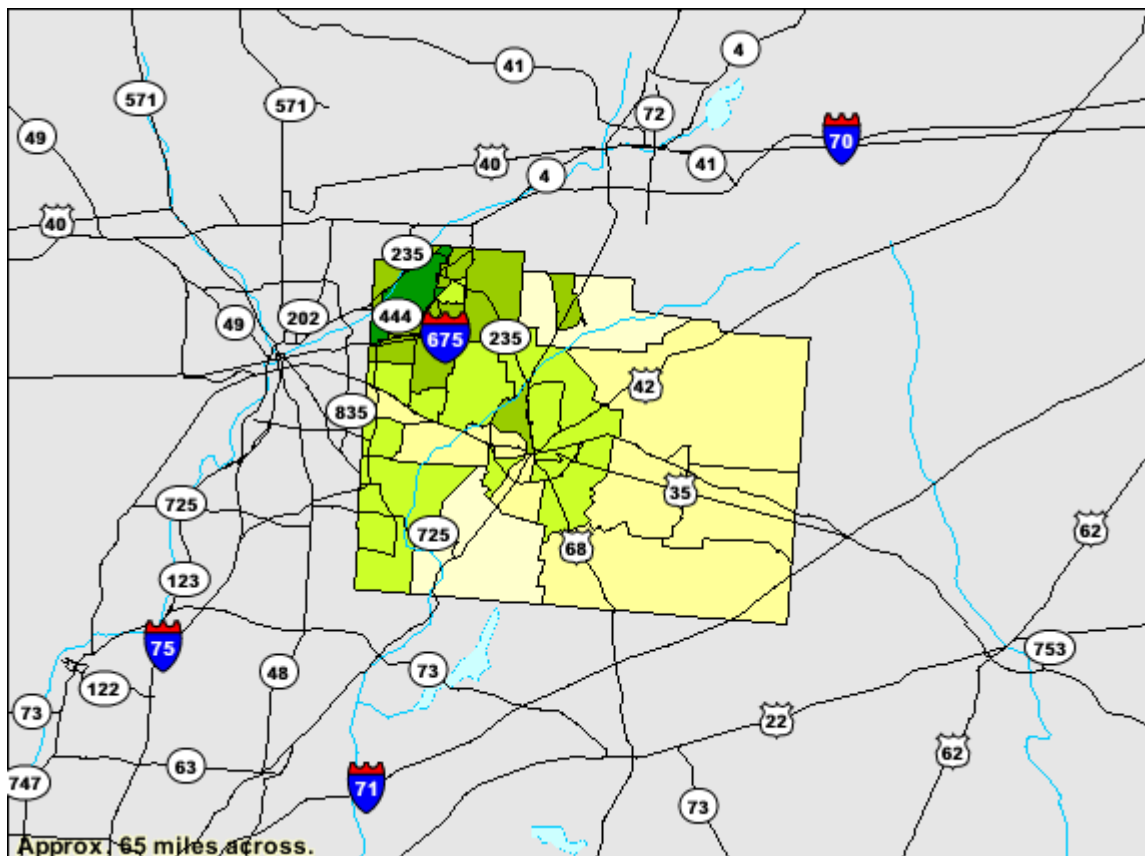
# Greene County, Ohio



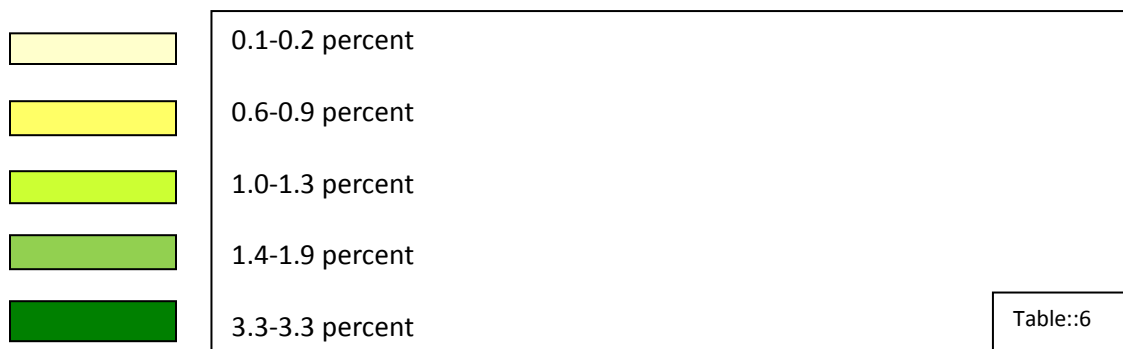
**Percent of Persons who are Asian 2000**



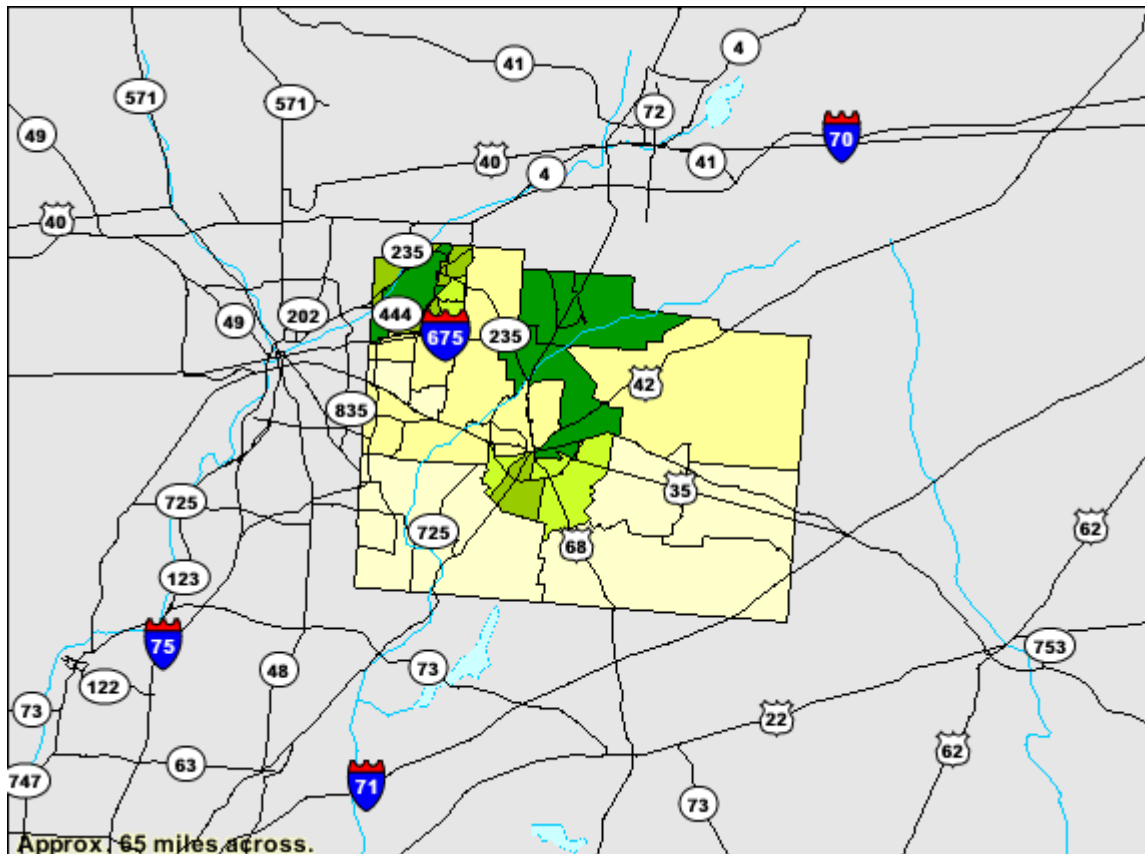
# Greene County, Ohio



**Percent of Persons who are Hispanic or Latino 2000**



# Greene County, Ohio



**Percent of Persons who are Two or more Races (2000)**

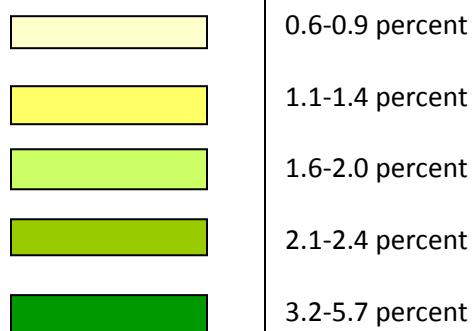


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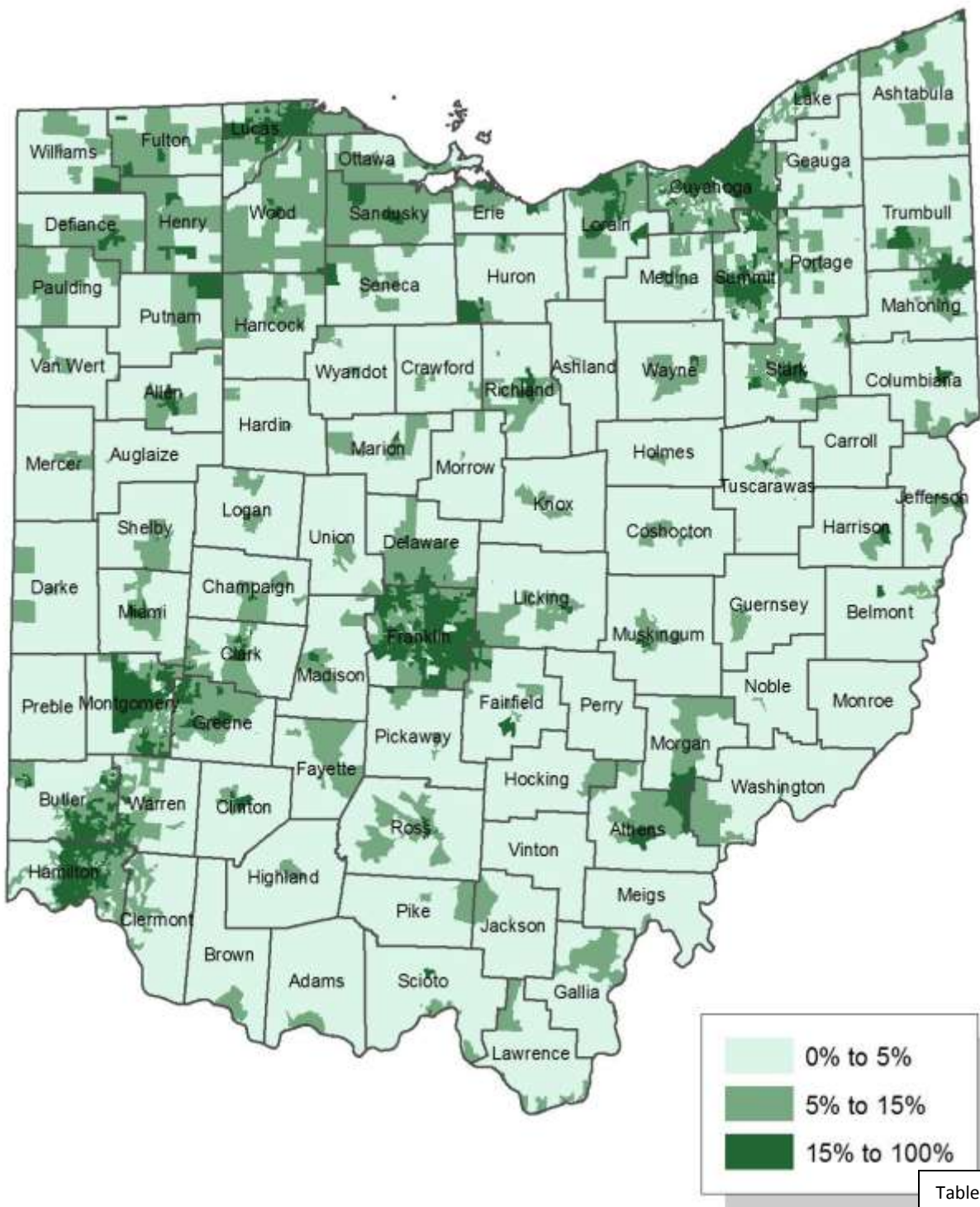
## Greene County, Ohio

Many issues play into fair housing. Elected officials, planning personnel, public and private agencies, educators and ordinary citizens, just to name a few, should all become aware of, at the very least, the basic aspects involved in fair housing.

In Ohio, the recent Coal Run lawsuit in Muskingum County and its findings point to the fact that impediments to fair housing are not just limited to the act of obtaining or retaining housing. The findings in that situation point to the fact that all people have the right to all the amenities available to everyone else in their neighborhood/area. Attitudes of public officials and those in decision making positions need to reflect a broader view of their public responsibilities. Residents hoping to improve their quality of life need to make their desires known in an acceptable manner and become informed of the procedures that need to be followed.

Greene County would be wise to educate its elected and public officials and their staff on the basics of fair housing.

There are signs that minority concentrations have developed with-in Greene County. This situation could lead to a re-segregation of certain neighborhoods if it is not monitored. Housing opportunities for all people should be available through-out Greene County.



## Analysis of Impediments

## Greene County, Ohio

It may be necessary to report violators to the U.S. Department of Housing and Urban Development for prosecution.

It is also possible that some self-steering is taking place in which members of the seven federally protected classes may not even consider living in some neighborhoods or communities in Greene County because they feel unwelcome. The county needs to work to expand the housing choices of members of these groups so they will consider housing they can afford anywhere through-out Greene County. The county needs to promote affirmative marketing of all of its housing to members of all protected groups.

## Chapter 2: Basis of This Study

Like all entities that receive Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development, Greene County is obligated to identify, analyze, and devise solutions to impediments to fair housing choice that may exist in the community.

CDBGs combined what had been a slew of categorical grants to cities and counties into a single grant that gave recipients a fair amount of discretion in how they spent the funds. Passage of the Housing and Community Development Act in 1974 included an instruction from Congress to recipients of Community Development Block Grant (CDBG) funds to “affirmatively advance fair housing.”

Since 1968, the U.S. Department of Housing and Urban Development (HUD) has been under an obligation to “affirmatively advance fair housing” in the programs it administers.

In 1996, HUD officials very candidly reported: “However, we also know that the Department [HUD] itself has not, for a number of reasons, always been successful in ensuring results that are consistent with the Act. It should be a source of embarrassment that fair housing poster contests or other equally benign activity were ever deemed sufficient evidence of a community’s efforts to affirmatively further fair housing. The Department believes that the principles embodied in the concept of “fair housing” are fundamental to healthy communities, and that communities must be encouraged and supported to include *real, effective*, fair housing strategies in their overall planning and development process, not only because it is the law, but because it is the right thing to do.”

As a condition of receiving these federal funds, communities are required to certify that they will affirmatively advance fair housing. As clearly stated by HUD, benign activities do not make the cut. Seeking to comply with our nations’ laws, HUD officials have determined that “Local communities will meet this obligation by performing an analysis of the impediments to fair housing choice within their communities and developing (and implementing) strategies and actions to overcome these barriers based on their history, circumstances, and experiences.”

While the extent of the obligation to affirmatively advance fair housing is not defined statutorily, HUD defines it as requiring a recipient of funds to:

- \_ Conduct an analysis to identify impediments to fair housing choice within the jurisdiction
- \_ Take appropriate actions to overcome the effects of any impediments identified through the analysis, and
- \_ Maintain records reflecting the analysis and actions in this regard.”

Throughout the nation, HUD interprets these broad objectives to mean:

- \_ Analyze and eliminate housing discrimination in the jurisdiction
- \_ Promote fair housing choice for all persons
- \_ Provide opportunities for racially and ethnically inclusive patterns of housing occupancy
- \_ Promote housing that is physically accessible to, and usable by, all persons, particularly persons with disabilities and
- \_ Foster compliance with the nondiscrimination provisions of the Fair Housing Act.

## Greene County, Ohio

While HUD has proffered a multitude of suggestions for producing the required analysis of impediments to fair housing choice, each recipient community is able to conduct the study that fits it within the broad guidelines HUD offers. We have attempted do just that with this report.

The substantive heart of the Fair Housing Act lies in the prohibitions stated in §3604, §3605, §3606, and §3617. It is said that the most important part of these sections is §3604(a) which makes it illegal: To refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, **or otherwise make unavailable or deny**, a dwelling to any person because of race, color, religion, sex, familial status, or national origin.

The 1988 amendments to the Act added a similarly-worded provision that added discrimination on the basis of handicap in §3604(f)(1) and required that reasonable accommodations be made “in rules, policies, practices, or services when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling.”

In addition, the 1988 amendments that reasonable modifications of existing premises be allowed for people with disabilities and that renters must agree to restore the interior of the premises to the condition it was in prior to making the modifications. The amendments also required new multifamily construction to meet specified accessibility requirements in public areas and individual dwelling units. The highlighted provision, “or otherwise make unavailable or deny,” has been read to include a broad range of housing practices that can discriminate illegally, such as exclusionary zoning; redlining mortgages, insurance, and appraisals; racial steering; blockbusting; discriminatory advertising; citizenship requirements that have the effect of excluding African Americans from an all-white city’s public housing; harassment that would discourage minorities from living in certain dwellings; prohibiting white tenants from entertaining minority guests; and many more.

As much as practical under budgetary restraints, an analysis of impediments to fair housing choice should seek to determine if any of these practices are present. The Housing and Community Development Act of 1974 clearly states that the intent of Congress that the “primary objective” of the act and “of the community development program of each grantee is the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income.”

It is clear that one of the key underlying purposes of the Housing and Community Development Act of 1974 is to foster racial and economic integration. This key goal of the act is reflected in the technical language “the reduction of the isolation of income groups within communities and geographical areas and the promotion of an increase in the diversity and vitality of neighborhoods through the spatial de-concentration of housing opportunities for persons of lower income.”

Taken as a whole, the act has “the goal of open, integrated residential housing patterns and to prevent the increase of segregation, in ghettos, of racial groups.” With such a panoptic goal, HUD is obligated to use its grant programs “to assist in ending discrimination and segregation, to the point where the supply of genuinely open housing increases.” “Congress saw the antidiscrimination policy [embodied in the Fair Housing Act] as the means to affect the anti-segregation–integration policy.”

These purposes of the act have implications for the proper conduct of an analysis of impediments to fair housing choice expressed very clearly when the federal district court in the Southern District of New York ruled “a local government entity that certifies to the federal government that it will

affirmatively further fair housing as a condition to its receipt of federal funds must consider the existence and impact of race discrimination on housing opportunities and choice in its jurisdiction.” The court concluded “an analysis of impediments that purposefully and explicitly, “as a matter of policy,” avoids consideration of race in analyzing fair housing needs fails to satisfy the duty affirmatively to further fair housing.”

This analysis of impediments seeks to comply with the purpose and spirit of the Housing and Community Development Act and the nation’s Fair Housing Act. Every effort has been taken to conduct a fair and balanced analysis that takes into account the sound planning, housing, and fair housing principles and practices.

Entering this project with no preconceptions except that Greene County is a desirable place to live, this analysis of impediments to fair housing choice was approached using the “CSI approach,” namely we let the evidence lead us to our conclusions. Some of the data we uncovered surprised us no less than it will surprise readers of this document.

We have attempted to apply sound planning and fair housing principles to the facts we found in order to identify both immediate and potential impediments to fair housing choice and craft recommendations to overcome these impediments.

This is an analysis of “impediments” to fair housing choice. Consequently it focuses on those policies and practices that impede fair housing choice.

## Limitations of This Analysis

This analysis of impediments to fair housing choice was prepared for the purposes stated herein. Consequently, it seeks to identify impediments and suggest solutions. However, it does not constitute a comprehensive planning program. Many of the identified issues warrant additional research and analysis by Greene County.

This analysis does not constitute legal advice.

We have assumed that all direct and indirect information that Greene County supplied is accurate. Similarly, we have assumed that information provided by other sources is also accurate.

## Chapter 3: Overview of Greene County

### Demographics:

County population in July 2009: 159,823 (83% urban, 17% rural)

County population as per the 2010 census: 161,573

County owner-occupied houses and condos: 38,523

Renter-occupied apartments: 16,789

% of renters here:  30%

State:  31%

Land area: 415 sq. mi.

Water area: 1.3 sq. mi.

Population density: 385 people per square mile

Dec. 2009 cost of living index in Greene County: 82.1 (low, U.S. average is 100)

#### Type of workers:

- Private wage or salary: 75%
- Government: 19%
- Self-employed, not incorporated: 6%
- Unpaid family work: 0%

#### Races in Greene County, Ohio:

- White Non-Hispanic (88.5%)
- Black (6.4%)
- Two or more races (1.7%)
- Hispanic (1.2%)
- American Indian (0.9%)
- Asian Indian (0.6%)

Median resident age:  35.6 years


Ohio median age:  36.2 years

Males: 71,986  (48.7%)

Females: 75,900  (51.3%)

Average household size:

Greene County:  2.5 people

Ohio:  2 people

## Greene County, Ohio

Estimated median household income in 2009: \$55,310 (\$48,656 in 1999)

Greene County:  \$55,310

Ohio:  \$45,395

County owner-occupied houses and condos: 38,523


Renter-occupied apartments: 16,789

% of renters here:  30%

State:  31%

Median contract rent in 2009 for apartments: \$590 (lower quartile is \$459, upper quartile is \$751)

Greene County:  \$590

State:  \$528

Area name: Dayton, OH HUD Metro FMR Area

Fair market rent in **2006** for a 1-bedroom apartment in Greene County was \$499 a month.

Fair market rent in **2006** for a 2-bedroom apartment in Greene County was \$615 a month.

Fair market rent in **2006** for a 3-bedroom apartment in Greene County was \$828 a month.

Fair market rent in **2010** for a 1-bedroom apartment in Greene County is \$565 a month.

Fair market rent in **2010** for a 2-bedroom apartment in Greene County is \$696 a month.

Fair market rent in **2010** for a 3-bedroom apartment in Greene County is \$937 a month.

Fair market rent in **2010** for a 4-bedroom apartment in Greene County is \$1,118 a month

Greene County **2010** HUD Payment Standards (as provided by Greene Metropolitan Housing Authority.

Payment standards are gross rent amounts):

1 bedroom unit: \$509.00

2 bedroom unit: \$626.00

3 bedroom unit: \$843.00

4 bedroom unit: \$1,006.00

Estimated median house or condo value in 2009: \$156,600 (it was \$121,900 in 2000)

Greene County:  \$156,600

Ohio:  \$134,600

Lower value quartile - upper value quartile: \$105,600 - \$222,800

## Greene County, Ohio

Year house built:

2005-2009 Census Update;

- Built 2005 or later: 1,966
- 2000-2004: 5,917
- 1990 to 1999: 9,265
- 1980 to 1989: 5,898
- 1970 to 1979: 12,257
- 1960 to 1969: 10,941
- 1950 to 1959: 10,799
- 1940 to 1949: 2,913
- 1939 or earlier: 7,127

Table 9

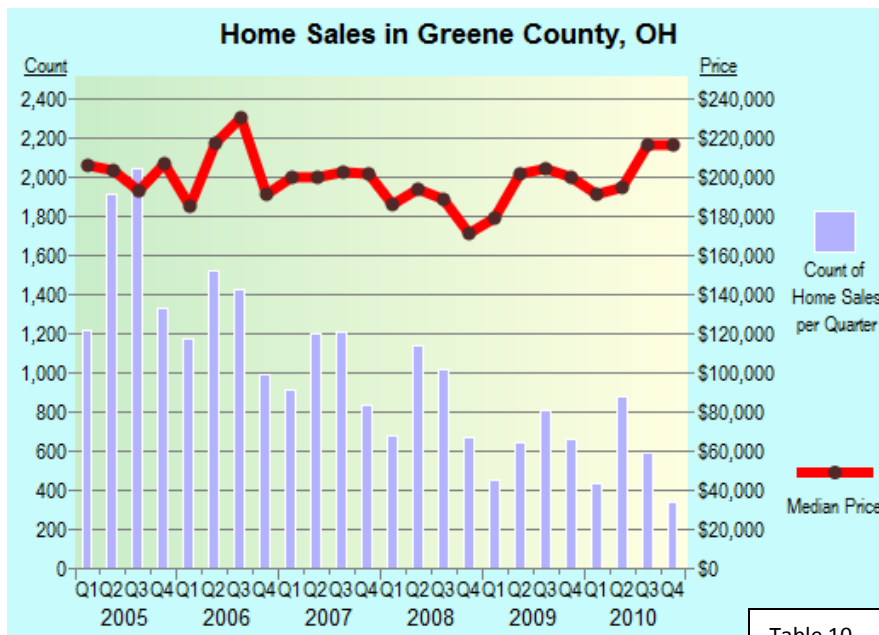



Table 10


**Mean price in 2009:**


**Detached houses: \$180,021**

Greene County:  \$180,021

State of Ohio:  \$165,947

**Townhouses or other attached units: \$120,722**

Greene County:  \$120,722



State of Ohio:  \$149,379

## Greene County, Ohio



### In 2-unit structures: \$209,333

Greene County:		\$209,333
State of Ohio:		\$118,479



### In 3-to-4-unit structures: \$215,726

Greene County:		\$215,726
State of Ohio:		\$128,262

### In 5-or-more-unit structures: \$127,599

Greene County:		\$127,599
State of Ohio:		\$119,997

### Mobile homes: \$43,847

Greene County:		\$43,847
State of Ohio:		\$32,066

### Single-family new house construction building permits:

- 2007: 517 buildings, average cost: \$278,400
- 2008: 453 buildings, average cost: \$233,100
- 2009: 295 buildings, average cost: \$288,800

### Housing units in structures:

- One, detached: 42,947
- One, attached: 2,661
- Two: 1,763
- 3 or 4: 2,177
- 5 to 9: 3,041
- 10 to 19: 2,357
- 20 or more: 2,407
- Mobile homes: 835
- Boats, RVs, vans, etc.: 36

Housing units in Greene County with a mortgage: 25,754 (3,287 second mortgage, 3,819 home equity loan, 130 both second mortgage and home equity loan)

Houses without a mortgage: 9,287

Greene County:		73.5% with mortgage
State of Ohio:		69.3% with mortgage

Median monthly housing costs for homes and condos with a mortgage: \$1,371

Median monthly housing costs for units without a mortgage: \$445

**People in group quarters in Greene County, Ohio:**

- 5693 people in college dormitories (includes college quarters off campus)
- 1194 people in nursing homes
- 319 people in military barracks, etc.
- 234 people in other non-institutional group quarters
- 133 people in local jails and other confinement facilities (including police lockups)
- 57 people in homes for the physically handicapped
- 44 people in religious group quarters
- 23 people in homes or halfway houses for drug/alcohol abuse
- 20 people in military transient quarters for temporary residents
- 19 people in other group homes
- 16 people in homes for the mentally retarded
- 11 people in homes for the mentally ill
- 7 people in other non-household living situations
- 6 people in short-term care, detention or diagnostic centers for delinquent children
- 5 people in orthopedic wards and institutions for the physically handicapped

Institutionalized population: 1,338

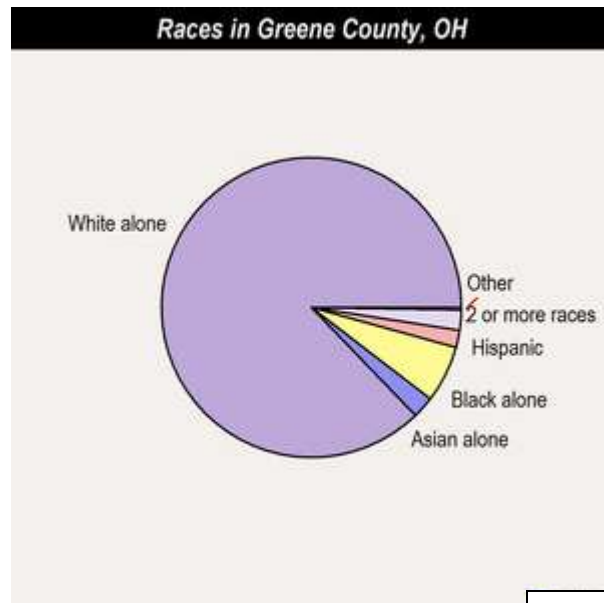


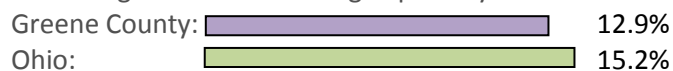
Table 11

**Races in Greene County, Ohio:**

- White Non-Hispanic (88.06%)
- Black (7.12%)
- Two or more races (2.36%)
- Hispanic (2.13%)
- American Indian (0.23%)
- Asian (2.89%)

Table 12

Percentage of residents living in poverty in **2009**: 12.9%



## Greene County, Ohio

Median age of residents in **2009**: 37 years old  
(Males: 35 years old, Females: 38 years old)

(Median age for: White residents: 38 years old, Black residents: 28 years old, American Indian residents: 41 years old, Asian residents: 42 years old, Hispanic or Latino residents: 31 years old)

Residents with income below the poverty level in **2009**:

Greene County:		8.5%
Whole state:		10.6%

Residents with income below 50% of the poverty level in **2009**:

Greene County:		4.1%
Whole state:		4.8%

Unemployment in Apr. **2010**:

Greene County:		10.9%
Ohio:		10.7%

Unemployment in March **2011**:

Greene County:		8.9%
Ohio:		8.9%

### Food Environment Statistics:

Number of grocery stores: 22

Greene County:	1.39 / 10,000 pop.
Ohio:	1.89 / 10,000 pop.

Number of supercenters and club stores: 2

Greene County:	0.13 / 10,000 pop.
State:	0.13 / 10,000 pop.

Number of convenience stores (no gas): 11

Greene County:	0.69 / 10,000 pop.
Ohio:	1.25 / 10,000 pop.

Number of convenience stores (with gas): 32

Greene County:	2.02 / 10,000 pop.
Ohio:	2.93 / 10,000 pop.

Number of full-service restaurants: 89

Greene County:	5.61 / 10,000 pop.
Ohio:	6.25 / 10,000 pop.

Adult diabetes rate:

Greene County:		9.7%
Ohio:		10.3%

## Greene County, Ohio

Adult obesity rate:

Greene County:  28.6%

Ohio:  29.1%

Low-income preschool obesity rate:

Greene County:  11.3%

State:  11.9%

### Agriculture in Greene County:

Average size of farms: 206 acres

Average value of agricultural products sold per farm: \$61,731

Average value of crops sold per acre for harvested cropland: \$307.85

The value of nursery, greenhouse, floriculture, and sod as a percentage of the total market value of agricultural products sold: 17.23%

The value of livestock, poultry, and their products as a percentage of the total market value of agricultural products sold: 16.90%

Average total farm production expenses per farm: \$50,879

Harvested cropland as a percentage of land in farms: 80.97%

Average market value of all machinery and equipment per farm: \$67,634

The percentage of farms operated by a family or individual: 86.45%

Average age of principal farm operators: 55 years

Average number of cattle and calves per 100 acres of all land in farms: 4.15

Milk cows as a percentage of all cattle and calves: 7.44%

Corn for grain: 54263 harvested acres

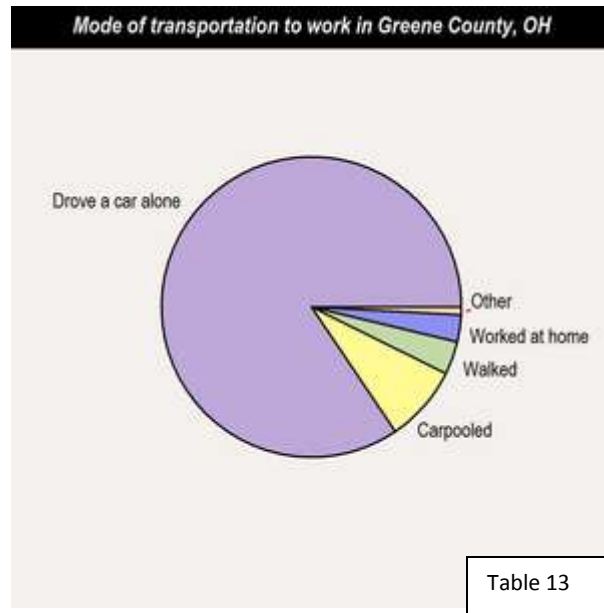
All wheat for grain: 2989 harvested acres

Soybeans for beans: 68610 harvested acres

Vegetables: 681 harvested acres

Land in orchards: 111 acres

## Greene County, Ohio



Means of transportation to work:	
• Drove a car alone:	61,601 (84%)
• Carpooled:	6,037 (8%)
• Bus or trolley bus:	102 (0%)
• Streetcar or trolley car:	7 (0%)
• Subway or elevated:	18 (0%)
• Ferryboat:	4 (0%)
• Taxi:	63 (0%)
• Motorcycle:	22 (0%)
• Bicycle:	177 (0%)
• Walked:	2,590 (4%)
• Other means:	240 (0%)
• Worked at home:	2,097 (3%)

Table 14

Mean travel time to work: 20.3 minutes

### Private vs. public school enrollment:

Students in private schools in grades 1 to 8 (elementary and middle school): 2,456

Greene County:	<div></div>	14.6%
State of Ohio:	<div></div>	14.2%

Students in private schools in grades 9 to 12 (high school): 965

Greene County:	<div></div>	11.6%
State of Ohio:	<div></div>	10.9%

Students in private undergraduate colleges: 4,174

Greene County:	<div></div>	28.9%
State of Ohio:	<div></div>	23.4%

Current college students: 16,907

People 25 years of age or older with a high school degree or higher:	87.8%
People 25 years of age or older with a bachelor's degree or higher:	31.1%

## Greene County, Ohio

Persons enrolled in hospital insurance and/or supplemental medical insurance (Medicare) in July 1, 2003: **15,717 (13,640 aged, 2,077 disabled)**

Population without health insurance coverage in 2000: **8%**

Children under 18 without health insurance coverage in 2000: **6%**

Short term general hospitals per 100,000 population in 2004: **1.31**

Short term general hospital admissions per 100,000 population in 2004: **5457.420**

Short term general hospital beds per 100,000 population in 2004: **118.9**

Emergency room visits per 100,000 population in 2004: **38039.06**

General practice office based MDs per 100,000 population in 2005: **1103.980**

Medical specialist MDs per 100,000 population in 2005: **788.840**

Dentists per 100,000 population in 1998: **14.47**

Total births per 100,000 population, July 2005 - July 2006 : **26.6**

Total deaths per 100,000 population, July 2005 - July 2006: **85.53**

Limited-service eating places per 100,000 population in 2005 : **16.45**

Beer, wine & liquor stores per 100,000 population in 2005: **1**

### **Household type by relationship:**

Households: **140,107**

- In family households: **119,440 (31,340 male householders, 7,941 female householders)**  
**32,347 spouses, 41,846 children (38,152 natural, 1,191 adopted, 2,503 stepchildren), 1,578 grandchildren, 649 brothers or sisters, 725 parents, 1,111 other relatives, 1,903 non-relatives**
- In nonfamily households: **20,667 (7,487 male householders (5,633 living alone)), 8,530 female householders (7,100 living alone)), 4,650 nonrelatives**
- In group quarters: **7,779 (1,346 institutionalized population)**

Size of family households: **17,340 2-persons, 9,020 3-persons, 8,244 4-persons, 3,283 5-persons, 1,125 6-persons, 269 7-or-more-persons.**

Size of nonfamily households: **12,733 1-person, 2,454 2-persons, 488 3-persons, 290 4-persons, 38 5-persons, 8 6-persons, 6 7-or-more-persons.**

# Greene County, Ohio

## From Wikipedia, the free encyclopedia

**Greene County** is a county located in the state of Ohio, United States. The population was 161,573 in the 2010 Census. Its county seat is Xenia, and it was named for General Nathanael Greene, an officer in the Revolutionary War. Greene County was established on March 24, 1803.

Greene County is part of the Dayton Metropolitan Statistical Area.

### Geography

According to the U.S. Census Bureau, the county has a total area of 416 square miles (1,077.4 km). 415 square miles (1,074.8 km) is land and 1 square mile (2.6 km) (0.32%) is water.

### Adjacent counties

- Clark County, Ohio - north
- Madison County, Ohio - northeast
- Fayette County, Ohio - southeast
- Clinton County, Ohio - south
- Warren County, Ohio - southwest
- Montgomery County, Ohio - west

### National protected area

- Dayton Aviation Heritage National Historical Park (part)

## Greene County, Ohio



**Founded** May 1, 1803

**Named for** General Nathanael Greene

**Seat** Xenia

**Largest city** Beavercreek

### Area

- **Total** 416 sq mi (1,078 km<sup>2</sup>)  
- **Land** 415 sq mi (1,075 km<sup>2</sup>)  
- **Water** 1 sq mi (3 km<sup>2</sup>), 0.32%

### Population

- **(2000)** 161,573  
- **Density** 356/sq mi (138/km<sup>2</sup>)

**Website** [www.co.greene.oh.us](http://www.co.greene.oh.us)

## Demographics

As of the census of 2000, there were 147,886 people, 55,312 households, and 39,160 families residing in the county. (The breakdown from the 2010 census was not available at the time of this writing.) The population density was 356 people per square mile (138/km). There were 58,224 housing units at an average density of 140 per square mile (54/km). The racial makeup of the county was 89.24% White, 6.37% Black or African American, 0.29% Native American, 2.03% Asian, 0.03% Pacific Islander, 0.38% from other races, and 1.66% from two or more races. 1.23% of the population were Hispanic or Latino of any race.

There were 55,312 households out of which 32.80% had children under the age of 18 living with them, 58.00% were married couples living together, 9.60% had a female householder with no husband present, and 29.20% were non-families. 23.00% of all households were made up of individuals and 7.70% had someone living alone who was 65 years of age or older. The average household size was 2.53 and the average family size was 3.00.

In the county the population was spread out with 23.90% under the age of 18, 13.70% from 18 to 24, 27.00% from 25 to 44, 23.60% from 45 to 64, and 11.80% who were 65 years of age or older. The median age was 36 years. For every 100 females there were 94.80 males. For every 100 females age 18 and over, there were 91.40 males.

The median income for a household in the county was \$48,656, and the median income for a family was \$57,954. Males had a median income of \$42,338 versus \$28,457 for females. The per capita income for the county was \$23,057. About 5.20% of families and 8.50% of the population were below the poverty line, including 8.70% of those under age 18 and 6.90% of those aged 65 or over.

## Government

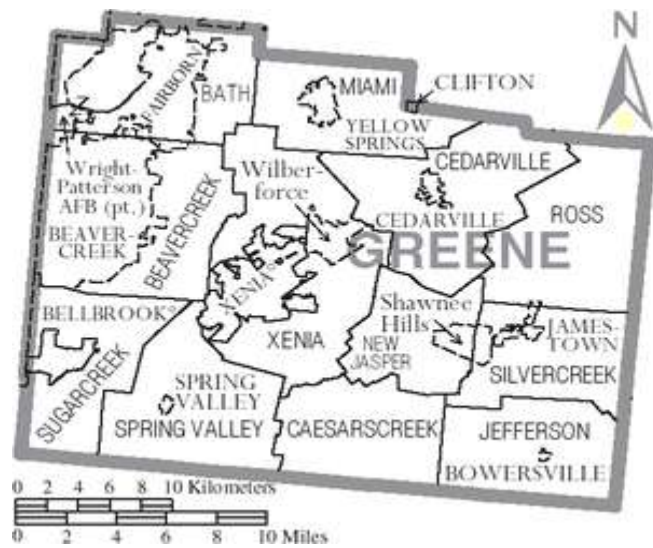
Greene County has 3 County Commissioners that oversee the various County departments.

### Historical populations

Census	Pop.	%±
<b>1810</b>	5,870	—
<b>1820</b>	10,529	79.4%
<b>1830</b>	14,801	40.6%
<b>1840</b>	17,528	18.4%
<b>1850</b>	21,946	25.2%
<b>1860</b>	26,197	19.4%
<b>1870</b>	28,038	7.0%
<b>1880</b>	31,649	12.9%
<b>1890</b>	29,820	-5.8%
<b>1900</b>	31,613	6.0%
<b>1910</b>	29,733	-5.9%
<b>1920</b>	31,221	5.0%
<b>1930</b>	33,259	6.5%
<b>1940</b>	35,863	7.8%
<b>1950</b>	58,892	64.2%
<b>1960</b>	94,642	60.7%
<b>1970</b>	125,057	32.1%
<b>1980</b>	129,769	3.8%
<b>1990</b>	136,731	5.4%
<b>2000</b>	147,886	8.2%
<b>2010</b>	161,573	9.3%

Population 1810-2007.

## Communities



Map of Greene County, Ohio with Municipal and Township Labels

### Cities

- Beavercreek
- Bellbrook
- Centerville (part)
- Fairborn
- Huber Heights (part, one parcel).
- Kettering (part)
- Xenia

### Villages

- Bowersville
- Cedarville
- Clifton (part)
- Jamestown
- Spring Valley
- Yellow Springs

### Townships

- Bath
- Beavercreek
- Caesarscreek
- Cedarville
- Jefferson
- Miami
- New Jasper
- Ross
- Silvercreek
- Spring Valley
- Sugar Creek
- Xenia

## Census-designated places

- Shawnee Hills
- Wilberforce
- Wright-Patterson Air Force Base

## Other communities

- Byron
- Oldtown

## Education

### Higher education

The following colleges and universities are located in Greene County:

#### Public

- Wright State University, Fairborn
- Central State University, Wilberforce
- Clark State Community College - Greene Center, Beavercreek

#### Private

- Antioch College, Yellow Springs
- Wilberforce University, Wilberforce
- Cedarville University, Cedarville

#### Public schools

- Beavercreek City School District
  - Beavercreek High School, Beavercreek (the Beavers)
- Cedar Cliff Local School District
  - Cedarville High School, Cedarville (the Indians)
- Fairborn City School District
  - Fairborn High School, Fairborn (the Skyhawks)
- Greeneview Local School District
  - Greeneview High School, Jamestown (the Rams)
- Sugarcreek Local School District
  - Bellbrook High School, Bellbrook (the Golden Eagles)
- Xenia Community City School District
  - Xenia High School, Xenia (the Buccaneers)
- Yellow Springs Exempted Village School District
  - Yellow Springs High School, Yellow Springs (the Bulldogs)

## Greene County, Ohio

- Greene County Career Center, Xenia (Vocational school)

### Private schools

- Dayton Christian School System
  - Xenia Christian High School, Xenia (the Ambassadors)

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2. "Greene County data (population)". Ohio State University Extension Data Center. <http://www.osuedc.org/profiles/population/places.php?sid=41&fips=39057>. Retrieved 2007-05-10.
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7. Greene County, Ohio, Greene County Auditor's Office, 2002. Accessed 2007-11-09.

## Your adventure is about to begin in beautiful, historic Greene County Ohio.

**Greene County** was home to the proud and noble Shawnee Indian nation, seeing much of the exploits of frontiersmen Daniel Boone and George Rogers Clark. Named after George Washington's "right hand" general, Nathanael Greene, you'll discover that in **Greene County** you can explore the past, enjoy the present, and be astounded by the future of technology and aviation. **Greene County Ohio** is your gateway to adventure in southwestern Ohio!

Come visit the Ohio county which claims notable figures such as 19th century journalist and distinguished U.S. Ambassador and President Benjamin Harrison's 1892 running-mate Whitelaw Reid (1837-1912), U.S. Senator James H. Kyle - the "Father of Labor Day", Shawnee Chiefs Tecumseh and Blue Jacket, and Hollywood screen star from the 1930s through the 1970s Eleanor Parker.

## Things to Do, from the Old to the New!

Gently rolling farmland, historical state parks, peaceful small towns, fabulous antiquing, wonderful hiking, and the renown Ohio-to-Erie Bike Trail (a portion of Ohio's extensive Rails-to-Trails program) form the magnificent tapestry of Greene County Ohio. See one of the country's oldest working grist mills at historic Clifton Mill (Clifton). Delight yourself with Ohio's finest farm-fresh ice cream and a day of fun activity at Young's Jersey Dairy (Yellow Springs). Hike the Indian Mound Reserve (Cedarville), John Bryan State Park (Clifton), Glen Helen Nature Preserve (Yellow Springs) and be sure to view the astounding Clifton Gorge (Clifton). Old-time entertainment can be yours to experience at the historic Cedarville Opera House (Cedarville) throughout the year. Little Town of Lights glistens in Cedarville the first Saturday of December, and the village of Yellow Springs, a unique arts community, is home to Antioch College and a wide array of specialty shops and restaurants.

Celebrate the birthplace of Aviation at the incredible National Museum of the United States Air Force, Aviation Hall of Fame, and Imax Theatre (Fairborn). Take in a game of golf at one of our championship-quality courses, go on a fall farm tour, or enjoy our various festivals including the festival of lights in Cedarville -CedarFest- just five minutes from the nation's foremost Christmas light display at the historic Clifton Mill. The Underground Railroad passed through Greene County and much of the rich culture of African-Americans can be found at the National Afro-American Museum and Cultural Center (Wilberforce). All this, and much more, in Greene County Ohio.

Looking for comfortable, convenient Greene County lodging accommodations? Greene County Ohio offers a wide variety of hotels, motels, and Bed and Breakfasts. The independent and one-of-a-kind country inn hotel, the Hearthstone Inn & Suites (Cedarville), offers Greene County visitors a distinctively elegant, yet down-home lodging experience. The Hearthstone Inn & Suites features a restful, late 19th century flair, Civil War and area history displays, 1885 hand-hewn barn beams in the richly-appointed lobby, and a delectable continental breakfast featuring its legendary cinnamon and pecan rolls. "A Visual Masterpiece" is how this exceptional country inn hotel was described in the Cincinnati Inquirer newspaper. The Hearthstone Inn & Suites is also convenient to Springfield Ohio, Yellow Springs, Xenia, Jamestown, Clifton, and Wilberforce.

***Information obtained from: Greene County Visitors and Convention Bureau website.***

## Greene County, Ohio: The City of Beavercreek

From Wikipedia, the free encyclopedia

Beavercreek is the largest city in Greene County, Ohio, United States, and is the second largest suburb of Dayton behind Kettering. The population was 45,193 at the 2010 census. It is part of the Dayton Metropolitan Statistical Area. The Beavercreek area was settled in the early 19th century, and in 1979, a part of Beavercreek Township was incorporated and became the City of Beavercreek in February 1980. Beavercreek includes the areas known as Knollwood, Zimmermanville, New Germany, Apple Valley, Spicer, Indian Ripple, Big Beaver Valley and the village of Alpha. The township includes the area known as Trebein. The city boasts two golf courses, Beavercreek Golf Club (Public) and The Country Club of the North (Private). Many Beavercreek residents work on the nearby Wright-Patterson Air Force Base. The Mall at Fairfield Commons and The Greene Town Center are two malls in the city. In terms of number of residents in an incorporated area, Beavercreek is third in the region behind Dayton and Kettering. In 2007, Beavercreek ranked 84th in Money's Top 100 places to live. Lieutenant General Janet C. Wolfenbarger, current Vice Commander, Air Force Material Command and highest-ranking woman in the United States Air Force (as of 1 January 2010), hails from Beavercreek and is 1976 graduate of Beavercreek High School.

### Geography

Beavercreek is located at approximately five miles east of downtown Dayton.

According to the United States Census Bureau, the city has a total area of 26.4 square miles (68.3 km), all of it land.

### Demographics

As of the census of 2010, there were 37,984 people, 19,449 households, and 18,195 families residing in the city. The population density was 1,439.2 people per square mile (555.7/km). There were 18,769 housing units at an average density of 559.6 per square mile (216.1/km). The racial makeup of the city was 88.5% White, 2.5% African American, 0.17%

### Beavercreek, Ohio



**Country** [United States](#)

**State** [Ohio](#)

**County** [Greene](#)

**Founded** 1980

#### Government

- **Mayor** Scott Hadley

- **Vice Mayor** Brian Jarvis

#### Area

- **Total** 26.4 sq mi (68.4 km<sup>2</sup>)

- **Land** 26.4 sq mi (68.4 km<sup>2</sup>)

- **Water** 0.0 sq mi (0.0 km<sup>2</sup>)

**Elevation**<sup>[1]</sup> 873 ft (266 m)

#### Population [\(2010\)](#)

- **Total** 45,193

- **Density** 1,439.2/sq mi (555.7/km<sup>2</sup>)

**ZIP code** 45431

**Area code(s)** [937](#)

## Greene County, Ohio

Native American, 5.9% Asian, 0% Pacific Islander, 0.5% from other races, and 1.13% from two or more races. Hispanic or Latino of any race were 2.06% of the population.

There were 19,449 households out of which 35.2% had children under the age of 18 living with them, 70.7% were married couples living together, 5.8% had a female householder with no husband present, and 21.2% were non-families. 17.5% of all households were made up of individuals and 5.7% had someone living alone who was 65 years of age or older. The average household size was 2.66 and the average family size was 3.02.

In the city the population was spread out with 25.3% under the age of 18, 6.3% from 18 to 24, 26.9% from 25 to 44, 29.3% from 45 to 64, and 12.2% who were 65 years of age or older. The median age was 40 years. For every 100 females there were 97.7 males. For every 100 females age 18 and over, there were 95.7 males.

The median income for a household in the city was \$68,801, and the median income for a family was \$75,965 (these figures had risen to \$76,243 and \$89,094 respectively as of a 2007 estimate). Males had a median income of \$55,270 versus \$33,572 for females. The per capita income for the city was \$48,298. About 1.5% of families and 2.4% of the population were below the poverty line, including 1.9% of those under age 18 and 3.7% of those aged 65 or over.

### **Local government**

Beavercreek is governed by seven City Council members, elected at large with rotating terms every four years. Council members are elected in odd number years for terms beginning in even numbered years. The council member receiving the most votes in the most recent election cycle also serves in the position of Mayor for a term of 2 years, which primarily entails responsibility for presiding at City Council meetings. The current Mayor is Scott Hadley, elected in November 2009 for a term starting January 2010. City Council members are limited to two consecutive four year terms.

The City Manager is appointed by the City Council and serves as the chief administrative officer of the City according to the city's Charter. The City Manager provides for the overall management direction and oversight of the City organization and is responsible for its efficient and effective operation in accordance with the policies, programs and regulations established by the City Council. The City Manager is also responsible for initiating proposals and providing advice, information and research to the City Council concerning the formulation of municipal policies, practices and projects. The current City Manager is Mike Cornell.

Lt. Gen. Janet C. Wolfenbarger, who is the Air Force's highest-ranking woman (as of 1 January 2010), is a 1976 graduate of Beavercreek High.

The City of Beavercreek has a local public access channel, on which all public meetings can be seen live and are rerun later. Planning Commission meetings are held on the first Wednesday of every month and City Council meetings are held on the second and fourth Mondays of every month except December.

#### Historical populations

Census	Pop.	%±
1980	31,589	—
1990	33,626	6.4%
2000	37,984	13.0%
2010	45,193	19.0%

Population 1980-2000.

### **Schools and Libraries**

Beavercreek City School District consists of 5 elementary schools, 2 middle schools, and 1 high school.

Currently, Beavercreek City Schools are researching possible methods to control growth in the district. On November 4, 2008, Beavercreek residents passed an \$84 million levy that will be used to build an elementary and middle school and renovate buildings district-wide. Beavercreek is served by a branch of the Greene County Public Library.

### **References**

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2. "American FactFinder". United States Census Bureau. <http://factfinder.census.gov>. Retrieved 2008-01-31.
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7. [http://factfinder.census.gov/servlet/ACSSAFFacts?\\_event=Search&geo\\_id=&\\_geoContext=&\\_street=&\\_county=beavercreek&\\_cityTown=beavercreek&\\_state=04000US39&\\_zip=&\\_lang=en&\\_sse=on&pctxt=fph&pgsl=010](http://factfinder.census.gov/servlet/ACSSAFFacts?_event=Search&geo_id=&_geoContext=&_street=&_county=beavercreek&_cityTown=beavercreek&_state=04000US39&_zip=&_lang=en&_sse=on&pctxt=fph&pgsl=010)
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### **External links**

- Beavercreek Home Page
- Beavercreek branch of the Greene Country Public Library



## Greene County, Ohio: The City of Bellbrook

**From Wikipedia, the free encyclopedia**

**Bellbrook** is a city in Greene County, Ohio, United States. The population was 6,943 at the 2010 census. It is part of the Dayton Metropolitan Statistical Area.

### History

Bellbrook was first settled in 1814. The name derives from one of the city's founders, **Stephen Bell** (eponymous with the local elementary school).

Initially a village, Bellbrook grew through annexation of territory from surrounding Sugarcreek Township. The first annexation, in 1970, helped push the population over 5,000 and led to Bellbrook achieving city status in 1974. With large amounts of build-able land, the area added over 1,000 housing units since the annexation. Today the city is largely developed with little land left for future development. Most of the development is taking place in neighboring Sugarcreek Twp.

Some of Bellbrook's former and current residents include actor and comedian Jonathan Winters and writer Erma Bombeck. The city holds a Sugar Maple Festival every April.

### Geography

According to the United States Census Bureau, the city has a total area of 3.1 square miles (8.1 km), all of it land.

### Demographics

As of the census of 2010, there were 7,009 people, 2,222 households, and 2,022 families residing in the city. The population density was 2,244.4 people per square mile (867.4/km<sup>2</sup>). There were 3,120 housing units at an average density of 861.1 per square mile (332.8/km). The racial makeup of the city was 96% White, 1.03% African American, 0.30% Native American, 0% Asian, 0.07% Pacific Islander, 0% from other races, and 0.04% from two or more races. Hispanic or Latino of any race were 2.01% of the population.

## **Bellbrook, Ohio**



Location of Bellbrook, Ohio

**Country** United States

**State** Ohio

**County** Greene

#### **Government**

- **Type** Council-Manager

- **Mayor** Hon. Mary C. Graves

#### **Area**

- **Total** 3.1 sq mi (8.1 km<sup>2</sup>)

- **Land** 3.1 sq mi (8.1 km<sup>2</sup>)

- **Water** 0.0 sq mi (0.0 km<sup>2</sup>)

**Elevation**<sup>[1]</sup> 778 ft (237 m)

#### **Population** (2010)

- **Total** 6,943

- **Density** 2,244.4/sq mi (866.6/km<sup>2</sup>)

**ZIP code** 45305

**Area**  
**code(s)** 937

**Website** cityofbellbrook.org

## Greene County, Ohio

There were 2,596 households out of which 39.8% had children under the age of 18 living with them, 68.0% were married couples living together, 7.0% had a female householder with no husband present, and 22.1% were non-families. 18.8% of all households were made up of individuals and 5.9% had someone living alone who was 65 years of age or older. The average household size was 2.70 and the average family size was 3.11.

In the city the population was spread out with 28.0% under the age of 18, 6.6% from 18 to 24, 31.4% from 25 to 44, 24.7% from 45 to 64, and 9.2% who were 65 years of age or older. The median age was 37 years. For every 100 females there were 97.9 males. For every 100 females age 18 and over, there were 95.9 males.

The median income for a household in the city was \$62,794, and the median income for a family was \$69,770. Males had a median income of \$51,311 versus \$35,184 for females. The per capita income for the city was \$26,183. About 1.7% of families and 2.3% of the population were below the poverty line, including 2.8% of those under age 18 and 4.5% of those aged 65 or over.

### **Government**

Bellbrook is governed by a council-manager form of administration. The city manager is appointed by council, while the council is elected for four-year terms, and the mayor for two-year terms, in non-partisan elections.

Bellbrook is served by a branch of the Greene County Public Library called Winters-Bellbrook Community Library.

### **Education**

Bellbrook has four school buildings:

- Stephen Bell Elementary, grades K–2
- Bell Creek Intermediate, grades 3–5
- Bellbrook Middle School, grades 6–8
- Bellbrook High School, grades 9–12

### **References**

1. "US Board on Geographic Names". United States Geological Survey. 2007-10-25. <http://geonames.usgs.gov>. Retrieved 2008-01-31.
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**External links**

- [Official city website](#)
- [Bellbrook branch of the Greene Country Public Library](#)



## **Greene County, Ohio:**

### **The City of Fairborn**

**From Wikipedia, the free encyclopedia**

**Fairborn** is a city in Greene County, Ohio, United States, near Dayton and Wright-Patterson Air Force Base. The population was 32,352 at the 2010 census. It claims to be the only city in the world with the name of Fairborn, a portmanteau word created from the names Fairfield and Osborn; the two villages that merged in 1950 after the Great Dayton Flood of 1913 forced Osborn to move out of a flood plain and alongside Fairfield.

Fairborn is the home of Wright State University. Fairborn is served by a branch of the Greene County Public Library. It is part of the Dayton Metropolitan Statistical Area. Fairborn is also home to the disaster training facility known as Calamityville.

#### **History**

Fairborn was formed from the union of the two villages of Fairfield and Osborn. Fairfield was originally founded in 1816 and Osborn in 1851.

Before European settlers arrived, native inhabitants of the region included the Adena culture of Ohio and nearby states, and the subsequent Hopewell culture known from Illinois to Ohio and renowned for their geometric earthworks. Several surviving examples of earthen mounds made by Mound builders still exist at the Wright Brother's Memorial atop the bluff overlooking Huffman Prairie.

The area of the village of Fairfield was settled before Ohio was a state. The first log cabin was built by George Greiner in 1799. The area where the village would grow was favorable to pioneers who were moving northward and westward from Kentucky and Virginia. Often there were raids made upon the settlement by local Indians, followed by similar raids on local native settlements. Although no massacres took place, both sides engaged in taking prisoners. There are two accounts regarding the name "Fairfield". One more accepted account claims that a local Native American - possibly a Shawnee - tribal chief, in speaking to one of the town's leaders after making peace and exchanging prisoners, said to William Cozad that when he looked out from Reed's Hill over the town,

#### **Fairborn, Ohio**



**Country**      United States

**State**      Ohio

**County**      Greene

**Incorporated**      1950

#### **Area**

**- Total**      13.1 sq mi (33.8 km<sup>2</sup>)

**- Land**      13.1 sq mi (33.8 km<sup>2</sup>)

**- Water**      0.0 sq mi (0.0 km<sup>2</sup>)

**Elevation**      255 ft (837 m)

#### **Population (2010)**

**- Total**      32,352

**ZIP code**      45324

**Area code(s)**      937

**Website**      <http://ci.fairborn.oh.us>

## Greene County, Ohio

“ Yonder lies a fair field. I see thousands of white men moving about in that beautiful fair field. ”

The other possible source for the name is after a Fairfield in England.

Osborn was a town (no longer existing) located near the Haddix Road-Ohio 235 intersection at the northern edge of Wright-Patterson Air Force Base in what is now the flood-prone basin of the Huffman Dam in the U.S. state of Ohio. Osborn was named after the superintendent of the railroad named E.F. Osborn. The previously unnamed town allowed the railroad to be built through it after the nearby town of Fairfield refused the plan of the railway to go through there. Many of the original houses of old Osborn still stand in Fairborn's Historic Osborn District.

Huffman Prairie, part of Dayton Aviation Heritage National Historical Park, is an 84 acre (.34 km) patch of rough pasture that was outside the village of Fairfield (now known as Huffman Prairie Flying Field), where the Wright Brothers undertook the difficult and sometimes dangerous task of creating a dependable, fully controllable airplane and training themselves to be pilots. After they began making use of Huffman Prairie in 1904, the Wright brothers made hundreds of flights here after developing the 1905 Wright Flyer III (the plane they considered to be the first practical airplane), testing the aircraft built by the Wright Company. At the Wright Flying School, also located here, they trained more than a hundred pilots, including the flyers for the Wright Exhibition Team and the first military flyers, including Henry H. Arnold and Thomas DeWitt Milling. The United States Army Signal Corps purchased the field in 1917 and renamed it, along with 2,000 adjacent acres (8 km<sup>2</sup>), Wilbur Wright Field. In 1948 the area was merged with nearby Wright Field and became Wright-Patterson Air Force Base.

In 1921 nearly the entire town of Osborn, along with the railroad (now Norfolk Southern Railway), were relocated two miles away during construction of the Huffman Dam on the Mad River to a site east of and adjacent to Fairfield. This was necessary because of the Miami Valley Flood Control Project and the Miami Conservancy District that was begun after the Great Dayton Flood (Dayton, Ohio) of March, 1913. The village decided to move homes out of the flood plain on flatbed trucks and settle alongside Fairfield.

Growth of the two villages was hindered by the other's borders, a military flying field and depot (now Wright-Patterson Air Force Base), township borders, and county borders. The two villages voted to merge in 1949 and officially merged in 1950. The first business to depict the name of the new city was the large vertical sign of the Fairborn Theater.

From 1950-1970 the city experienced explosive growth to six times its former population, surpassing Xenia (the county seat) as the most populous city in the county, due largely to the local employment opportunities made available by the nearby Air Force Base. Another employer, Southwestern Portland Cement operated the largest factory in the city during this period.

The development of Interstate 675 (Ohio) began in the 1960s to serve as an eastern bypass of Dayton. In the early 1970s, construction began on the northernmost part of I-675, just east of Fairborn. The first segment terminated at N. Fairfield Road (exit 17). No further construction was done for over a decade and it was jokingly referred to by some as "Fairborn's private Interstate". Dayton Mayor James H. McGee opposed the highway, contending it would draw economic development out of the city into the suburbs. I-675 was eventually completed by 1987.

## Greene County, Ohio

Fairborn's growth slowed significantly in the 1970s and has only resumed at a moderate pace since the late 1980s. It has since been surpassed by neighboring Beavercreek, Ohio in population.

In related local history, the "General Framework Agreement for Peace in Bosnia and Herzegovina", also known as the Dayton Agreement, was reached at the Wright-Patterson Air Force Base near Fairborn in November 1995, and formally signed in Paris on December 14, 1995. These accords put an end to the three and a half year long war in Bosnia, one of the armed conflicts in the former Socialist Federative Republic of Yugoslavia.

As of 2007, Fairborn is a quiet town with many still working at the nearby Wright Patterson Air Force Base, the home of the Air Force Materiel Command and in many measures the largest, most diverse and organizationally complex base in the Air Force.

Many also work at or attend Wright State University, a university that became independent in 1967. From a small cluster of buildings it has grown into a major campus with almost 20,000 students. Though Wright State has a Dayton, Ohio address it is legally within Fairborn jurisdiction and has police officers deputized by the Fairborn police department.

Fairborn is the home of the largest elementary school in Ohio, Fairborn Primary School. Downtown Fairborn's historic Foy's store has the state's largest collection of Halloween supplies.

Fairborn hosts its annual Sweet Corn Festival every August and the USAF marathon every September. It also prides itself on its annual 4th of July Parade. Fairborn is also home of the Fairborn Wee Hawks Pee Wee Football teams.

### **Geography**

According to the United States Census Bureau, the city has a total area of 13.1 square miles (33.8 km), all of it land.

### **Education**

- 5 points Elementary School, grades K-3
- Fairborn Intermediate School, grades 4-5
- Baker Middle School, grades 6-8
- Fairborn High School, grades 9-12

## Demographics

As of the census of 2000, there were 32,052 people, 13,615 households, and 8,019 families residing in the city. The population density was 2,453.4 people per square mile (947.6/km<sup>2</sup>). There were 14,419 housing units at an average density of 1,103.7 per square mile (426.3/km<sup>2</sup>). The racial makeup of the city was 87.28% White, 6.27% African American, 0.40% Native American, 3.32% Asian, 0.06% Pacific Islander, 0.53% from other races, and 2.14% from two or more races. Hispanic or Latino of any race were 1.69% of the population.

There were 13,615 households out of which 26.7% had children under the age of 18 living with them, 42.8% were married couples living together, 12.4% had a female householder with no husband present, and 41.1% were non-families. 31.0% of all households were made up of individuals and 8.3% had someone living alone who was 65 years of age or older. The average household size was 2.28 and the average family size was 2.86.

In the city the population was spread out with 21.0% under the age of 18, 18.4% from 18 to 24, 29.3% from 25 to 44, 19.7% from 45 to 64, and 11.6% who were 65 years of age or older. The median age was 31 years. For every 100 females there were 94.7 males. For every 100 females age 18 and over, there were 91.7 males.

The median income for a household in the city was \$36,889, and the median income for a family was \$44,608. Males had a median income of \$34,853 versus \$25,353 for females. The per capita income for the city was \$18,662. About 8.9% of families and 14.2% of the population were below the poverty line, including 15.5% of those under age 18 and 7.7% of those aged 65 or over.

### Historical populations

Census	Pop.	%±
<b>1950</b>	7,847	—
<b>1960</b>	19,453	147.9%
<b>1970</b>	32,267	65.9%
<b>1980</b>	29,747	−7.8%
<b>1990</b>	31,300	5.2%
<b>2000</b>	32,052	2.4%
<b>2010</b>	32,152	0.3%

## Notable natives and/or residents

- Brian Billick, head coach of the Baltimore Ravens, 1999–2007
- Ken Bloomhorst (Nationally known Art Director, Graphic Designer) created the federal symbol for the "United States Environmental Protection Agency". Represented in the Smithsonian Institute & the Library of Congress.
- Kevin DeWine, Ohio Representative to the 70th district and Speaker Pro Tempore of the Ohio House of Representatives
- Jamie "JD" Harmeyer, former intern for The Howard Stern Show and the show's current Media Producer.
- Donny Howard, Touring Pianist and Backing Vocalist for Reba McEntire (1985–1989). Other Recording Artists toured with: Sylvia (1981, 1982), Jim Glaser (1983, 1984), and Helen Cornelius (1988–1989). Current position: Public School Music Teacher/Freelance Musician in the Nashville/Clarksville, TN areas.
- Colonel Gregory H. Johnson, NASA astronaut
- Gary A. Klein, pioneer in the field of naturalistic decision making
- Bo Kunkle, contestant on MTV's A Shot at Love 2 with Tila Tequila
- Billy Mason, drummer with Tim McGraw's touring band *Dance Hall Doctors*
- Buddy Miller roots musician, singer-songwriter, and producer, member of Emmylou Harris's Spyboy Band

## Greene County, Ohio

- Joe "Bucky" Moore, (Homeland Security K-9 Officer). U.S. Customs and Border Protection Officer who was 1 of 10 volunteers that trained and certified the worlds first Chemical Detector Dogs for use against terrorist weapons.
- Roger Osborne, author
- Michael J. Saylor, founder of MicroStrategy.
- David Sloas, guitar and vocals for Tammy Wynette 1981-1998
- Mark Turner, jazz saxophonist and teacher at the Manhattan School of Music
- Dr. Rajeev Venkayya, special assistant for biodefense to President of the United States George W. Bush

### **Notes**

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### **External links**

- City of Fairborn
- Fairborn Chamber of Commerce
- Fairborn City Schools
- eFairborn Community Web Site
- Fairborn Performing Arts and Cultural Center

## Greene County, Ohio:

### The City of Xenia

From Wikipedia, the free encyclopedia

**Xenia** (pronounced /ˈziːnjə/ *ZEEN-yə*) is a city in and the county seat of Greene County, Ohio, United States. The municipality is located in southwestern Ohio 21 miles from Dayton and is part of the Dayton Metropolitan Statistical Area. The name comes from the Greek word Xenia (ξενία), which means "hospitality".

Many of its residents supported the Underground Railroad in the years before the Civil War.

As of the 2010 census, the city had a population of 25,719. Xenia is the 3rd largest city in Greene County, behind Fairborn and Beavercreek.

### History

Xenia was founded in 1803, the year Ohio was admitted into the Union. In that year, pioneer John Paul bought 2,000 acres (8 km) of land from Thomas and Elizabeth Richardson of Hanover County, Virginia, for "1050 pounds current moneys of Virginia." Paul influenced county commissioners to locate the town seat on this land at the forks of the Shawnee Creeks.

Joseph C. Vance was named to survey the site and lay out the town. The following year, he bought the town site of 257 acres (1.04 km) from John Paul for \$250. The name of the new village was chosen in typically democratic fashion. Vance called a town meeting to discuss possible names. The committee had considered several suggestions without reaching any decision. Then the Rev. Robert Armstrong proposed the name "Xenia," meaning "hospitality" in Greek, because of the fine hospitality extended to him in this friendly community. When a tie developed, Laticia Davis, wife of Owen Davis, was invited to cast the deciding ballot. She voted for "Xenia."

The first session of the Ohio General Assembly created Greene County from the Northwest Territory, embracing the homeland of the Shawnee Indians. Their chief tribal village was north of Xenia at old Chillicothe, now called Old Town.

### City of Xenia

Nickname(s): City of Hospitality

Motto: Vivid History, Vibrant Future



Location of Xenia, Ohio

**Country** United States

**State** Ohio

**County** Greene

**Founded** 1803

#### Area

- **Total** 12.1 sq mi (31.5 km<sup>2</sup>)

- **Land** 12.1 sq mi (31.5 km<sup>2</sup>)

- **Water** 0.0 sq mi (0.0 km<sup>2</sup>)

**Elevation**<sup>[1]</sup> 932 ft (284 m)

#### Population <sup>(2010)</sup>

- **Total** 25,719

- **Density** 1,989.3/sq mi (768.1/km<sup>2</sup>)

**ZIP code** 45385

**Area code(s)** 937

**Website** <http://www.ci.xenia.oh.us/>

## Greene County, Ohio

The Shawnee war chief Tecumseh was born there in 1768.

William Beattie was Xenia's first businessman. In 1804, he opened a tavern which became a center of community affairs. In 1804, John Marshall built Xenia's first home. The first log school house was constructed in 1805, and, that same year, Rev. James Towler became the town's first postmaster. The growing community soon attracted many pioneer industries - flour mills, sawmills, woolen mills, pork packing plants, oil mills, and tow mills.

Xenia was incorporated by an act of the legislature in 1817 and became a city in 1834. However, it was the arrival of the Little Miami Railroad (now the site of the Little Miami Scenic Trail, which passes through Xenia Station) in 1843 which gave the city its first industrial impetus. On March 2, 1850 the Ohio General Assembly rode from Columbus, Ohio to Xenia and back on the newly completed Columbus and Xenia Railroad.

President-Elect Abraham Lincoln made a brief appearance in the city as his inaugural train traveled from Cincinnati to Columbus on Wednesday morning, February 13, 1861. He even gave a small speech which was not recorded by the traveling writer from the New York Times as it echoed the same sentiments that he had expressed before in his previous stops. According to the Times writer, "a very large crowd assembled, and amid the firing of a cannon and enthusiasm, Mr. Lincoln addressed them from the rear car, reiterating what he had said before." (New York Times, February 14, 1861, pg. 1, "THE INCOMING ADMINISTRATION; PROGRESS OF PRESIDENT-ELECT TOWARDS WASHINGTON").

The town progressed rapidly during the mid-19th century. Artificial gas was provided in the 1840s and continued in use until natural gas was made available in 1905. The first fire engine house was built in 1831; the telephone came to Xenia in 1879; electricity in 1881 and a water works system in 1886. Xenia opened its first free public library in 1899. By 1900 the city was operating its own sewage system.

Organized under a federal form of government, Xenia elected Cornelius Clark as its first mayor in 1834. On January 1, 1918, the commission-manager plan succeeded the old form of municipal government. The Xenia of today still operates under this commission-manager system.

### **Tornadoes**

On April 3, 1974 a tornado measuring F-5 on the Fujita scale cut a path directly through the middle of Xenia during the Super Outbreak, the largest series of tornadoes in recorded history. The disaster killed 34 people (including two Ohio Air National Guardsmen who died days later in a related fire), injured an additional 1,150, destroyed almost half of the city's buildings, and left 10,000 people homeless. Five schools, including Xenia High School, Central Junior High School, McKinley Elementary, Simon Kenton Elementary, and Saint Bridget Catholic School were destroyed. Also destroyed were nine churches and 180 businesses. The city's plight was featured in the national news, including a 1974 NBC television documentary, *Tornado!*, hosted by Floyd Kalber. President Richard Nixon visited stricken areas of Xenia following the devastation. Legendary comedian Bob Hope organized a benefit for Xenia and, in appreciation, the new Xenia High School Auditorium was named the "Bob Hope Auditorium."

Xenia was hit by a much smaller tornado in April, 1989 and again by another F-4 tornado on September 20, 2000. The 1989 tornado caused over two-million dollars in damage, but no one was killed. The

## Greene County, Ohio

twister of 2000 left one person killed, and 100 people injured. This third tornado followed a path roughly parallel to the 1974 tornado.

Xenia has a long history of severe storm activity. According to local legend, the area was referred to by Shawnee Indians as "the place of the devil wind" or "the land of the crazy winds" (depending upon the translation). This is mentioned on a historical marker on Route 68 on the road from Xenia to Oldtown. Records of storms go back to the early 19th century. Local records show 20 tornadoes in Greene County since 1884.

### **Railroads**

In 1960, Xenia had three freight railroads that ran through town. Today there are none, with the last track sections abandoned and ripped up in 1989.

The freight rail lines that served the city of Xenia were:

- The B&O Wellston subdivision, which ran between Washington Court House and Dayton.
- The Pennsylvania Railroad's Little Miami branch, between Cincinnati and Springfield. Part of this line actually street-ran on Detroit Street, and as such was the first section to be dismantled.
- The Pennsylvania RR's Pittsburgh-St. Louis mainline. Amtrak used this line for the National Limited until 1979.

The rights-of-way of five of Xenia's six rail tracks have been converted to rail-trails. The one exception, the B&O line west of town, is not a separate trail because it closely paralleled the Pennsylvania mainline, running side-by-side for much of the way. With so many trails in town, a water tower refers to Xenia as the "Bicycle Capital of the Midwest".

Xenia was also served by two interurban railways: the Dayton and Xenia Transit Company, and the Springfield and Xenia Railway. These were dismantled in the 1940s or earlier.

### **Geography**

Xenia is centrally located in the "transportation triangle" formed by three major interstate highways: I-70, I-71, and I-75. These north-south, east-west arteries are within minutes of Xenia via U.S. Routes 35, 42, and 68, tying the community to one of the nation's largest 90-minute highway markets. Before the creation of the U.S. Interstate Highway system, U.S. 68 was one of the main southward routes from Detroit, Michigan. Within Xenia, U.S. 68 is named "Detroit Street".

According to the United States Census Bureau, the city has a total area of 12.1 square miles (31.5 km), all of it land.

### **Local government**

- Jim Percival—City Manager
- Brent Merriman—Assistant City Manager
- Mark Bazelak—Finance Director
- Ryan Duke—Assistant Finance Director

- Ronald Lewis—Law Director

## Demographics

As of the census of 2000, there were 24,164 people, 9,378 households, and 6,527 families residing in the city. The population density was 1,989.3 people per square mile (767.9/km<sup>2</sup>). There were 9,924 housing units at an average density of 817.0 per square mile (315.4/km). The racial makeup of the city was 83.30% White, 13.51% African American, 0.34% Native American, 0.29% Asian, 0.05% Pacific Islander, 0.53% from other races, and 1.98% from two or more races. Hispanic or Latino of any race were 1.09% of the population.

There were 9,378 households out of which 34.2% had children under the age of 18 living with them, 50.2% were married couples living together, 15.5% had a female householder with no husband present, and 30.4% were non-families. 26.2% of all households were made up of individuals and 11.1% had someone living alone who was 65 years of age or older. The average household size was 2.51 and the average family size was 3.02.

In the city the population was spread out with 27.1% under the age of 18, 9.6% from 18 to 24, 28.5% from 25 to 44, 21.3% from 45 to 64, and 13.5% who were 65 years of age or older. The median age was 34 years. For every 100 females there were 90.5 males. For every 100 females age 18 and over, there were 84.4 males.

The median income for a household in the city was \$36,457, and the median income for a family was \$43,046. Males had a median income of \$34,497 versus \$24,094 for females. The per capita income for the city was \$16,481. About 8.9% of families and 11.6% of the population were below the poverty line, including 14.8% of those under age 18 and 9.4% of those aged 65 or over.

## Education

The Xenia Community School District has 7 elementary, 2 middle, and 1 high school:

- Arrowood Elementary School (Grade K-5)
- Cox Elementary School (Grade K-5)
- McKinley Elementary School (Grade K-5)
- Shawnee Elementary School (Grade K-5)
- Simon Kenton Elementary (Grade K-5)
- Spring Hill Elementary (Grade K-5)
- Tecumseh Elementary (Grade K-5)
- Central Middle School (Grade 6-8)
- Warner Middle School (Grade 6-8)
- Xenia High School (Grade 9-12)

## Historical populations

Census	Pop.	%±
<b>1850</b>	3,024	—
<b>1860</b>	4,658	54.0%
<b>1870</b>	6,377	36.9%
<b>1880</b>	7,026	10.2%
<b>1890</b>	7,301	3.9%
<b>1900</b>	8,696	19.1%
<b>1910</b>	8,706	0.1%
<b>1920</b>	9,110	4.6%
<b>1930</b>	10,507	15.3%
<b>1940</b>	10,633	1.2%
<b>1950</b>	12,877	21.1%
<b>1960</b>	20,445	58.8%
<b>1970</b>	25,373	24.1%
<b>1980</b>	24,712	-2.6%
<b>1990</b>	24,664	-0.2%
<b>2000</b>	24,164	-2.0%
<b>2010</b>	25,719	6.4%

## Greene County, Ohio

### Private Schools in Xenia:

- Xenia Christian Elementary School (Grades Kindergarten-6)
- Xenia Christian High School (Grade 7-12)
- St. Brigid School (Grade Pre-K-8)
- Xenia Nazarene Christian School (Grade K-12)

### **Popular culture**

- Comedian Dave Chappelle owns several houses in Xenia, Ohio
- Novelist Helen Hooven Santmyer lived here; her most well-known work remains *And Ladies of the Club*.
- The town is featured in the nonprofit historical documentary film "Ropewalk: A Cordage Engineer's Journey Through History".
- The town was the setting of the independent film *Who's Your Daddy?*, directed by Andy Fickman.
- Stephen King mentions the town in novels *The Stand*, in which it is the hometown of character Dayna Jurgens, and *The Talisman*.
- Tom Clancy also mentions the town on page 18 of his Jack Ryan novel, *The Bear And The Dragon* (published in the year 2000)
- Xenia is the only city in the United States starting with the letter "X" with a population over 5,000 people.
- Xenia is mentioned by They Might Be Giants in the song "Out of Jail" on their album *John Henry*.
- Xenia calls itself the "Bicycle Capital of the Midwest."
- Xenia is the setting for Harmony Korine's 1997 film "Gummo". The movie was not filmed in Xenia however, but in Korine's hometown of Nashville, TN.

### **Notable natives and residents**

- Dave Chappelle -- American Comedian
- Joseph Warren Keifer -- Speaker of the U.S. House of Representatives, 1881-1883.
- Trent Cole -- NFL defensive end for the Philadelphia Eagles
- Charles Grapewin -- Played Uncle Henry in *The Wizard of Oz*.
- John Little-- U.S. Congressman, 1885–1887
- Thomas Taggart -- Mayor of Indianapolis, 1916
- Roland James -- NFL defensive back for the New England Patriots, 1980–1990
- Matt Brown -- UFC MMA fighter
- Arthur M. Schlesinger, Sr. -- American Historian
- Caitlin Halligan -- Federal judicial nominee for the United States Court of Appeals for the District of Columbia Circuit
- Doug Adams—NFL linebacker for the Cincinnati Bengals

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## Greene County, Ohio

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### **External links**

- Official Web site
- Xenia Station
- Xenia travel guide from Wikitravel



## Chapter 4: Planning Documents

### Purpose of a Comprehensive/Land Use Plan

The purpose of a comprehensive or land use planning process is to provide a broad strategic framework for the effective use and conservation of a community's resources. The goal is that the plan will serve as a long range guide for public officials to make wise decisions on the development of a community. A plan also inventories the many physical and human resources that make up a region or area.

A comprehensive/land use plan represents a public vision statement about the many assets of the community. It attempts to address weaknesses that may exist and ways to overcome them or reduce their impact. This plan makes recommendations for the next ten, fifteen, or twenty years.

A comprehensive/land use plan should not be viewed as a regulatory document. It serves as recommendations from a diverse group of citizens on a number of areas relevant to the community in the future. This document provides direction and guidance that public officials should consider as they make decisions regarding the community's physical, social and economic development.

Conditions, environments and resources change. A comprehensive/land use plan needs to be reviewed and revised at a minimum every five years by the community. New opportunities and challenges surface daily. It is important that the community monitor the implementation of the plan and provide input into future plans.

### Planning Documents for Greene County (excerpts)

#### **Purpose**

The purpose of the Regional Planning and Coordinating Commission of Greene County is to provide the finest services to our member communities, clients and the public, through the application of sound planning principles, striving to further the welfare of the current and future residents of Greene County by helping to create an increasingly better, more healthful, convenient, efficient, and attractive community environment in which to live, work and recreate.

#### **Planning Administration**

The planning administration function of the Regional Planning and Coordinating Commission is the conduit through which development applications are processed and development regulations are enforced. It is through this function that the Regional Planning and Coordinating Commission ensure that development proposals adhere to the County's development regulations.

The Regional Planning and Coordinating Commission staff provides assistance and direction in the development of the unincorporated areas of the county and in maintaining the built environment according to the standards set by the Regional Planning and Coordinating Commission of Greene County and the Greene County Board of Commissioners through the enforcement of the County's development regulations. The Regional Planning and Coordinating Commission staff serve as advisors to the Planning Commission, county departments and citizens in understanding and dealing with development-related issues.

Applications to the Planning Commission for zoning text & map amendments, plan up-dates and subdivisions are coordinated by the Executive Director and Staff.

### **Long-Range and Special Project Planning**

The long-range and special project planning activities of the Regional Planning and Coordinating Commission are coordinated by the Executive Committee, Executive Director and Staff; involve providing professional planning services and technical assistance to our member communities and county departments in the development of plans and regulations for the future growth of the County. These projects establish the vehicle to achieve the preferred future vision for the County as articulated by citizens and elected officials.

## **Why Plan?**

In its broadest terms, the goal of comprehensive or land use planning is to further the welfare of the people by helping to create an increasingly better, more healthful, convenient, efficient, and attractive community environment in which to live, work and recreate. The physical community is a single organism, consisting of interdependent physical, social, and economic systems. The interaction of these systems must be supplemented by the application of foresight as well as planned administrative and legal coordination if balance, harmony, and order are to be insured. Scarce resources have to be carefully allocated to provide community services, which offer the highest physical, social, and economic return to the people. Government, as an instrument of the people, has the responsibility of determining and creating with the people, the kind of community that satisfies the needs of its citizens. A sound planning process that recognizes the desires of the community is an essential prerequisite to the efficient delivery of public services.

One of the purposes of planning has always been to influence, manage, and direct the growth of communities. Traditionally, growth was assumed to be good and that bigger was better. Now communities recognize that growth inevitably has its costs and that growth at any cost is not acceptable. While new growth might bring new tax revenues to the community, it also brings increasing demands for services such as roads, schools, libraries, fire and police protection, and water and sewer services. The cost of these services, at times, may exceed the revenues gained through the taxes generated by the new development. Even when the new growth is not a financial concern or a problem for the governments, it may cause other kinds of problems. New development might overcrowd a school, cause increased pollution, create traffic congestion, destroy a favorite wooded area, disrupt the ecology of a wetland, or just simply disrupt a way of life that the people of the community want to preserve. As a result of the above mentioned problems and concerns, planners and community leaders came to incorporate the idea of "growth management," which recognized that growth comes at a price and that growth should be managed so as to achieve community goals in a cost-effective manner.

It is an accepted principle in planning that there is little private investment in development, without significant public investment in infrastructure (roadways, wastewater collection, potable water, etc.). Growth and/or development influences the need, capacity, location and size of infrastructure improvements and investment but the availability of public facilities also influences growth: where, what kind, and how much. In a perfect world both growth and public facilities arrive in a cognitive time frame in accordance with the Land Use Plan which suggests: where, what kind and how much. Everyone who manages growth would like to make that happen, but clearly, different actors have different perceptions of how that should be accomplished. Those who build infrastructure

improvements and their associated facilities would like to have an ideal world in which all future land use patterns are known. Then it would be known where, with great accuracy, the appropriate size and location of facilities that should be developed in the future. There is, however, a complex relationship between infrastructure facilities and future growth which once understood will provide the local officials with possibly the most powerful tool at their disposal to guide future growth of their community.

Stated another way, the area in which a community extends and expands its community facilities is where growth will occur. The reason is not very complicated when we understand that a typical development needs Location, Location, Location, which is made up of four major elements: good access, wastewater collection, water and suitable zoning. Of those, access, water and wastewater collection are the most costly to provide when not readily available. Therefore, sites which possess these amenities are the ones sought for development. Where these utilities do not exist, the front end cost to a developer may be prohibitive. Without public sanitary sewer, residential development will be on acreage tracts.

## **Perspectives 2020: A Future Land Use Plan for Greene County, Ohio (excerpts)**

**Perspectives 2020: A Future Land Use Plan for Greene County, Ohio**, is based on the strong foundation provided by previous plans and studies. This plan is a policy document for growth management, which sets forth desired types of physical growth within Greene County. It represents the first update of the land use plan, which attempts to coordinate the planning efforts of all the various political jurisdictions within Greene County and presents a singular statement of how the county should develop.

This plan is an addition to the original county land use plan. It builds upon the basic message of the original document and describes areas in more detail that are important in meeting the future needs of the residents of Greene County. Some of the issues that are brought to the forefront of this document are: Growth Management, Utility Extension, Agriculture Preservation, Sustainability, Stewardship, and a number of Environmental Constraints.

The Regional Planning and Coordinating Commission recognizes the changing environmental, social, and economic factors that affect land use in Greene County. Over the past decade, the urban edge of the Dayton suburbs has moved east into Greene County and has reached the established urban communities along the Greene County/Montgomery County line. Rapid growth in western Greene County has created concerns about traffic, adequacy of services, the loss of open space and community identity. To the east, citizens are concerned about the future of agriculture, land values, traffic, environmental degradations, and the spread of scattered residential home sites.

The thrust of Perspectives is to retain Greene County's historical land use pattern: higher density and compact development to the west and rural, agricultural land uses to the east. We must be persistent in protecting our most vital resources, water, air and land and we must work together in building a community infrastructure that accommodates population growth and its associated demands. We must be proactive in anticipating the tensions placed on our infrastructure, schools, housing stock, police and fire protection, other community services as well as natural resources. We must also be sensitive and aggressive in protecting the diversity that is Greene County.

## **Prior County Planning Efforts (excerpts):**

In 1978 the Regional Planning and Coordinating Commission of Greene County, Ohio adopted a future land use plan for Greene County, Ohio. The Perspectives: Future Land Use Plan for Greene County, Ohio, hereafter referred to as Perspectives, planning document presented a long-range plan for the physical development of Greene County.

The plan formulated goals, objectives and policies, land use space requirements, and location requirements for the development of land within the county. The Regional Planning and Coordinating Commission has now undertaken a revision/update of Perspectives. This was conducted in the spirit of the 1978 plan with the intent to review and reconsider its goals, objectives and policies. This process required deliberate consideration of the original land use plan, and required examination in light of new and revised information, studies, reports and policy documents. The following list represents topics that are the basis for many of the ideas expressed in this plan.

- Growth Management;
- Utility Extension;
- Sustainability;
- Stewardship;
- Quality of Life;
- Agricultural Preservation;
- Floodplain Management;
- Wetlands Protection;
- Little Miami River (state and national scenic river);
- Rural Residential Development; and
- Mineral Resource Management.

The Regional Planning and Coordinating Commission and its staff together with other municipal planning agencies within Greene County has followed and responded to this concept of revision and amendment of land use plans for the City of Beavercreek, 1990; City of Fairborn, 1991; and the City of Xenia and its 1996 update; Beavercreek Township, 1983 and for the Village of Cedarville, 1988; land use plans. Each of these documents will be incorporated into the land use plan update by reference together with the Village of Yellow Springs, Comprehensive Plan, 1996, and the Village of Jamestown, Downtown Revitalization Study, 1994.

## **Concept and Scope of the Greene County Land Use Plan Update; Perspectives 2020 (excerpts)**

In a free society the quality of life for everyone is largely determined by decisions made by individuals. This is particularly true regarding the use of private land, where choices made by an individual affect not only them but also their neighbors and the community as a whole.

When new uses of land begin, they usually become a permanent part of the landscape and the local environment. New land uses, especially those, which require high levels of community services, deserve

community attention as they are being planned, on the theory that an ounce of wise foresight is worth a pound of cure.

A land use plan is important because it articulates the values and attitudes of the community/county as to how land should be used in the future. The main idea of the plan is to promote and support community health, safety, and general well being through balanced community development and sound resource management. More specifically it can be regarded as the development policy of the County.

The land use plan is intended to communicate to residents, citizens, property owners, local officials and developers the types of development that should be considered when development takes place in a general nature. However, it can and should serve as a practical foundation for the various land use/development regulations that the Municipal Boards, Township Boards and the Board of County Commissioners may enact/modify/revise or amend. The land use plan should be continually referred to in deciding upon development issues that will arise.

In order to meet the goals, objectives and policies of the land use plan update, Greene Countians need to move beyond conventional mindsets to a more sensitive form of development - one that considers all the **local** community needs and goals as a whole.

Quality of life, whether individual or public is the central, basic goal of all our activities. Each choice we make, each goal we set, is made because we think it will improve our quality of life either immediately or in the future. It is the concept of people actively participating in the creation of place.

## Intent of the Land Use Plan Update

The Perspectives 2020 update is an addition to the original county land use plan, Perspectives. Its message is similar to the original document. The concepts, principles and ideas of the original county land use plan are built upon with new and revised information, studies, reports and policy documents.

In its simplest terms the land use plan update tries to channel much of the county's future growth into and around the existing communities, where there are already roads and utilities and where services and supplies are available, to maximize public investments. This will allow the rural portions of the county to retain a rural character and lifestyle.

The physical and economic growth that has occurred in the county since the 1978 land use plan was adopted has prompted some changes in the plan. However, in general, the development that has taken place has been consistent with the plan. A majority of these changes have been to maintain and protect the environmentally sensitive areas of the county, to help protect the health, safety and general welfare of present and future residents of Greene County.

The need for such planning could not be more urgent. Over the next two decades, we have the opportunity to achieve sustained economic prosperity while enhancing our quality of life. Yet while the opportunity is ours to gain, it is also ours to lose. Unless we raise our expectations to world-class levels - and then meet them - our standards of living and quality of life may suffer in years to come as we lose ground to determined competitors around the globe. The workers of tomorrow are in our classrooms today. In the next two decades our land, water, air, infrastructure, and government services must

accommodate our population, especially in our urban areas. By contrast, many rural communities face hardships of shrinking areas to farm and job losses. Unless we act decisively, the Greene County inherited in the decades ahead may fall short of our dreams.

This document presents the plan itself, including a statement of goals and objectives, location requirements for various land uses, a physical development plan, and a discussion of the various methods available to implement the plan.

The land use plan itself should not be viewed as a tool of implementation, which presents an ideal picture of physical development at a specific date in the future. The development of the county occurs as a gradual and incremental process, therefore, making it impossible to apply a set of principles that work in every situation throughout the planning period. The plan should be regarded as a guide to the future and a means to an end, not an end in itself. **The plan is a willful statement of intentions.**

### **Between the Plans: 1978 to 1998 (excerpts)**

Perspectives, as a growth management tool set forth desired rates and types of physical, social and economic growth, as detailed within the several input documents. It represented the first land use plan that attempted to coordinate the planning efforts of all the various political jurisdictions within Greene County and presented a singular statement of how the county should develop. As previously noted, during this planning period several significant detailed updates were accomplished for municipalities and their environs: City of Xenia 1996, City of Beavercreek 1990, City of Fairborn 1991, the Village of Cedarville 1988 and the Village of Yellow Springs 1996.

In summary, actual growth and development experienced within this planning period has been substantially consistent with the tenants of the plan. The resultant land use pattern has evolved from a series of individual and corporate decisions by many actors involved in the process of community development, guided by the plan, as amended.

The future of any community has its roots in the past. Therefore, an understanding of population dynamics is at the base of almost all major planning discussion. Clearly, as a measure of the size and density of the various groups within the county population, this basis will determine the level of demand for future facilities and services.

During this 100 year period between 1920 and 2020, the county experienced and will experience population growth. Greene County experienced slow but steady growth in total population, which would be expected of an agrarian area between 1920 to 1940.

As first noted in the 1950 census, the post 1940 population of Greene County experienced a phenomenal expansion in terms of both absolute numbers and rate of growth through 1970. Thus, Greene County had a 1970 population that was more than three times the enumeration thirty years earlier, and more than double the enumeration of the twenty years earlier.

The dramatic growth of population in Greene County between 1940 and 1970 was strongly influenced by three factors: **1)** dynamic growth and development of Wright Patterson Air Force Base in Bath Township, **2)** the population explosion caused by the “baby boom” following World War II, and **3)** the increased reliance on the automobile which, by increasing commuting distances to places of

## Greene County, Ohio

employment, resulted in a growing tendency toward suburban residency in western Greene County. This was substantially affected through out-migration from the central city in an expanding Dayton region.

The rate of growth experienced in Greene County during the period covered by Perspectives (1978) reflected a return to the rate experienced in the pre-1940 period. Although Greene County continued to capture a significant proportion of the regional population growth, this decline in growth rate was not anticipated. It can, however, be explained by two occurrences: **1)** a significant decline in the growth rate of the Dayton region, and **2)** a significant reduction in natural increase or births/deaths resulting in the aging of the population. Unless an unforeseen expansion in the local or regional economic base occurs, there is no reason to anticipate a return to the growth rate experienced in previous planning periods.

As suggested in Perspectives , the majority of continuing urbanization in Greene County has remained in the western portions of the County. The concept of “Controlled Trends” or Urban Service Boundaries has proven successful as land uses outside urban service boundaries remain largely agriculture. Clearly, the planned provision of public utility service such as water supply and wastewater collection was linked with the planned types and location of development which are found in the existing land use pattern. A comparison of the existing land use patterns to existing service areas highlights this reality.

Urban residential growth, including single family and multi-family housing, has continued, as anticipated, to be concentrated in the western tier of the Planning Partnership Areas (PPAs) ( Bath Township/City of Fairborn, Beavercreek Township/City of Beavercreek, Sugarcreek Township/City of Bellbrook and Xenia Township/City of Xenia). A substantial growth in land use activities has been experienced in the City of Xenia during the latter portion of this planning period. The amount of land absorbed, or converted from agriculture or open space has, however, far exceeded prior estimates.

This results from a continued market absorption of large lot, low density residential development. The latter portion of this planning period has seen a significant increase in the demand and development of higher density, multi-family, housing in Fairborn, Beavercreek, Bellbrook and Sugarcreek Township. As was anticipated in Perspectives, rural non-farm residential development has occurred, in a scattered fashion on the perimeter of agricultural areas within the county. Most large lots have been confined to rural residential development on the periphery of, rather than centrally located in, prime agricultural areas. Residential selectivity has played a significant role in how growth has occurred in Greene County during this planning period. Each community has developed a relatively homogeneous character resulting from a sorting process based upon a combination of individual preference and budget. This selectivity has influenced the growth rate of each community within Greene County in relation to the supply of individuals desiring each particular alternative.

The western tier of the PPAs has also experienced the bulk of the commercial/industrial expansion in consort with residential expansion, as was anticipated. The completion of Inter-State 675 greatly modified commercial expansion during this planning period by providing direct freeway access to Greene County from two major interstate highways as well as sub-regional locations. The result has been to condense rather scattered local commercial land use patterns found in and around sub-sections of the County, resulting in a more coordinated set of shopping opportunities which compete with comparable centers in the Dayton metropolitan area. The primary nodes of development include: Westend Plaza, Xenia; “Four Corners”, the intersection of North Fairfield Road and New Germany-Trebein Road, which includes the Mall at Fairfield Commons, the Rex Centre, Beavercreek Towne Centre, Shoppes of Beavercreek, Fairfield Crossing Shopping Center, Target Center etc.; and Wilmington Pike/SR 725 in Bellbrook/Sugarcreek Township. The regional commercial development with the Mall at

Fairfield Commons as the centroid of “Four Corners” exceeds three million square feet of retail and office space. The other major developments are community to limited regional in size. As was noted in the discussion of residential expansion, land absorption for community and regional commercial development far exceeded forecasted rates.

## **Plan Concerns and Issues**

Previously completed inventories, analysis, and forecasts concerning utilities, physical resources, population, economy, and existing land uses have provided an insight into the areas of concern/issues which must be addressed in planning for the future of Greene County. These concerns/issues characterize the problems that the county could face in the future.

## **Population Trends**

The overall population of Greene County is increasing. In 2000 the county’s population was 147,896 with a few communities within the county losing population. More importantly the characteristics of the population are changing. The population is gradually aging, consistent with national trends. Between 1970 and 1990, the county population with ages 0 to 24, decreased from 51.3 percent in 1970, to 44.1 percent in 1980 to 38.9 percent of the county’s total population in 1990. During the same period, the segment with ages 55 and over increased from 10.9 percent in 1970, to 15.1 percent in 1980 to 18.5 percent in 1990.

The make-up of the household has also been changing. Greene County’s persons per household is consistent with national and state trends. The average household size has decreased from 3.4 persons in 1970, to 2.88 persons in 1980, to 2.70 in 1990. However, the proportion of single parent families is on the rise. In 1970, 7.6 percent of all families in Greene County were single parent families, in 1980 this number increased to 10.3 percent and in 1990 the figure was 11.8 percent.

## **Economic Vitality**

Is often the first thing that comes to people’s minds when discussions turn to community development. There is a reason for this: if the local economy is not in good health, it is difficult to think about the issues that seem less pressing; the immediate need is to make the house payment and to put food on the table.

Economic vitality takes on a bigger role here. From a land use perspective, it does not merely refer to local employment, wage levels, and product sales. If the economy is thought of as a living organism, “economic vitality” refers not only to the size of the local economy, but also to its maturity, its ability to withstand difficult conditions, and its ability to adapt to its environment.

## **Consumer Opportunity**

Some people in a community might be wealthy individuals, but if they have no opportunity to purchase the goods and services they desire, their quality of life is diminished. All residents have consumer needs that need to be met locally. A major issue in terms of consumer opportunity is the matter of

convenience. While consumers in America may not have to stand in bread lines, many, even urban populations, have to travel significant distances to shop for basic goods and services.

## Quality of Life

Quality of life means different things to different individuals and communities, but a few common elements stand out: a safe, clean and attractive city or town; challenging and well-paying employment, good schools, convenience of local goods and services, recreation opportunities and contact with nature. These are things that are difficult for any individual to provide by him or herself, and the things that money alone cannot provide. Often, they occur only when a community's citizens work on a united vision of a community, then everyone benefits.

## Environment

The quality of the natural environment is one of the most obvious indicators of quality of life. A community that fits into its environment well is often very visually pleasing. Other environmental factors, however, can be harder to distinguish or recognize. Examples include: groundwater contamination; air pollution; land development that cuts off wildlife from migration routes; erosion on construction sites depleting the soil and polluting streams; etc. Therefore, it is important to be aware of the characteristics of the natural environment in and around the county, including the built up areas. Despite substantial success in maintaining the living environments of the county, additional work is needed. Life in the county should not only be sensitive to the environment, but respond to it.

## Maintenance

The age of facilities, the changing demand for uses of facilities, and the narrowing margins of public funds available, make difficult the continuing need for proposed maintenance of streets, utilities, and public facilities.

## Sustainability

The native Americans remind us: "We did not inherit the land from our ancestors; we borrow it from our children." With that in mind, to be successful in meeting increasingly complex challenges from many different directions, we must be proactive in our planning and make decisions that consider not only the short-term goals but reach out into the future.

## Infrastructure

Infrastructure is the physical foundation that allows a community to function in a given location. Water treatment plants and water delivery systems allow households, businesses and industries to exist without private wells. Sanitary sewers and wastewater treatment plants (water reclamation facilities) help prevent water pollution and life threatening disease. Storm sewers and storm sewer facilities help prevent property damage by controlling floodwaters and roads allow for the movement of people and goods. These things are examples of public infrastructure that contribute to the efficiency of a community.

If public infrastructure is not used efficiently, or is over-designed or under-utilized, local costs will be high. On the other hand, if extra (reserve) capacity is not available, normal business and/or residential expansions or new business and housing starts may be delayed or become impossible without new investment. These are issues that should be examined in terms of local goals.

## **Transportation**

Transportation issues are important because they affect not only the way your community interacts with the region, and moves people, goods, and services, but also the way it functions internally. All of us depend on transportation systems and the accessibility they provide. The important thing to remember is that transportation does not merely deal with roads and streets, but also with busses, railroads, water-based transportation, and airports and the places where and how these modes interact. Transportation associated with special needs populations is also an essential component of a community.

People-powered modes of transportation, such as walking and bicycling, are a commonly overlooked form of transportation that is central to the quality of life of a community. People-powered transportation is safe and efficient, but it depends on sidewalks and paths that allow safe and comfortable movement and that lead to places where people need to go.

## **Land Uses and Growth Management**

The physical organization of community activities plays an important part of that community. Certain types of land uses do not work well together. Every effort should be made to direct development so that compatible land uses are next to each other. Similarly, growth itself can cause problems. Sprawl is a very costly and to some people an unsightly challenge that faces many communities. The costs of maintaining and extending infrastructure capacity and public services must be considered when evaluating the management of growth in a community.

## **Housing**

Everyone needs a place to live, and if that dwelling is unsatisfactory, the individual suffers. In recent years, housing has become a more expensive part of the family's budget, making the affordability and availability of quality housing an important issue. Housing issues that need to be addressed include: the selection of homes available, price range, styles, the rehabilitation of deteriorating, unsafe, or vacant homes, and the location of new homes.

## **Recreation**

Community life is not only a matter of making a living and providing for immediate physical needs. It also involves social activity, and long-term physical and mental needs like recreation. Recreation is an important part of a community because it promotes physical and mental health. Recreational facilities must be accessible to all groups including the elderly or physically disabled, and should be convenient for neighborhood children. Recreational facilities should also offer a wide range of activities that appeal to a diversity of people.

## Education

Education is a central part of the quality of any community. Education not only gives residents the skills needed to get good jobs, but it also contributes directly to the quality of life. Education helps people appreciate and take advantage of opportunities around them, gives expanded perspectives of the world, and makes us better citizens. It is important to recognize, however, that education is not limited to formal education through schools. It involves a lifelong commitment to learning, including schools, the workplace, the home, and community institutions such as churches, youth programs, and adult social groups. Schools can also serve as the heart of a community, helping to give it an identity and providing recreational and cultural opportunities.

## Health and Safety

Commonly thought of in terms of crime, fire safety, and property protection, health and safety also has dimensions of “actual hazard” and of public “perceptions of hazard”. Both actual and perceived hazards are threats and deserve consideration.

## Plan Goals

The course of action which any community, organization, or governmental body pursues and the values by which it exists are in part determined by the goals which it adopts. A necessary task in any planning program is the process of establishing a set of goals that apply to the future. It must be emphasized, however, that planning is not merely the process of determining the most efficient way to achieve certain goals. Most importantly, it is the process of visualizing a better future and going after it. The process, above all, is a rational one and it must be operated on a continual basis as previously identified.

The goals which follow are a continuation of the county-wide direction for land use planning. Numerous goals have been adopted or proposed for the entire region and individual communities which sought to develop their own plans. The intent here is to coordinate them into a broad framework pertinent to county-wide issues that permits both public and private decisions to be made in a manner that will protect the public interest.

Due to differing interests and physical circumstances within the various communities in Greene County, the following goals, objectives, and policies may need to be further defined to meet the individual needs of each community.

## Goals

1. Foster inter-jurisdictional coordination on development reviews and development related issues.
2. Provide a planning process that addresses land uses issues common to the various segments (Planning Partnership Areas/political jurisdictions) of Greene County so that all segments may function as integral parts of the county in managing physical change.
3. Promote manageable, sustainable, efficient and orderly use of all areas of the County that recognize the proper relationships between land uses.
4. Strike a balance between a land use pattern that promotes a high level of public health, safety, welfare, comfort, and conveniences, and supports adequate levels of public services and facilities, while increasing or maintaining environmental quality for existing and future residents of Greene County.
5. Recognize the importance of a viable agricultural community to Greene County and promote sound land use practices, which offer protection from unnecessary encroachment.
6. Identify, preserve, protect, and expand the physical, social, economic, and aesthetic qualities that contribute to the desirable and unique character of Greene County.
7. Provide a planning process that recognizes the capability and limitations of Greene County's physical resources to accommodate man's needs, and the necessity of identifying and protecting irreplaceable resources and the functions performed by them.
8. Provide a sufficient diversity of decent, safe, and sanitary housing opportunities, variety of community activities, services, and a wide range of choices of life styles that will satisfy the various needs of existing and future residents of Greene County. ***(This goal is the only specific mention of housing opportunities found in the Perspectives 2020 Plan. While these goals are laudable, without specific steps to achieve such goals they are in essence lip service. There is no mention of working to achieve racial diversity, of providing affordable housing opportunities to low to moderate income individuals and families, or those with disabilities.)***
9. Foster a relationship between transportation, utility services and land use that aims toward encouraging development patterns that can be served in a cost effective, swift, efficient, and environmentally beneficial manner.
10. Expand and strengthen the economic base of Greene County and its various communities by optimum utilization of existing physical, social, and economic amenities while promoting a balanced economy that offers a variety of employment opportunities.
11. Improve the quality of essential public services and develop of wide range of community facilities located in a manner best suited to the well being of all county residents.
12. Maintain and enhance our county's quality of life and to be fundamentally fair to all our citizens and to respect their individual rights.

## **Rural Development (residential)**

### **Statement of Purpose**

Within Greene County there is a need for a wide variety of residential home sites to provide a diversity of housing opportunities that will accommodate the existing and future residents of Greene County. In that context, it is recognized that there is a demand for residential lots of a rural and spacious nature greater than one acre in size providing:

1. they conform with local zoning requirements;
2. are outside the identified urban service boundary;
3. an adequate potable water supply (public or on-site) is available and accessible;
4. sufficient lot area is provided for the long term use of individual on site leaching devices for wastewater disposal; and
5. additional consideration is given when proposed rural development is in areas of the county which possess prime agricultural soils and other irreplaceable natural resources, so potential negative impacts can be mitigated.

### **The difference between Rural Residential Development and Rural Non-Farm lots**

Rural residential developments are intended to provide areas for residential use for those persons who desire rural living environments. They contain a range of lot sizes consistent with desired rural character. This development type goes through the major subdivision review process where review agencies can mitigate potential impacts; take into account natural resources and environmentally sensitive areas; provide for a public review of the proposed development which will balance the public's interest in the management of community growth with the protection of individual property rights; and manage the extension of public services. Rural residential developments usually include the development of an entire parcel or several parcels.

Rural non-farm lots are also intended to provide parcels for residential use in rural living environments. However, these parcels are created with a minimal amount of review. The parcels meet the requirements of local zoning and provide adequate lot area for onsite wastewater disposal. These parcels are generally developed along existing roadways and are only a portion of a parcel.

### **Rural Residential Development History**

Over the past twenty (20) years, the rural residential developments that have taken place in Greene County have been consistent with Perspective: A Future Land Use Plan for Greene County. These developments have been scattered throughout the western half of the county and have absorbed much of the marginal agricultural lands within a reasonable commute time to employment and commerce. There have been 43 53 rural residential developments within Greene County from 1975 to 2000, with approximately 75 percent of those occurring in the three (3) most westerly townships of the county: Bath, Beavercreek and Sugarcreek. Approximately 1235 single family residential lots, utilizing 3750 +/- acres have been developed, with an average lot size of 3.03 acres per lot (gross density). It is reasonable to assume, that additional areas suitable for rural residential developments will be needed in the future.

This will increase the development pressures on some farming areas of the county that are located within a reasonable commute time from employment and commerce opportunities.

**Our fundamental challenge is that we must build on our early successes and take more comprehensive and decisive steps in the future, to meet this challenge of directing rural residential development, by requiring future rural residential development to be consistent with the character of the surrounding area, and that it is of a proper scale for the site.**

Clearly, land use conflicts involving suburbs, rural residential housing and agriculture won't be resolved if left to themselves.

## **Rural Residential Siting Criteria**

The location of rural residential developments within the county should be considered on an individual, case-by-case basis. Specifically, each case should consider the physical capability of the site to accommodate the proposed density and intensity while considering the existing patterns of the surrounding land uses. Rural residential development should be located in areas that are not centrally located within the identified farmland protection areas to act as a buffer between farmland and denser residential areas. The intrusion of rural residential development into areas possessing prime agricultural soils and an agricultural character can be considered a direct conflict with the county-wide goal of preserving prime farmland, therefore, hastening the conversion of farmlands to non-farm uses. Rural residential development building sites, together with all residential development building sites, should not be permitted within any area where building sites are subject to flooding, within the 100 year regulatory flood plain.

Due to the non-agricultural orientation of most rural residential developments, the residents require locations with accessibility to employment centers and shopping facilities via an adequate road network. In order to maintain the efficiency of such a road network, strip-type rural residential development, that requires driveway access to existing roadways, should be discouraged. Clustering of rural residential sites, with limited curb cuts to the thoroughfare – new platted roadways designed and built to the appropriate standards, should be encouraged.

## **Rural non-farm residential lots**

Residential land use is the second largest land use in Greene County after agriculture. The dominant housing type in the rural portion of the unincorporated areas is a single family detached house on large lots - rural lots. The result of this trend is that more land (farmland) is being used to accommodate residential growth outside of the urban service boundary.

In the rural areas of the townships home sites have been occurring mainly as rural nonfarm lots scattered sporadically over the townships along existing roads. If this trend continues more farmland will be used for non-farm purposes.

The purpose of this policy is to establish clear guidelines for the creation of rural nonfarm residential lots to further the efforts of farmland preservation within Greene County. There is a need for Greene County

to develop a rational rural non-farm residential lot policy to protect the current agricultural areas of the county. The agriculture category is an extensive area on the Perspectives: A Future Land Use Plan map. These areas generally contain farmland, priority farmland or farmland of importance. Also, some of the land in the agriculture category is used for farmsteads and very low density residential uses (rural residential development and rural non-farm residential lots). A strategy of this policy document is to prevent the conversion of farmland to non-agricultural uses. However, it is recognized that some land in these areas is not well-suited for agriculture because of soil productivity, topography, vegetation, wetness, man-made barriers, etc., and, therefore, could be more suitable for other purposes. It is also recognized that many farmers and agricultural land owners may wish to create a lot or erect a dwelling unit for a child, dependent, or relative on a portion of their land which is indicated as agricultural.

## Current Zoning

Zoning has been a traditional method of land use control and will continue to be a valuable source of control in the future. It is also noted that the rural areas of the county have Township zoning. This reflects the different needs for the different areas of the county. Each Township within Greene County has the ability to change their current zoning and zoning is recognized to be an evolving process. Specific zoning is often affected by the economic conditions at the time as well as the existing development in the area; the development and expansion of infrastructure, including roads, sanitary sewer and public water; and as such has local supervision.

Another intent of zoning is to put land to use as it is best suited in the context of overall community development. Of course, determining the best use for land is not always easy and can change over time. Zoning is significant because it protects property values by assuring that incompatible uses will be separated.

## Opinion

*In reviewing the Perspectives 2020 Plan while preparing this analysis it is clear that the reason this plan, Perspectives 2020, was developed was because of a growing recognition that physical change is occurring. Change is occurring as new homes are constructed, as new businesses open, and as traffic increases. Many people view recent construction activity and related changes as the positive signs of a healthy and expanding local economy. However, in reviewing the Perspectives 2020 update it becomes clear that there are hints of a growing uneasiness about the possible direction of change in Greene County*

*This update appears to be Greene County's response to the difficult and challenging task of defining a long- term vision for future development. It should not be construed as an effort to stop growth, nor as an effort to encourage growth. The focus is on managing change and defining what residents and community leaders want Greene County to look like in the next 20 years. The Perspectives 2020 update also represents a definition of policies and initiatives that need to be taken to achieve specific goals.*

*An interesting point to consider that captures a fundamental and important thought concerning why this updated plan is important; and that is that the reason for preparing this update to the original Perspectives plan is for a select group of residents—the children of Greene County.*

## Greene County, Ohio

*Over the next 20 years, many public and private decisions will be made that will shape physical change in Greene County. In many ways, the people with the most to gain and lose from these decisions are today's children. A key element of Perspectives 2020, therefore, is to help guide future public and private decisions so that Greene County will be a more livable, healthy, and beautiful place for future generations.*

*While the Perspective 2020 does mention housing, transportation, and quality of life, it does so rather briefly. Upon thorough review, no mention of fair housing guidelines or plans to recognize and address fair housing issues were found. Little was found that addressed the issues of planning for the development of housing for the elderly, disabled, families with children and the homeless. While it is understood that many of these issues are addressed in individual community plans and zoning ordinances, the opinion is that County would be well served to include these topics in its overall comprehensive/land use plan.*

*Any Comprehensive Land Use Plan or Strategic Plan must provide for housing needs of the area residents. The housing must be adequate and affordable and meet the varied needs of present and future residents. Residential housing needs must be coordinated with other needs for land, i.e., industrial and commercial, farming and recreation. Also, the plan must be environmentally friendly.*

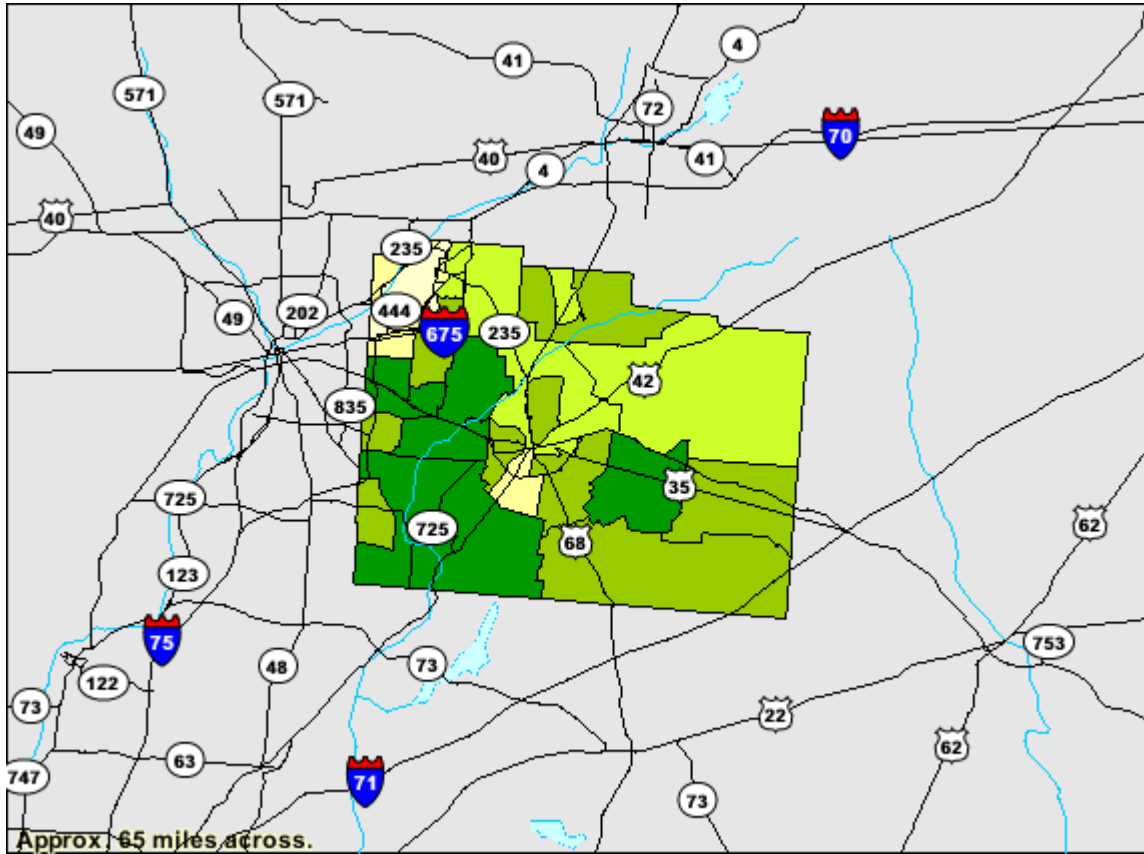
*While the argument can be made that fair housing is not a land use issue, the decisions and subsequent actions of governmental officials with regard to protections afforded to the seven federally protected classes must adhere to the guidelines as set forth in the Fair Housing Act of 1968 and the Fair Housing Amendments Act of 1988.*

*Many issues play into fair housing. Elected officials, planning personnel, public and private agencies, educators and ordinary citizens, just to name a few, should all become aware of, at the very least, the basic aspects involved in fair housing.*

*In Ohio, the recent Coal Run lawsuit in Muskingum County and its findings point to the fact that impediments to fair housing are not just limited to the act of obtaining or retaining housing. The findings in that situation point to the fact that all people have the right to all the amenities available to everyone else in their neighborhood/area. Attitudes of public officials and those in decision making positions need to reflect a broader view of their public responsibilities. Residents hoping to improve their quality of life need to make their desires known in an acceptable manner and become informed of the procedures that need to be followed.*

*Greene County would be wise to educate its elected and public officials and their staff on the basics of fair housing.*

## Residential Development



**Percent of Owner Occupied Housing Units 2000**

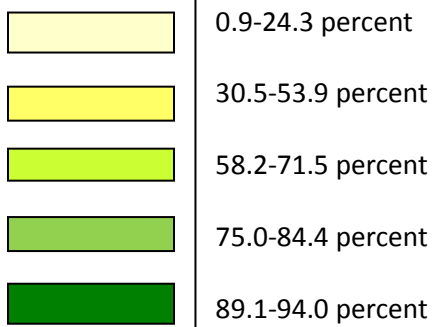
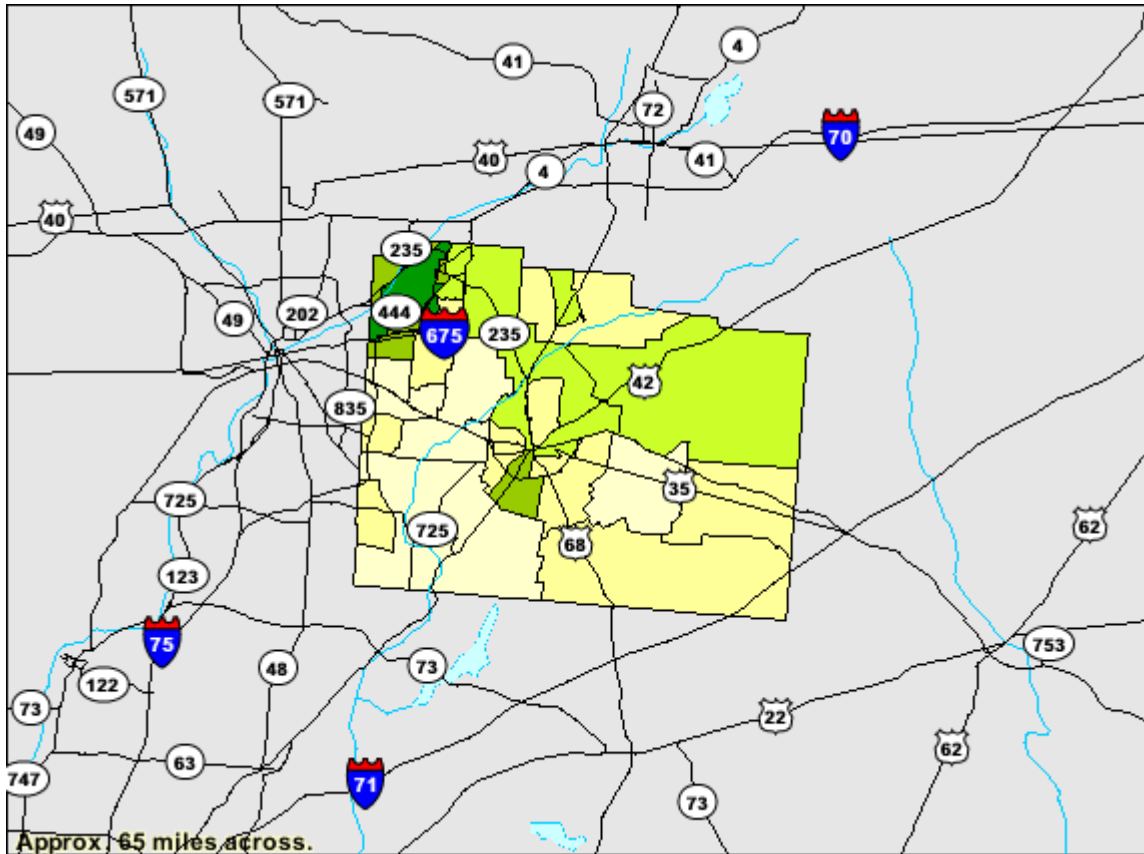


Table: 15

# Greene County, Ohio



**Percent of Rental Occupied Housing Units 2000**

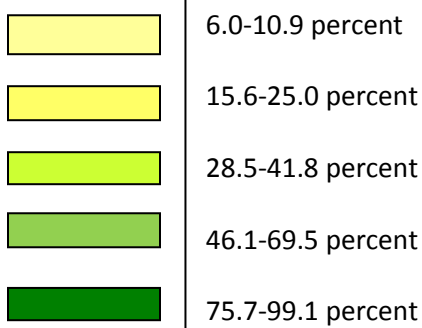
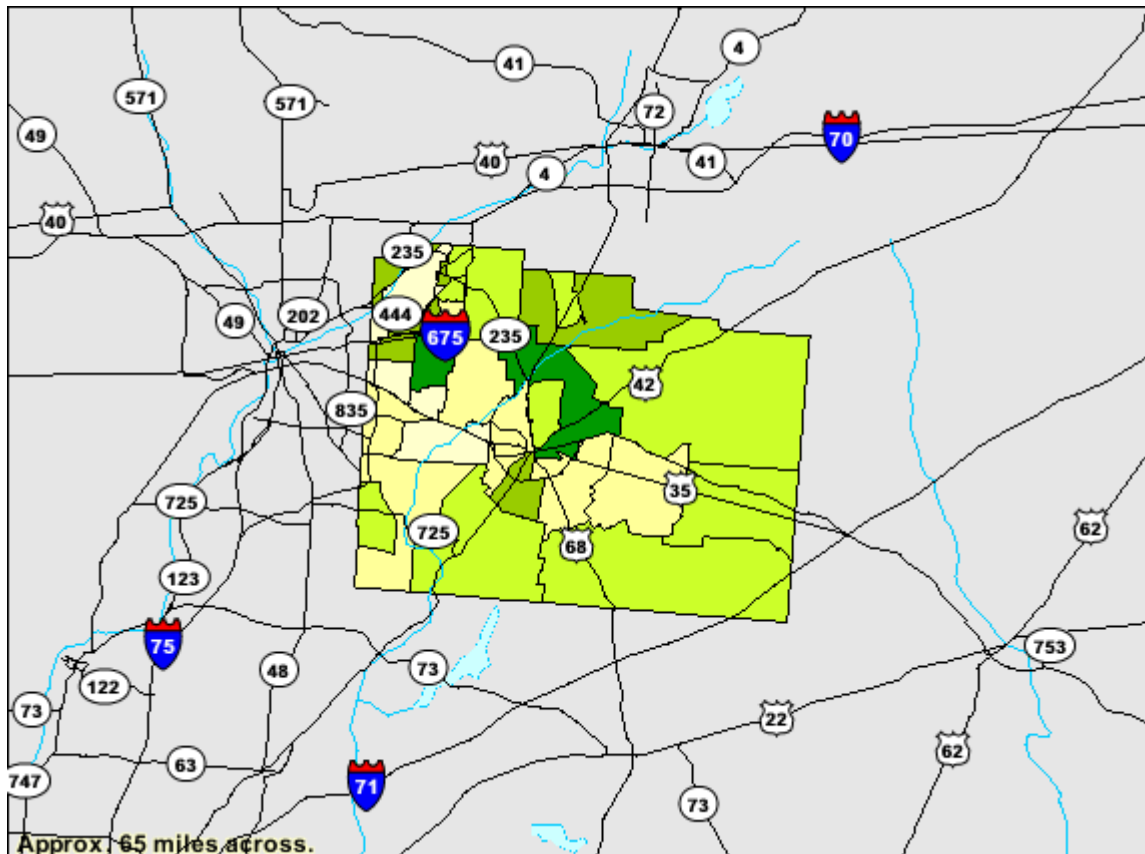


Table: 16

# Greene County, Ohio



**Percent of Housing Units That Were Vacant 2000**

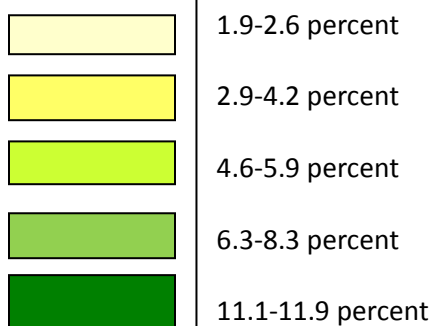


Table: 17

## Greene County, Ohio

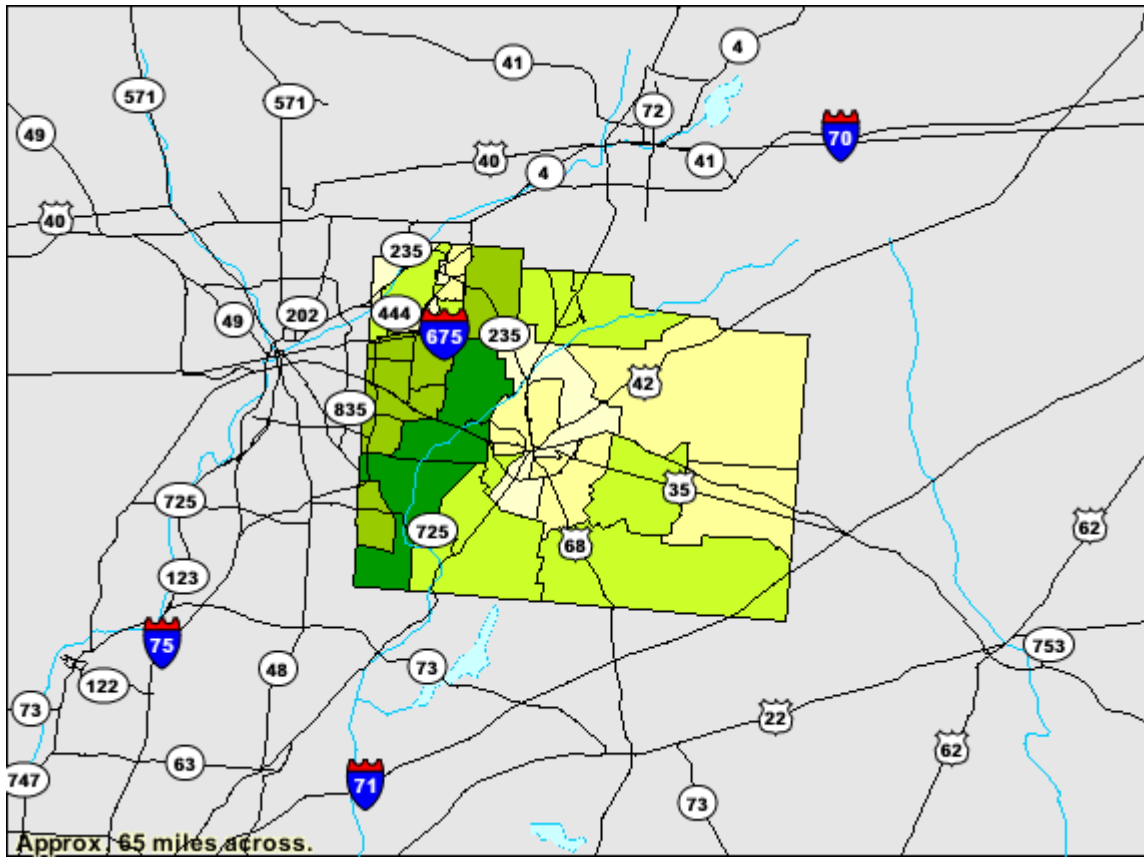
### Single-family new house construction building permits:

- 2007: 517 buildings, average cost: \$278,400
- 2008: 453 buildings, average cost: \$233,100
- 2009: 295 buildings, average cost: \$288,800

### Housing units in structures:

- One, detached: 42,947
- One, attached: 2,661
- Two: 1,763
- 3 or 4: 2,177
- 5 to 9: 3,041
- 10 to 19: 2,357
- 20 or more: 2,407
- Mobile homes: 835
- Boats, RVs, vans, etc.: 36

Greene County, Ohio



**Median Household Income 2000**

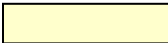
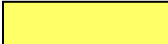



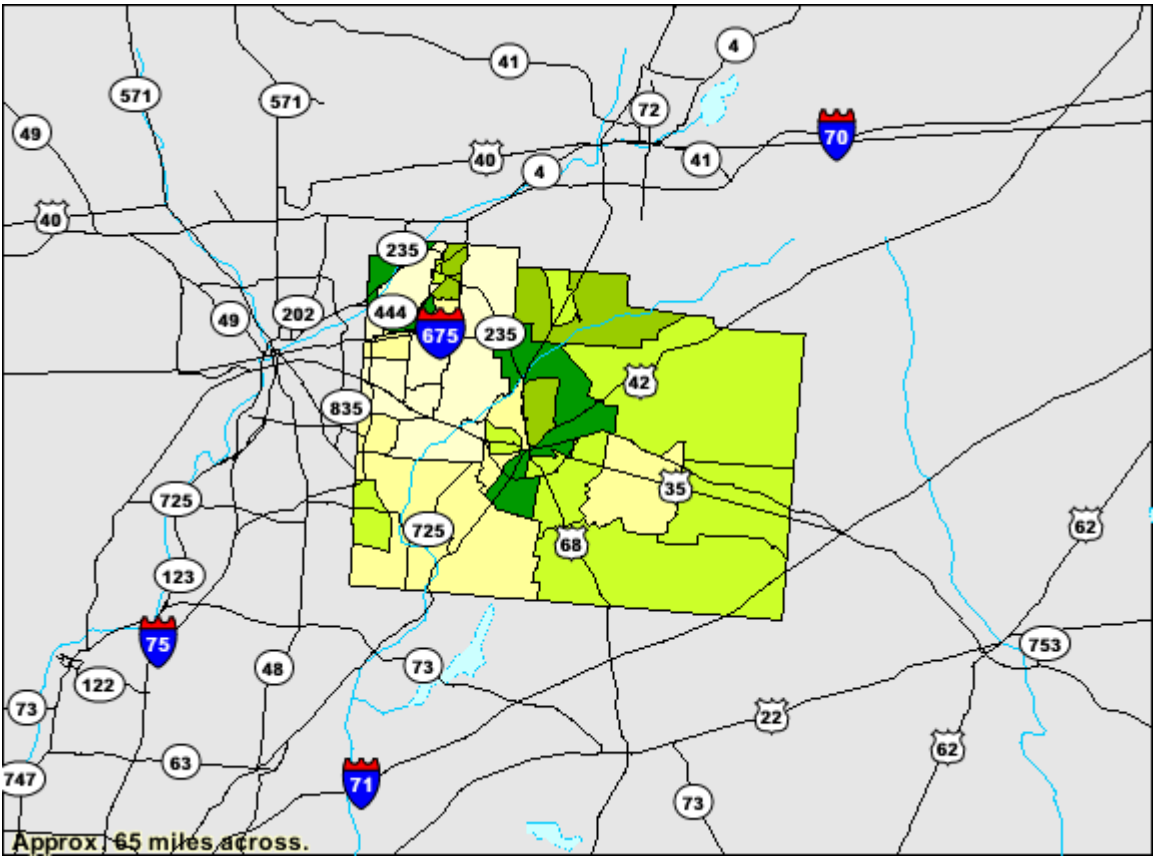
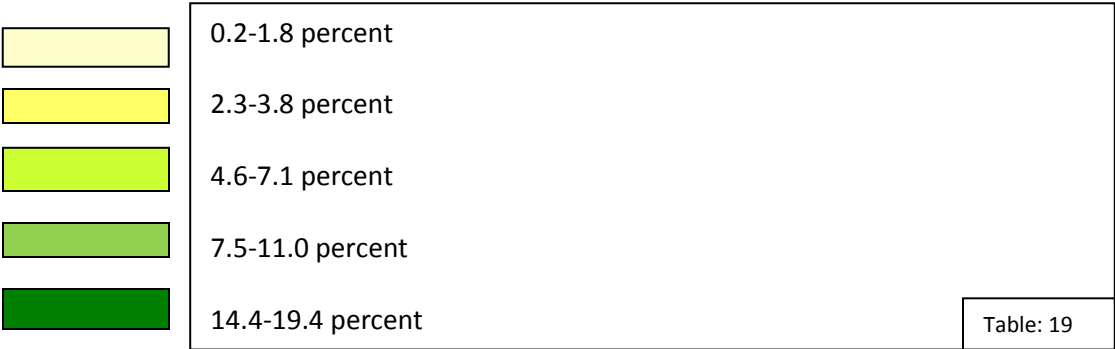
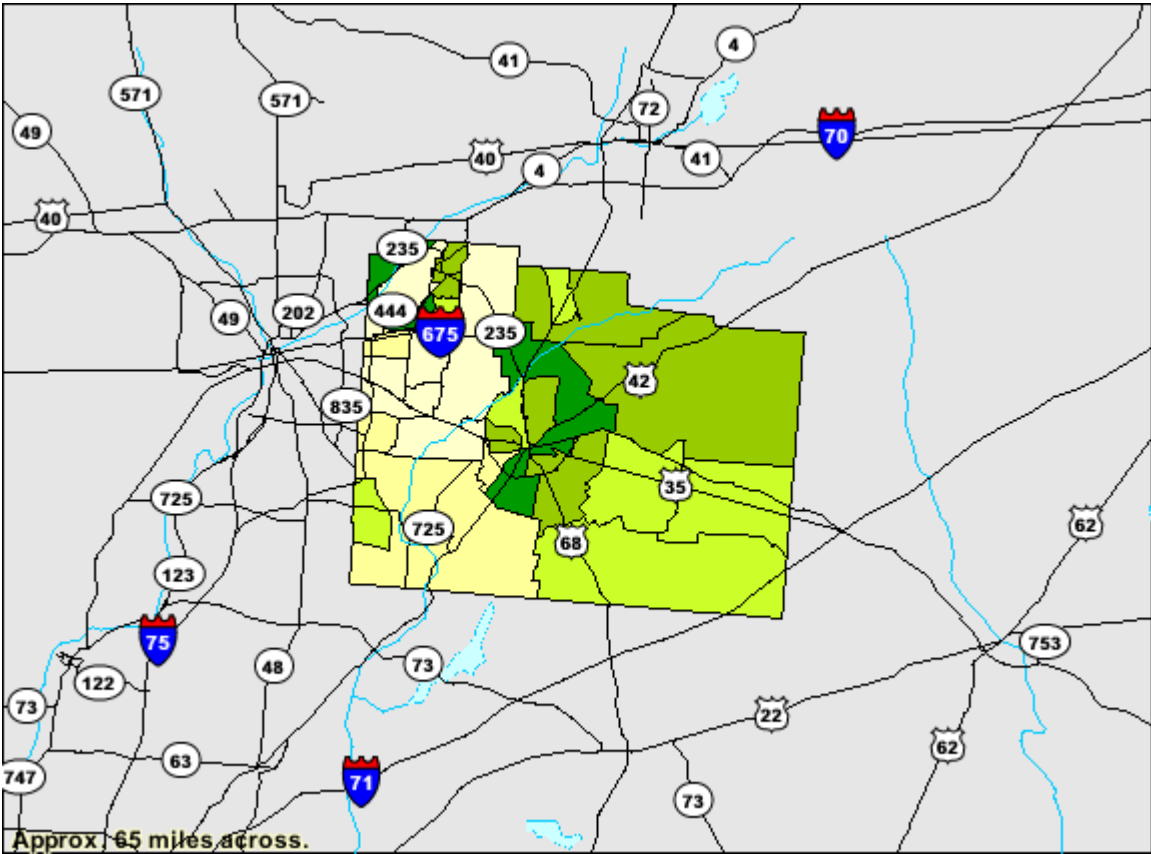
	25,650-33,081
	35,043-44,500
	46,675-56,667
	59,229-72,446
	80,402-101,141

Table: 18

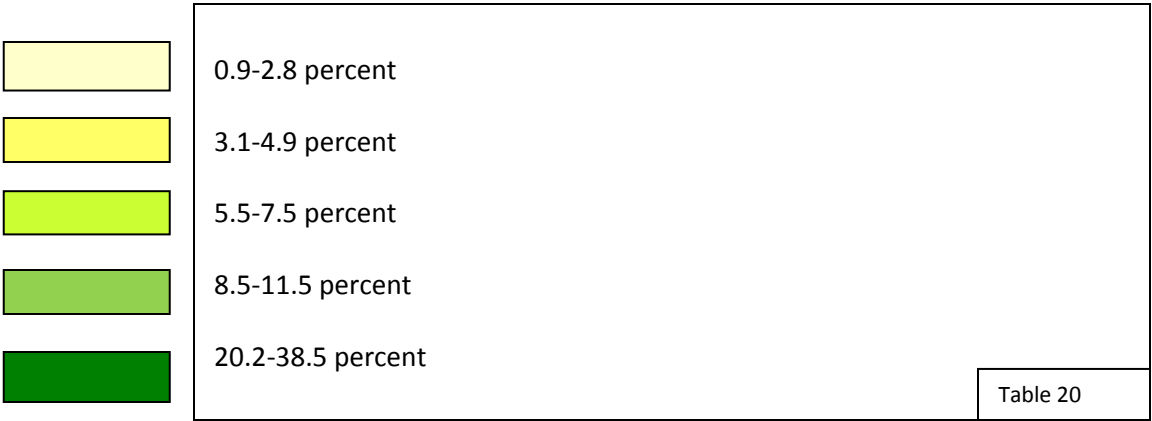


**Percent of Families Below the Poverty Level 2000**





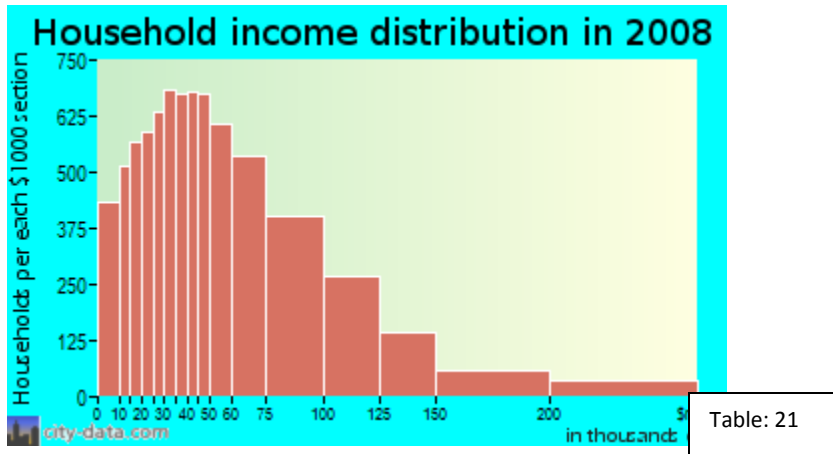
**Percent of Persons Below the Poverty Level 2000**



## Greene County, Ohio

Estimated median household income in 2009: \$57,011 (it was \$48,656 in 2000)

Estimated per capita income in 2009: \$28,115



While the total number of housing unit needs has been estimated not to increase appreciably, the aging population will require different types of homes be considered.

Although the total population is not expected to rise significantly, older obsolete homes will need replaced and changes in consumer desires must be met. Also, changes in demographics need to be considered. The needs for residents' housing are varied and must be met.

Development should utilize cooperation between city/county agencies and developers, investors or landowners to ensure that the area remains diversified and retains an agricultural base. Various local governments and agencies need to coordinate their efforts to ensure that development is directed to the areas where it will be most beneficial and cost-effective to the community and where it will help preserve its agricultural character. Ensuring that development is concentrated in areas that have adequate public infrastructure, and locating development away from Prime Farmland to the greatest extent possible, will protect the Greene County's agricultural sector, as well as the County's financial resources.

An effective land use plan addresses and incorporates all significant local issues and priorities, but must also be based on the land and its natural resources. Land use planning is both a social science and physical and biological science. Failure to consider the natural environment can result in cost overruns, increased runoff and flooding, environment degradation, construction delays, and expensive planning mistakes.

## Economic Development

### Overview

The Comprehensive or Strategic Plan can be one of the most important documents regarding economic growth, development and change. It establishes the framework to help guide public and private activities as they relate to land use and resource utilization. It can serve as a basis for future land development decisions.

In addition to the environmental and social considerations, it is necessary to consider the economic relationships as well.

In determining land use policy and making land use related decisions, it is vital that economic impacts are made a part of the process. The nature of comprehensive planning indicates that these economic considerations be generalized and in the best interests of the general public. The plan cannot determine specific individual economic relationships. It can give general guidance in making larger land use decisions and provide the economic perspective that can also be extended to specific issues.

We must not mistake land development for economic development. Prosperity requires people, innovation, productivity and place. Raw vacant land can be one ingredient in the creation of new jobs, but real estate development in and of itself is not an economic strategy and should not be mistaken for one.

Economic development does not happen in a vacuum. To be successful, economic development must function as a part of the whole socio-economic environment. This environment is constantly evolving and changing. Land use planning must be an integral component of this process.

As quoted in the Perspectives 2020 plan, “Economic Vitality is often the first thing that comes to people’s minds when discussions turn to community development. There is a reason for this: if the local economy is not in good health, it is difficult to think about the issues that seem less pressing; the immediate need is to make the house payment and to put food on the table.

Economic vitality takes on a bigger role here. From a land use perspective, it does not merely refer to local employment, wage levels, and product sales. If the economy is thought of as a living organism, “economic vitality” refers not only to the size of the local economy, but also to its maturity, its ability to withstand difficult conditions, and its ability to adapt to its environment.”

## Chapter 5: Greene County Schools and Education

The future of any community at times unfolds slowly as elected officials draft needed policies and monitor resources. However, the allocation of resources by those holding positions of leadership and authority is always open for debate by those who have competing needs.

Periodically, new and unexpected variables may quickly interact with and alter a current set of circumstances and have wide scale implications for the future. Such changes are very apparent when it comes to the utilization of land. The allotment of land for any purpose is uniquely critical. It requires great thought and the wisdom of stewardship because of the finite nature of land as a resource. Any decision regarding the use of land results in both intended and unintended consequences for schools, hospitals, retail sales, the community in general and others.

A recent example of land allocation and its impact upon schools is evident at the site of the new National Road Elementary School in the Zanesville City Schools in Muskingum County. Adjacent to the east side of the campus, a new housing subdivision has been built, occupying several acres. The implications of that acreage being used for a housing development, if its occupancy includes children, are very significant to that school building. While that was likely not an intended consequence, it could become a concern for the school in terms of its student capacity, the staffing implication, and other factors.

### Public Schools

Please note: This examination of the public schools is a candid observation of the composition and educational reputation of Greene County's Public School System. There may be a temptation to read into it more than what is stated. Please don't. What is meant is what is written below — nothing more, nothing less.

In the minds of home seekers, the public schools play a major role in determining the desirability of a neighborhood. The County's school districts continue to strive toward excellence in education in Ohio. A discussion with members of Greene County's Housing Consortia lead one to believe that the quality of education available through-out the County's public schools has been one of the area's most attractive characteristics.

The racial composition of public schools is significant to fair housing because researchers have long known that changes in school racial composition can foreshadow changes in the racial composition of the community. The challenge to fair housing derives from the way potential Caucasian home seekers perceive the "quality of schools" as a major factor in choosing a home. No matter how inaccurate this view is and regardless of objective standards, a great many white people perceive predominantly white schools as superior, and predominantly minority schools as inferior. So even though students at a school may be doing well, there are white people who avoid moving into its attendance area because whites are in the minority at the school.

Throughout the nation, when the student body of a public school has become mostly African American, the school and surrounding neighborhood have nearly always "re-segregated," changed from nearly all-

## Greene County, Ohio

white to nearly all-black over an average of 13 years. White demand for housing in the neighborhood shrinks while the proportion of members of minority groups moving in grows.

In 2009-2010 the actual enrollment as reported to the Ohio Department of Education for Greene County was 18,201 students. The average ethnic composition in Greene County for the 2009-2010 school year was 6.0% Black, 84.65% White, Asian 1.68%, Hispanic .87% and 6.02% Multi-Racial.

As of this writing, the lack of racial diversity in the schools in Greene County does **not** pose an impediment to fair housing choice. This observation is made considering the fact that approximately 12.00% of the population of Greene County is Black/Non-Hispanic or Multiracial.

### Student Ethnicity in Greene County:

Ethnicity	This District	State Average
White	84.65%	78%
Multiracial	6.02%	3%
Black	6.00%	15%

Source: OH Dept. of Education,  
2009-2010

Table: 22

## Enrollment Data

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## About Greene County Schools

### Beavercreek City School District

**Beavercreek City School District** is located in Beavercreek, Ohio southeast of Dayton. The district contains 1 high school, 2 middle schools, and 5 elementary schools.

### Schools

#### Elementary Schools

- Fairbrook Elementary School
- Main Elementary School
- Parkwood Elementary School
- E. G. Shaw Elementary School
- Valley Elementary School

#### Middle Schools

- Ankeney Middle School
- Ferguson Middle School

#### High Schools

- Beavercreek High School

#### External links

- [Beavercreek City School District Website](#)

## Greene County, Ohio

- Cedar Cliff Local School District
  - Cedarville High School, Cedarville (the Indians)
- **Fairborn City School District**
  - 5 points Elementary School, grades K-3
  - Fairborn Intermediate School, grades 4-5
  - Baker Middle School, grades 6-8
  - Fairborn High School, Fairborn (the Skyhawks)
- Greeneview Local School District
  - Greeneview High School, Jamestown (the Rams)
- Sugarcreek Local School District, Bellbrook, Ohio

### **Bellbrook has four school buildings:**

- Stephen Bell Elementary, grades K–2
  - Bell Creek Intermediate, grades 3–5
  - Bellbrook Middle School, grades 6–8
  - Bellbrook High School, grades 9–12 (the Golden Eagles)
- **Xenia Community City School District has 7 elementary, 2 middle, and 1 high school:**
    - Arrowood Elementary School (Grade K-5)
    - Cox Elementary School (Grade K-5)
    - McKinley Elementary School (Grade K-5)
    - Shawnee Elementary School (Grade K-5)
    - Simon Kenton Elementary (Grade K-5)
    - Spring Hill Elementary (Grade K-5)
    - Tecumseh Elementary (Grade K-5)
    - Central Middle School (Grade 6-8)
    - Warner Middle School (Grade 6-8)
    - Xenia High School (Grade 9-12) (the Buccaneers)

### **Private Schools in Xenia:**

- Xenia Christian Elementary School (Grades Kindergarten-6)
  - Xenia Christian High School (Grade 7-12)
  - St. Brigid School (Grade Pre-K-8)
  - Xenia Nazarene Christian School (Grade K-12)
- Yellow Springs Exempted Village School District
    - Yellow Springs High School, Yellow Springs (the Bulldogs)
  - Greene County Career Center, Xenia (Vocational school)

## Private schools

### Dayton Christian School System

From Wikipedia, the free encyclopedia

**Dayton Christian School System** is a private, nondenominational Christian school district located in southwestern Ohio. There are two campuses: the Dayton campus in Miamisburg, Ohio and the Xenia campus in Xenia, Ohio. There is also a home-school program.

### History

The system was founded in 1963 with the opening of Dayton Christian Elementary School. Dayton Christian High School opened in 1967. Dayton Christian Middle School opened in 1979, and in 1984 Sugar Grove Elementary was added. In 1991, Brookville Elementary was added. Two years later in 1993, Xenia Christian Elementary and Xenia Christian High School were added. In 2002, the Sugar Grove Elementary and Brookville Elementary combined to form Northwest Christian School. Northwest Christian School later closed in 2008.

### References

1. [http://daytonchristian.com/xc/documents/jgumm/parent\\_student\\_handbook\\_rev\\_june\\_2009.pdf](http://daytonchristian.com/xc/documents/jgumm/parent_student_handbook_rev_june_2009.pdf)

### Xenia Christian High School

From Wikipedia, the free encyclopedia

**Xenia Christian High School** is a private, Christian high school in Xenia, Ohio. It is one of two high schools run by the Dayton Christian School System. Xenia Christian High School includes junior high (Grade 7-8) and High School. (Grade 9-12) Dayton Christian School System added Xenia Christian Elementary and High School in 1993. Their nickname is the Ambassadors. There are approximately 200 students attending Xenia Christian High School. The school features a library, computer lab, auditorium, and a gym. Xenia Christian School has a fine arts department featuring band and strings starting in fifth grade and continuing through high school. Choir begins in grade seven and continues through high school. Each year a musical or play is performed by the high school. Joseph Batchelor was promoted from assistant principal to principal in December 2010.

### Campus

Xenia Christian High School as well as Xenia Christian Elementary moved to the Legacy Ministries Campus in 1999. The Campus was recently divided into three sections owned by **Athletes in Action**, Dayton Christian School System, and National Church Residences. The campus is home to Legacy Village

## Greene County, Ohio

Retirement Community, The Schindler Banquet Center, Joni and Friends Ohio, and Heart to Honduras. Xenia Christian Elementary School is also located on the campus.

The campus Xenia Christian School is located on was formerly home to the Ohio Soldiers' and Sailors' Orphans' Home, which was later renamed "Ohio Veterans Children's Home" in 1978. The Ohio Veterans Children's home closed to incoming students in 1995, and was closed completely in 1997. Legacy Ministries International purchased the 253-acre (1.02 km<sup>2</sup>) campus in 1998 and Xenia Christian had its first year at legacy campus in the 1999-2000 school year. There is a museum on the campus dedicated to the Ohio Veterans Children's Home.

## Athletics

The Xenia Christian Ambassadors are part of the Metro Buckeye Conference. Their main sports rival is their larger sister campus, Dayton Christian. The Sports at Xenia Christian High School are:

- Cross Country
- Soccer
- Volleyball
- Swimming
- Basketball
- Soccer
- Golf
- Baseball
- Track & Field
- Tennis

## Basketball

Megan Frazee, a 2005 graduate of Xenia Christian High School, was drafted 14th in the 2009 WNBA Draft. Frazee led the Ambassadors to a state final four appearance in 2005.

## Athletes in Action Sports Complex

Athletes in Action has a sports complex on the campus that is used by Xenia Christian. The complex includes two softball fields, a baseball field, two full-sized NCAA soccer fields, an interchangeable football/soccer field, and a lighted football field.

## Notable alumni

- Megan Frazee, WNBA, Class of 2005

## References

1. OHSAA. "Ohio High School Athletic Association member directory". [http://www.cdab.org/members.asp?SCHOOL\\_ID=1747](http://www.cdab.org/members.asp?SCHOOL_ID=1747). Retrieved 2010-02-17.

## Greene County, Ohio

2. NCA-CASI. "NCA-Council on Accreditation and School Improvement".  
[http://www.advanc-ed.org/schools\\_districts/school\\_district\\_listings/?](http://www.advanc-ed.org/schools_districts/school_district_listings/?). Retrieved 2010-02-17. <sup>[dead link]</sup>
3. [http://daytonchristian.com/xc/documents/jgumm/parent\\_student\\_handbook\\_rev\\_june\\_2009.pdf](http://daytonchristian.com/xc/documents/jgumm/parent_student_handbook_rev_june_2009.pdf)
4. <http://www.greenelibrary.info/Collections-and-Resources/Ohio-Soldiers-Sailors-Orphans-Home.html>
5. <http://legacycenter.org/About/about.html>
6. <http://www.metrobuckeyesports.com>
7. [http://www.daytonchristian.com/index.php?option=com\\_content&view=category&layout=blog&id=223&Itemid=362](http://www.daytonchristian.com/index.php?option=com_content&view=category&layout=blog&id=223&Itemid=362)
8. <http://www.athletesinaction.org/sportscenter/football.aspx>

### **Education attainment for Greene County residents 25 years and older (as per 2005/2009 US Census update):**

- Less than 9th grade: 2,562
- 9<sup>th</sup> to 12th grade, no diploma: 6,013
- High school graduate (or equivalency): 27,507
- Some college more than 1 year, no degree: 19,439
- Associate degree: 8,474
- Bachelor's degree: 16,939
- Graduate or Professional degree: 15,190

Table: 23

### **Greene County School Enrollment; 3 years and older ( as per 2005/2009 US Census update):**

- Nursery/Preschool: 2,819
- Kindergarten: 1,733
- Elementary school (grades 1-8): 15,662
- High School (grades 9-12): 8,551
- College or Graduate School: 22,213

Table: 24

## Higher Education; Public

### **Wright State University**

From Wikipedia, the free encyclopedia

**Wright State University** is a comprehensive public university with strong doctoral, research, and undergraduate programs, rated among the 260 Best National Universities listed in the annual "America's Best Colleges" rankings by *U.S. News and World Report*. Wright State is located in Fairborn, Ohio, which is a suburb of Dayton. Despite this, it has a Dayton address. The university has a branch campus on Grand Lake St. Marys, with a Celina, Ohio, mailing address. The university currently has an enrollment of 19,793 students, of which 15,665 are undergraduates and 1,490 are Lake Campus students. The current president is David R. Hopkins.

## Greene County, Ohio

The university is accredited by the North Central Association of Colleges and Schools at the doctoral degree-granting level.

Wright State University has six Ohio Centers of Excellence: Human-Centered Innovation, National Center for Medical Readiness, Wright State University & Premier Health Partners Neuroscience Institute, Knowledge-Enabled Computing (Kno.e.sis), Micro Air Vehicle Research, and Product Reliability and Optimization (CEPRO).

Wright State has eight colleges and three schools. The colleges are: Education and Human Services, Engineering and Computer Science, Liberal Arts, Nursing and Health, Raj Soin College of Business, Science and Mathematics, University College, and Lake Campus. The schools are: Boonshoft School of Medicine, Graduate Studies, and Professional Psychology.

## History

Founded in 1964, Wright State University was originally the Dayton branch campus of both Miami University and Ohio State University. At that time it comprised only a single building, Allyn Hall (named for Stanley Allyn, then-president of National Cash Register and one of the university's founders).

A 1965 act of the Ohio General Assembly created the university. Several names were considered, including Dayton State University, Southwest Ohio State University, Shawnee University, Four Rivers University (after the four nearby rivers: the Great Miami, the Mad, the Stillwater, and Wolf Creek), and Mad River University. Wright State University was eventually chosen to honor the Wright Brothers, residents of Dayton. On October 1, 1967, the university met enrollment criteria set by state legislature and Senate Bill 212 passed to actually create a new university. This led to the official charter of Wright State University.

Prior to current president David R. Hopkins appointment, Wright State University had five other presidents, including Brage Golding (1966–1973); Robert J. Kegerreis (1973–1985); Paige E. Mulhollan (1985–1994); Harley E. Flack (1994–1998); Kim Goldenberg (1998–2006).

In 2007, Wright State University celebrated its 40th Anniversary in connection with the Presidential Inauguration of David R. Hopkins. In order to mark this milestone in university history, Wright State created a 40th Anniversary website to highlight the events, history, and vision of its community. More information about the university's history can be seen on this Wright State site.

## Campus and community

As of fall 2010, according to statistics published by the university, it had a total enrollment of 19,793 (including 1,490 at the branch Lake Campus, located in Celina, Ohio). Wright State offers 186 degree programs, including 19 associate degrees, 91 bachelor's degrees, and 76 graduate and professional programs (including schools of medicine and professional psychology). Over 30 percent of freshmen live on campus. Approximately an additional 5,000 commuter students live in apartments less than one mile from campus, making the atmosphere increasingly more like that of a residential campus than a commuter school.

## Greene County, Ohio

Wright State has a compact campus, with several academic buildings constructed following Allyn Hall. Key buildings on campus include the Founders' Quadrangle (quad) buildings, which are Allyn Hall (home to the College of Education and Human Services and WSU dining option, The Hangar), Millett Hall (named for John Millett, former president of Miami University, and home of the College of Liberal Arts), Fawcett Hall (named after Novice Fawcett, president of Ohio State), and Oelman Hall (named after Robert Oelman, first president of the board of trustees, and the home of the College of Science and Mathematics).

Other buildings include Rike Hall (named after the founder of the Rike Kumler company, since merged into Federated Department Stores, home of the Raj Soini College of Business); the Diggs Laboratory (a Gold LEED certified building), University Hall (administrative offices, University College, and the College of Nursing and Health), the Creative Arts Center, the Mathematical and Microbiological Sciences Building (M&M), the Fritz and Dolores Russ Engineering Center (home of the College of Engineering and Computer Science), the Medical Sciences Building, Biological Sciences Building, Health Sciences Building (home of the School of Professional Psychology), Joshi Research Center, and the Student Union (which was created by combining the former gymnasium and University Center). The main university library is the Paul Laurence Dunbar library.

Across from the Mathematics and Microbiology building is an abstract sculpture titled "Turning Points," designed by David Black. This piece was created in 1998, as part of the Ohio Arts Council Percent for Arts Program and the addition of University Hall. The statue has been criticized for appearing very similar to many of Black's other works, most of which are displayed in public universities or public spaces.

The entire campus is accessible to people with disabilities, and it has a national reputation for being an extremely welcoming and accommodating campus. The campus made history when it opened the Winegerd Service Dog Park in October 2008. Wright State is the first university in the nation to create a dog park especially for service dogs. A distinctive feature of Wright State is that one can travel around the main campus both by sidewalks outside and a tunnel network that connects almost all the buildings at the basement level.

## School of Medicine

The Wright State University Boonshoft School of Medicine utilizes the main campus for pre-clinical training and seven area hospitals for clinical and residency training opportunities. In 2005, the school changed its name to the Wright State University Boonshoft School of Medicine in recognition of the Oscar Boonshoft family, which gave Wright State's largest philanthropic gift to the medical school.

Admission to Wright State University's School of Medicine is competitive among the many students who apply; in 2009, over 2,832 students applied for admission to the school, and 100 were accepted. The Boonshoft School of Medicine is accredited by the Liaison Committee on Medical Education (LCME). The school's charter class began studies in 1976 and graduated in 1980. Since then, more than 2,345 M.D.'s have graduated from the School of Medicine. Wright State alumni are practicing in every state in the nation.

In 2009, the school became the first medical school in the United States to debut its own medical student produced radio program, dubbed Radio Rounds.

## Greek life

Wright State University currently hosts 6 North-American Interfraternity Conference fraternities and 5 National Panhellenic Conference sororities as well eight of the nine members of National Pan-Hellenic Council fraternities and sororities.

NIC Fraternities	NPC Sororities	NPHC Fraternities	NPHC Sororities
Beta Phi Omega (local)	Alpha Xi Delta	Alpha Phi Alpha	Sigma Gamma Rho
Delta Tau Delta	Delta Zeta	Phi Beta Sigma	Zeta Phi Beta
Sigma Phi Epsilon	Zeta Tau Alpha	Kappa Alpha Psi	Delta Sigma Theta
Phi Kappa Tau	Theta Phi Alpha	Iota Phi Theta	N/A
Phi Sigma Phi	Kappa Delta	Omega Psi Phi	N/A
Sigma Phi Delta	N/A	N/A	N/A

## Undergraduate programs

Wright State offers 91 baccalaureate degrees in the following colleges: the Sooin College of Business, the College of Education and Human Services, the College of Engineering and Computer Science, the College of Liberal Arts, the College of Nursing and Health, and the College of Science and Mathematics. The Campus also offers a limited number of complete undergraduate bachelor's degrees, as well as a variety of associate degrees.

## Graduate programs

Wright State offers 76 graduate, doctoral, and professional programs through the School of Graduate Studies, the School of Medicine, and the School of Professional Psychology. The Lake Campus also offers a limited number of graduate programs.

## ROTC

For students interested in becoming commissioned officers in the U.S. military upon graduation, Wright State University offers Air Force ROTC and Army ROTC programs on campus, known as Detachment 643 and the Raider Battalion, respectively. The Air Force ROTC program contains the cross town schools of the University of Dayton, Cedarville University, and Sinclair Community College and is the largest AFROTC detachment in the Northeast Region.

## Athletics

The athletic program at Wright State University is recognized as an integral part of the total educational process. The athletics program is designed to contribute to the development of the student-athlete's health, fitness, leadership skill, and respect for others.

## Greene County, Ohio

Wright State's intercollegiate athletes are student-athletes who are instructed on and dedicated to the principles of fair play and amateur competition as defined by the rules of the National Collegiate Athletic Association. It is the responsibility of the athletics administration and coaches to ensure that the entire program is in full compliance with all pertinent rules and regulations as a member of the Horizon League and NCAA Division I.

The Wright State University Athletic Department can be seen through two distinct phases of growth over the past 40 years. The first phase includes the birth and blossoming into the NCAA Division II elite while the second, and current, could be characterized by the move and quick success in NCAA Division I.

Since its first intercollegiate event when the men's soccer team defeated Wilberforce 4-2 in the fall of 1968, the Raiders have grown to the extent that the men's basketball team played the Indiana University before 35,000 fans on national television in 1993 and saw the Raiders beat eventual national-champion Michigan State for the "Upset of the Millennium" on December 30, 1999, at the Wright State Ervin J. Nutter Center or a recent 2010 NCAA Tournament bid by the softball team.

The first 20 years in Division II saw numerous national post-season tournament berths, over 200 All-Americans and a men's basketball National Championship in 1983. Great success became the norm instead of an exception for the Raiders as a high majority of the programs posted a better than .600 record.

Since becoming a NCAA Division I member in 1987, the Raiders success has continued as the squads climb and improve. The first to qualify for a Division I bid came in 1988 when a golfer participated in the NCAA national tournament.

The move to Division I also saw a move in 1990 to the Mid-Continent Conference and then the Midwestern Collegiate Conference (now the Horizon League) starting with the 1994-95 campaign. Since beginning league play, Wright State athletes have earned over 200 all-league honors while numerous teams have won conference championships and received NCAA Tournament bids. The coaching staffs has also received its share of recognition as well with Coach of the Year honors.

The student-athletes posted outstanding successes in the classroom as well as they regularly earn a grade point average over 3.0. Almost half of the student-athletes are honored each year at Academic Recognition Night.

Wright State sponsors 16 intercollegiate sports, including seven for men and nine for women: Both—basketball, cross country, soccer, swimming & diving and tennis; Women—softball, indoor track, outdoor track and volleyball; Men—baseball and golf. The latest sport additions to the department has been a women's indoor and outdoor track & field squad.

New facilities over the last 15 years include the Setzer Pavilion/Mills Morgan Center, a state of the art facility that is used by all 16 teams, particularly men's and women's basketball. Also new are Alumni Field, home of the men's and women's soccer teams, and Nischwitz Stadium, home of WSU baseball. Along with the new facilities, major improvements have been initiated at the softball field and tennis courts along with the Wright State Ervin J. Nutter Center, a 11,000-seat arena that is home to the volleyball and men's and women's basketball teams.

## Greene County, Ohio

The most successful sports on the campus have been men's basketball, softball, baseball, and swimming. The Raiders' men's basketball team captured the 1983 Division II national championship and made the NCAA Division I Tournament in 1993 and 2007. The current head coach is Billy Donlon, named in April 2010. During Donlon's four years as an assistant coach at Wright State, the Raiders blossomed into one of the top teams of the Horizon League with great recruiting classes.

The men's swim team has won the Horizon League conference five times in the past 10 years. Currently, Wright State's Men's Swimming and Diving team holds the record for the most conference championships. The baseball team went to the 1987 NCAA Division II tournament finals. Moving to Division I, they made the NCAA tournament in 1994, 2006, and 2009. The 1994 team won an NCAA tournament game with a 14-12 victory over North Carolina State. The 2010 team won the regular-season title and advanced to the championship game of the Horizon League Tournament. The softball team has advanced to three NCAA Tournaments in the last four years, including the most recent in 2010. Raider Softball has two NCAA Tournament wins.

There have been numerous baseball players in professional baseball from Wright State, but the most notable of all professionals was Brian Anderson. He was a 1993 NCAA Division I All-American while leading the nation in E.R.A. He was selected as the third pick overall in the first round of the Major League Baseball Draft selected behind Alex Rodriguez and Darren Dreifort (Wichita State). Anderson played in the 1997 World Series with the Cleveland Indians and won the 2001 World Series with the Arizona Diamondbacks. Anderson is now an assistant pitching coach with the Tampa Bay Rays. Relief Pitcher Joe Smith (2006) is currently on the roster of the Cleveland Indians.

In men's basketball, Bill Edwards (1993) and Vitaly Potapenko (1996) have played in the NBA. Potapenko was a first round lottery draft pick by the Cleveland Cavaliers and played for the Boston Celtics, Seattle Sonics and Sacramento Kings. He is now an assistant coach with the Indiana Pacers.

Frank Lickliter (1992) has played on several professional tours, including a long-stint on the PGA Tour.

## Fine and performing arts

**The Wright State University Creative Arts Center** lobby, joining the Departments of Art, Music, and Theatre, Dance & Motion Pictures. 2007.

Wright State University has distinguished programs in fine and performing arts programs, from an acclaimed Art Department, a Music Program, to its training programs in Theatre, Dance, and Motion Pictures. Many of the faculty of these departments are working professionals in their respective fields. Graduates of these programs have become recognized as some of the leaders in the field of art, music, theatre, dance, and motion pictures.

The three Departments of Art, Music, and Theatre, Dance & Motion Pictures are located in an interconnected Creative Arts Center with multiple theatres, concert halls, art galleries, and numerous classrooms. Each department has a distinguished track record of accomplishments, from international tours to national awards and honors.

The WSU Department of Art & Art History, headed by Linda Caron, has recently received a major art collection and the pledge of one million dollars to create a state of the art gallery to present the work of

## Greene County, Ohio

students, faculty, and leading artists. Every year the WSU Department of Music, under the leadership of Herbert Dregalla, produces hundreds of concerts and performances both in its two performing facilities, in the region, and on tours throughout the world.

In the WSU Department of Theatre, Dance & Motion Pictures, headed by W. Stuart McDowell, students and faculty and leading professional guest artists such as composer Ricky Ian Gordon, director Tina Landau, and lyricist and composer Tom Jones have worked on theatrical productions, dance concerts and film projects, gaining for the program a unique reputation among training programs in America. Motion Picture faculty have recently been nominated for the Academy Award in documentary film making, and alumni who have won several Emmy Awards in television production.

The collaborative work of the three departments of Art, Music, and Theatre, Dance & Motion Pictures was recognized by the university as one of its Centers of Excellence.

### ***ArtsGala***

Each year - on an evening in early spring - the Wright State Departments of Art, Music and Theatre, Dance & Motion Pictures collaborate in a unique celebration of the arts to raise scholarship funds through the creativity of hundreds of artists, musicians, actors and dancers. A unique expression of the collaborative spirit between these three distinguished departments, the ArtsGala has become an event which has drawn thousands of patrons in its first decade, who have given over a million dollars to support students in the fine and performing arts. The evening combines fine dining with non-stop entertainment. Faculty and students work and perform side by side in what has become a full evening of art, music, theater, dance and motion pictures.

The *ArtsGala*, which celebrated its 12th year in April 2011, is but one expression of the commitment of Wright State University to support its students through scholarships, and through exceptional training in the arts, just as in all of its educational programs.

### **Collaboration, Education, Leadership and Innovation in the Arts**

In the fall of 2009, WSU's three departments of Art, Music, and Theatre, Dance & Motion Pictures inaugurated a new initiative of collaborative artistic and educational endeavor, called CELIA (Collaboration, Education, Leadership and Innovation in the Arts), dedicated to enhancing "ongoing collaborations as well as nurture new partnerships."

One of the first of these projects was the Academy Award-nominated half hour documentary *The Last Truck*, produced for HBO and broadcast on Labor Day, 2008. The film documented the closing of a major GM truck plant in Moraine, Ohio, in 2008. More recently, the Department of Theatre, Dance and Motion Pictures co-produced the regional premiere of August: Osage County in the fall of 2010, with the region's professional theatre, The Human Race Theatre Company.

Projects accepted for the CELIA designation demonstrate high-quality, innovative collaborations, and the ability to further strengthen the reputation of the arts at Wright State.

### **Notable alumni**

## Greene County, Ohio

- Javed Abidi - Disability rights activist
- David Albright - Founder and President of Institute for Science and International Security
- Brian Anderson - Professional baseball player, assistant coach for the Rays
- J. Todd Anderson - Film storyboard artist
- Jim Baldridge - Local news anchor
- Siva S. Banda - Aerospace engineer
- Michael R. Barratt - Astronaut
- Joyce Beatty - Member of the Ohio House of Representatives
- Andrea Bendewald - Actress
- David S. Brown - Historian and professor at Elizabethtown College
- Daniel Buran - Actor, True Blood
- Iman Crosson - Actor, Obama impressionist, dancer, Internet personality
- Jennifer Crusie - Bestselling romance novelist
- Kevin DeWine - Chairman of the Ohio Republican Party and former member of the Ohio House of Representatives
- Chitra Banerjee Divakaruni - Author
- Christopher Easton - Artist
- Bill Edwards - Professional basketball player
- Fakhar-i-Abbas - Pakistani conservationist
- Aaron Fields - Professional baseball player for the Cleveland Indians
- Mike Gallagher - Radio host and political commentator
- Alex Kaminsky - Professional baseball player for the Cleveland Indians
- Frank Lickliter - American professional golfer
- Deborah Loewer - Retired U.S. Navy Rear Admiral
- Irene D. Long - Chief Medical Officer at the Kennedy Space Center
- Logan Martinez - Local political candidate and activist
- Eddie McClintock - Actor
- Steve Molla - Author
- Gerald Ogrinc - Professional baseball player for the Milwaukee Brewers
- Jerome Pearson - President of STAR, Inc.
- Robert Pollard - Singer and songwriter for Guided By Voices
- Vitaly Potapenko - Professional basketball player
- Greg Robinson - Professional Baseball Player for the Arizona Diamondbacks
- Nicole Scherzinger - Singer for The Pussycat Dolls and Eden's Crush
- Anthony Shaffer - U.S. Army intelligence officer and author of *Operation Dark Heart*
- Brad Sherwood - Actor and comedian
- Joe Smith - Professional baseball player
- Chase Whiteside - Journalist, documentary filmmaker, and founder of New Left Media
- DaShaun Wood - Professional basketball player

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10. Florence, Russell. "Dysfunction Rages on the Plains" *Dayton City Paper*, 29 September 2010.

## External links

- Official Site
- WSU in the News: University Headlines
- WSU's Calendar of Events
- WWSU, Wright State's Radio Station
- The Guardian Online- Wright State's Official Student Newspaper
- ArtsGala Annual Wright State Arts Festival
- Official athletics Site
- Raj Soin College of Business Web Site
- Wright State Air Force ROTC Web Site
- Wright State Army ROTC Web Site
- RaiderRoundball.com - Unofficial site for Wright State Raider basketball
- Official Ervin J. Nutter Center Web site
- Wright State Art and Art History
- Wright State Music
- Wright State Theatre, Dance & Motion Pictures
- Undergraduate Degrees
- Google Maps

## Central State University

From Wikipedia, the free encyclopedia

**Central State University** is a historically black university (HBCU) located in Wilberforce, Ohio, United States. It is the only public HBCU in Ohio.

## History

In a sense Central State University's history began when Wilberforce College was privately established in Tawawa Springs, Ohio, in 1856. This was founded as a collaboration between the Cincinnati Conference of the Methodist Episcopal Church and the African Methodist Episcopal Church (AME); leaders of both races comprised the board of trustees.

In 1887, the Ohio General Assembly enacted legislation to create the Combined Normal and Industrial Department at Wilberforce College, to provide training for teachers of lower grades and vocational education. This department operated as part of Wilberforce University, since 1863 owned and operated

## Greene County, Ohio

by the African Methodist Episcopal Church. A separately appointed board of trustees governed the state-financed operations. This arrangement allowed state legislators to sponsor scholarship students at the university and brought other forms of financial aid.

In 1941 the Normal and Industrial Department expanded from a two- to a four-year program. It was legally split from Wilberforce College in 1947, when it became the College of Education and Industrial Arts at Wilberforce, Ohio.

In 1951, it was renamed Central State College. With the expansion of graduate departments, the institution achieved university status in 1965.

## Academics

Central State University is accredited by the Ohio Department of Education, the North Central Association of Colleges and Schools, the Accreditation Board for Engineering and Technology, and the National Association of Schools of Music.

The cost of all fees and tuition annually at Central State University is roughly \$11,500. The college has on-campus housing for about 1400 students, at a cost of \$4,000 annually.

## Organization

Central State operates three colleges: the College of Education, the College of Arts and Sciences, and the College of Business and Industry.

## Campus

The main campus is located in Wilberforce, four miles northeast of Xenia, 18 miles east of Dayton and midway between Cincinnati and Columbus, Ohio (about 55 miles from each city). A branch campus (CSU-Dayton) is located in Dayton.

Adjacent to the main campus is an outdoor education area, a natural reserve. Within a hundred yards of the Robeson Center is the National Afro-American Museum and Cultural Center, operated by the Ohio Historical Society.

### Student housing

The campus housing complex, which houses approximately 1,050 students, consists of six residence halls: Williamson Hall (freshmen male), Hunter Hall (co-ed honors), Green Hall (freshmen male), Anderson Hall (freshmen male), Foundation Hall (co-ed upperclassmen), and Foundation Hall II (freshman female).

### Benjamin Banneker Science Hall

Originally constructed in 1950 with an addition completed in 1967, Banneker Hall houses science laboratories and a botanical laboratory and greenhouse.

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### Beacom/Lewis Gymnasium

Constructed in 1961, Beacom Gymnasium is the home of the Marauders volleyball and basketball teams and provides office space for the Department of Health, Physical Education and Recreation. The original Beacom Gymnasium constructed in 1919 was destroyed by fire in 1971. The natatorium was constructed in 1966.

### Hallie Q. Brown Library/Clara A. Henderson Hall College of Education

The Library/College of Education building was completed in 1985 and houses the main library, classrooms, and offices for the College of Education. The library portion of the building is named in honor of long-time educator and public speaker Hallie Q. Brown. The College of Education is named for teacher, department chairperson and dean, Dr. Clara A. Henderson.

### Camille O. & William H. Cosby Mass Communication Center

The Cosby Center houses the university's telecommunications programs (including radio, television and print journalism) and the campus-based radio station WCSU-FM. It was constructed in 1958 and named the Lucinda Cook Laboratory Demonstration School.

### Galloway/Alumni Tower The Galloway Tower/Walter G. Sellers Alumni

The facility houses the offices of the CSU General Alumni Association. The building was named in honor of Dr. William Galloway, a physician who served as a member of the Board of Trustees of the Combined Normal and Industrial Department. It was rebuilt following the 1974 tornado that destroyed the original Galloway Hall. Funds to reconstruct the tower were raised by alumni and friends of Central State University. During the university's Centennial celebration in 1987, the Alumni Center was named in honor of Walter G. Sellers Sr., a 1951 CSU graduate.

### Jenkins Technology Education Building

Home of the Department of Manufacturing and Industrial Engineering, the building is named in honor of Carl C. Jenkins, a superintendent of the Combined Normal and Industrial Department. An earlier building, constructed in 1941, was also named for Jenkins and housed the Physical Education Department, Army ROTC, and Bookstore and Grill. Destroyed in 1974, the original Jenkins Hall housed the audio-visual department, the campus radio station, the bookstore, and office of the CSU Federal Credit Union at the time.

### The C.J. McLin International Center for Water Resources Management

Three programs are housed in the facility opened in 1987: Water Resources Management, Geology, and Earth Sciences.

### Lackey/Lee Health Center The Lackey/Lee Health Center

Opened in 1978, the center houses administrative offices, examination and treatment rooms, and laboratory facilities. It replaced the former campus health center, also named for Dr. Lackey and earlier

## Greene County, Ohio

known as Tawawa Hospital, which was among the buildings destroyed in 1974. The building is named for Dr. Harry M. Lackey (university physician from 1921 to 1953), Bishop Benjamin F. Lee (president of Wilberforce University from 1876 to 1884), Benjamin F. Lee, Jr. (a faculty member), and Benjamin F. Lee, III (physician who served the campus and the community).

### McPherson Memorial Stadium

McPherson Stadium is home to the Marauder track and field teams. Originally constructed in 1949, the structure has been renovated to expand and modernize the locker room, training room, and office spaces. It is named in honor of Combined Normal and Industrial Department graduate William Patrick McPherson, who was killed in action in World War II. Originally constructed under the Franklin D. Roosevelt administration through the Works Projects Administration during the Great Depression, the stadium has been altered over the years.

### Lionel H. Newsom Administration Building

The administration building was dedicated in 1978 and named in honor of Dr. Lionel H. Newsom, president of Central State from 1972 to 1985. It was constructed on the remaining portion of the Hallie Q. Brown Memorial Library, heavily damaged in the 1974 tornado. The building houses administrative and financial offices, the administrative computer center, and the Office of the Registrar.

### Paul Robeson Cultural and Performing Arts Center

The Paul Robeson Cultural and Performing Arts Center houses the art and music departments, classrooms, and studios. It was dedicated in 1978 in honor of the singer, actor and activist Paul Robeson. The building includes an 850-seat auditorium and a recital hall. A large sculpture of Robeson in front of the center was commissioned by Camille and William Cosby.

### Charles S. Smith College of Business

Smith Hall was completed in 1970 and named in honor of Charles S. Smith, founder of the College of Business Administration. It houses the College of Business Administration's classrooms and laboratories and an academic computer center.

### Norman E. Ward Sr. University Center

The building houses a bookstore, grill, and commuter lounge, and office spaces for the Admissions Department, Financial Aid Department, Career Services Department, Student Government Association, Housing Department, and the Dean of Students. It is named for 1950 graduate, Norman Ward Sr, an outstanding athlete, teacher, coach, and administrator.

### Charles H. Wesley Hall

Wesley Hall houses the College of Arts and Sciences' administrative offices, classrooms and offices. It is named in honor of Central State University's first president, Charles H. Wesley (1941 to 1967).

### Center for Education and Natural Sciences

Houses the School of Education and Natural Sciences department of the College of Arts and Sciences.

## Student activities

### Student organizations

There are approximately 30 student organizations operating on campus. These student organizations are classified under six categories: Academic, Business, Special Interest, Religions, Honorary and Greek letter organizations. The Office of the University Center and Student Development in conjunction with the SGA's Inter organization Committee monitors the recognized student organizations activities.

### Student Government Association

The Student Government Association (SGA) serves as a liaison between the students and the administration, sharing decision making responsibility with the faculty and staff on matters that affect campus life. The SGA also oversees many student activities, represents the student body, and serves as an advisory body.

### Greek Letter organizations

Central State is home to all nine of the historically Black Greek letter organizations. Organizations are governed by the CSU National Pan-Hellenic Council and overseen by the Director of the University Center and Student Development.

- Alpha Phi Alpha fraternity
- Kappa Alpha Psi fraternity
- Omega Psi Phi fraternity
- Phi Beta Sigma fraternity
- Iota Phi Theta fraternity
- Alpha Kappa Alpha sorority
- Delta Sigma Theta sorority
- Zeta Phi Beta sorority
- Sigma Gamma Rho sorority

### Athletics

#### National championships

1960 NCAA Small College Men's Cross Country

1961 NCAA Small College Men's Cross Country

## Greene County, Ohio

1965	NAIA Men's Basketball
1968	NAIA Men's Basketball
1983	NCAA Division II Runner Up Football
1990	NAIA Division I Football
1991	NAIA Women's Outdoor Track & Field
1992	NAIA Women's Outdoor Track & Field
1992	NAIA Division I Football
1993	NAIA Men's Indoor Track & Field
1993	NAIA Women's Indoor Track & Field
1993	NAIA Men's Outdoor Track & Field
1993	NAIA Women's Outdoor Track & Field
1994	NAIA Men's Indoor Track & Field
1994	NAIA Women's Outdoor Track & Field
1995	NAIA Division I Football
1996	NAIA Women's Indoor Track & Field
1997	NAIA Women's Outdoor Track & Field

Central State participates on the Division II level of the National Collegiate Athletic Association (NCAA) in eleven different sports, while the football team competes in the Great Lakes Football Conference. Their

## Greene County, Ohio

athletic teams are called the Marauders. CSU's main athletic rival is Kentucky State University. The athletic director is former NFL tight end Kellen Winslow.

### Football Legacy :1980s to 1996

The Central State University Marauder football was a powerhouse in Division II and NAIA during the 1980s through 1995 under then head football coaches, William "Billy" Joe (1981 to 1993) and Rick Comegy (1993 to 1996).

Under Billy Joe, the Marauders won the NAIA Football National Championship (Division I) in 1990 and 1992.<sup>[9]</sup> Under Comegy (a former assistant coach under Joe), the Marauders won the NAIA Football National Championship (Division I) in 1995.

Unfortunately, the Central State University administration, due to financial difficulties and lack of institutional management due to scandal was forced to drop the football program in 1997. In 2005, under new administration leadership, of its current president, Dr. John W. Garland, Esq, (Class of 1971) the university reinstated the Central State Marauder football program.

In its heyday many Marauder players from came through during the 1980s and 1990s on their way to the National Football League. The most notable were : Vince Heflin, Vince Buck, Erik Williams, Hugh Douglas, Charles Hope and Kerwin Waldroup.

### Marching band

The university's marching band, nicknamed the *Invincible Marching Marauders*, was featured prominently in the 2006 film *Dave Chappelle's Block Party* and performed at the Honda Battle of the Bands.

### University Chorus

The Central State University Chorus has twice been nominated for a Grammy Award for its recordings.

Notable alumni

Name	Class year	Notability	References
Hastings Kamuzu Banda		Former President of Malawi	
Vince Buck	1990	Former NFL defensive back for the New Orleans Saints	
Wayne A. Cauthen		First African American appointed as City Manager of Kansas City, MO	
Clay Dixon		Former City Commissioner and Mayor of Dayton, Ohio	

## Greene County, Ohio

Hugh Douglas		Former New York Jet & Philadelphia Eagle Defensive Lineman
Vince Heflin		Former NFL wide receiver for the Miami Dolphins and Tampa Bay Buccaneers
James T. Henry, Sr.		First Black Mayor and City Commissioner of Xenia, Ohio
Charles Hope		Former Green Bay Packers guard
Priest Lauderdale		Former NBA player for the Denver Nuggets and Atlanta Hawks
Omarosa Manigault- Stallworth	1996	actress ( <i>The Apprentice, Surreal Life</i> )
Kedar Massenberg		Record label executive and producer
Eddie Milner		Former Professional baseball player
Rob Murphy		current basketball assistant coach at Syracuse University
Leontyne Price		Opera singer
John Roseboro		Former professional baseball player
Teddy Seymour		First African American to sail around the world solo
John W. Shannon	1955	United States Under Secretary of the Army, 1989-1993
Jason Thomas		9/11 Hero, Keynote Speaker, <i>Extreme Makeover: Home Edition</i> , WTC Movie
Erik Williams	1991	Former Pro Bowl offensive lineman for the Dallas Cowboys and Baltimore Ravens.
Nancy Wilson		Jazz Singer
Kerwin Waldroup		former NFL defensive end
Terrill Jones	1993	former Central state offensive lineman

## External links

- [www.centralstate.edu](http://www.centralstate.edu) - Official web site
- [www.dzbantu.com](http://www.dzbantu.com) - Kappa Alpha Psi Delta Zeta Chapter Website

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## **Clark State Community College**

From Wikipedia, the free encyclopedia

**Clark State Community College** began in 1962 as the Springfield and Clark County Technical Education Program in an effort to meet the post-secondary, technical education needs of Springfield and the surrounding area. In 1966 the name was changed to Clark County Technical Institute (CCTI) and was chartered by the Ohio Board of Regents as Ohio's first technical college. In 1972, ten years after its birth, CCTI had grown to 1,000 students and officially became Clark Technical College. New programs in agriculture, business, engineering technologies, health, public services and general studies were developed in response to the community's changing educational and economic needs.

In the 1970s the College reexamined its mission and determined that programs which can be transferred to four-year colleges should be included as a secondary focus. In order to accomplish this, many new courses in the humanities and the social sciences were added to the curriculum. By 1985 Clark Technical College had developed one of the broadest general education programs of any technical college in the state. It was this solid foundation, together with the many strong technical programs, that made the evolution to a community college a smooth and logical step.

On July 1, 1988, the Ohio Board of Regents approved the change of Clark Technical College to Clark State Community College. As a result of this action, Clark State added the Associate of Arts and Associate of

Science degrees (university parallel programs) to the nearly 30 technical associate degrees and certificates it had offered for years.

## Higher Education; Private

### Antioch College

From Wikipedia, the free encyclopedia

**Antioch College** was a private, independent liberal arts college in Yellow Springs, Ohio, United States. It was the founder and the flagship institution of the six-campus Antioch University system. Founded in 1852 by the Christian Connection, the college began operating in 1853 with politician and education reformer Horace Mann as its first president. Between 1921 and 2008, the college's educational approach blended practical work experience with classroom learning, and participatory community governance. Students received narrative evaluations instead of academic letter grades. In June 2007, the University's Board of Trustees announced that Antioch College would be suspending operations as of July 2008. Antioch University transferred the assets, including the college campus, a \$20 million endowment, Glen Helen and the Antioch Review, to the Antioch College Continuing Corp. in 2009 for \$5 million. Since then, the Antioch College Continuing Corp. has raised nearly \$17 million from alumni in its quest to reopen in fall 2011.

The College reopens to its first class in October 2011.

Antioch College was a member of the Great Lakes Colleges Association, which mediated negotiations for transfer of the College from Antioch University to the ACCC, and the North American Alliance for Green Education. It was also formerly a member of the Eco League.

### History

On October 5, 1850, the General Convention of the Christian Church passed a resolution stating "that our responsibility to the community, and the advancement of our interests as a denomination, demand of us the establishing of a College." The delegates further pledged "the sum of one hundred thousand dollars as the standard by which to measure our zeal and our effort in raising the means for establishing the contemplated College." The Committee on the Plan for a College was formed to undertake the founding of a college, and make decisions regarding the name of the school, the endowment, fundraising, faculty, and administration.<sup>[5]</sup> Most notably, the committee decided that the college "shall afford equal privileges to students of both sexes."<sup>[6]</sup> The Christian Connection sect wanted the new college to be sectarian, but the planning committee decided otherwise.

Despite its enthusiasm, the Christian Connection's fundraising efforts proved insufficient. The money raised before the school opened failed to cover even the cost of the three original buildings, much less

create an endowment. The Unitarian Church contributed an equal amount of funds and nearly as many students to the new school, causing denominational strife early on.

## Early years

Horace Mann, Antioch's first president, ran the college from its founding in 1853 until his death in 1859. The young college had relatively high academic standards, and "good moral character" was a requirement for graduation. The first curriculum focused on Latin, Greek, mathematics, history, philosophy and science, and offered electives in art, botany, pedagogy, and modern languages. Tuition was \$24 a year, and the first graduating class consisted of 28 students. Although the founders planned for approximately 1,000 students, enrollment only exceeded 500 once in the 19th century, in 1857.

One notable character in Antioch's history is Rebecca Pennell, Mann's niece, who was one of the college's ten original faculty members. She was the first female college professor in the United States to have the same rank and pay as her male colleagues. Her home, now part of the Antioch campus and called Pennell House, served in recent years as community space for several of Antioch's student-led independent groups.

In 1859, Mann gave his final commencement speech, including what became the college's motto: "Be ashamed to die until you have won some victory for humanity." Mann died in August and was initially interred on the Antioch College grounds. The next year, he was reinterred in Providence, Rhode Island, next to his first wife.

The original founders gave no consideration to the question of whether Antioch should admit students of color, neither forbidding nor explicitly allowing it. The associated preparatory school admitted two African American girls during the mid-1850s, an action one trustee responded to by resigning and removing his own children from the school. His opinion was apparently the minority one, though, as the African American students were not withdrawn. In 1863, Antioch trustee John Phillips proposed a resolution stating "the Trustees of Antioch College cannot, according to the Charter, reject persons on account of color." The resolution passed with nine trustees in favor and four opposed. However, the college remained nearly all white until after World War II, when the school undertook a minority recruitment program.

Antioch College was insolvent the day it opened and faced financial difficulties from its first years. From 1857 to 1859, Antioch ran an annual deficit of US\$5,000, out of a total budget of US\$13,000. In 1858, Antioch was bankrupt. Mann died in 1859 and the college was reorganized, but deficits continued. Mann's successor, Thomas Hill, took Antioch's presidency on the condition that faculty salaries be paid despite deficits. Despite this stipulation, his salary was often not paid, and he supported his family with loans. Hill and a colleague attempted to raise an endowment, but potential donors were put off by the strong sectarian leanings of some of the college's trustees. Hill resigned in 1862 due to increasing financial troubles, sectarian conflict between Christian Connection and Unitarian trustees, and his election as president of Harvard. In 1862, the college was closed until finances improved and remained closed until after the end of the Civil War.

In 1865, the college reopened, now administered by the Unitarian Church. The financial health of the college seemed improved, as the Unitarians had raised a US\$100,000 endowment in the space of two months. The endowment was originally invested in government bonds and later in real estate and

timber. The investment income, while performing well, was still insufficient to maintain the college at the high level desired by the trustees. Some of the principal was lost to foreclosures during the Long Depression, which began in 1873. The college closed again from 1881–1882 to allow the endowment to recover.

In 1869, when the Cincinnati Red Stockings began their inaugural season as history's first professional baseball team, they played a preseason game at the site of what is now the Grand Union Terminal in Cincinnati against the Antiochs, who were regarded as one of the finest amateur clubs in Ohio. The game was played on May 15, 1869, and Cincinnati defeated Antioch 41-7. Antioch had been scheduled to host the first game of this professional tour on May 31, 1869, but pouring rain and an unplayable field kept the Red Stockings inside the Yellow Springs House until they left for Mansfield. So, while Antioch was not a part of the first professional baseball game, the college does hold claim to hosting the first ever rainout in professional baseball.

## 1900-1945

The turn of the century saw little improvement in the college's finances. In 1900 faculty made between US\$500 and \$700 a year, very low for the time, and the president was paid \$1,500 a year. In contrast, Horace Mann's annual salary had been \$3,000 more than forty years prior. Enrollment did increase significantly under the presidency of Simeon D. Fess, who served from 1906 to 1917. In 1912 he was elected to the United States House of Representatives, and served three of his five total terms while also acting as president of Antioch.

World War I had little effect, good or bad, on the college and though some people contracted influenza during the Spanish flu epidemic, there were no deaths. In February 1919, the Young Men's Christian Association attempted a peaceful takeover of the college, offering to raise an endowment of US\$500,000 if Antioch would serve as the official national college of the YMCA. The YMCA proposal was received positively by the college's trustees and enacted by a unanimous vote, and Grant Perkins, a YMCA executive, assumed the college's presidency. By May, Perkins had resigned, reporting that he was not prepared to raise the necessary funds.

In June 1919, several candidates were submitted to the trustees, including Arthur Morgan. Morgan was elected to the board without any prior notification of his candidacy. An engineer, he had been involved in planning a college in upstate New York that would have included work-study along with a more traditional curriculum. Morgan also received the right to demand the resignations of faculty and trustees. He presented his plan for "practical industrial education" to the trustees, which accepted the new plan. Antioch closed for a third time while the curriculum was reorganized and the co-op program developed. In 1920, Morgan was unanimously elected president and, in 1921, the college reopened with the cooperative education program.

The early co-op program was not required; students could enter as traditional students or cooperative education students. Despite this, by the 1935 academic year, nearly 80% of the student body had chosen the cooperative program. Students initially studied for eight-week-long terms alternating with eight-week-long work experiences. Male students generally took apprenticeships with craftsmen or jobs in factories; female students often served as nursing or teaching assistants. In 1921, when the program was inaugurated, fewer than 1% of available co-op jobs were located outside of Ohio, but this had grown to about 75% within 15 years.

## Greene County, Ohio

Morgan constructed a new board of trustees of prominent businessmen, replacing many of the local ministers and adding a new source of income. Charles Kettering alone contributed more than \$500,000 to Antioch. These kinds of major donations by board members and their friends totaled more than \$2 million for the decade. Kettering and other major patrons hoped to create a model institution that would create potential business administrators with students "trained for proprietorship." The college declined an offer from John Henry Patterson (NCR owner) to finance the college completely if Antioch would leave rural Yellow Springs, re-establish itself on NCR grounds in Dayton, and rechristen itself the National Cash Register College.

The college enrolled no black students from 1899–1929 and only two from 1929–1936 (neither graduated), so it is unknown how racial discrimination among employers affected the co-op program. While Antioch itself had no religious quotas (elsewhere common until the 1940s), many employers discriminated against Jews, a fact that limited the number of Jewish students at Antioch. The program suffered for available positions during the Great Depression, prompting the college to employ many students at industrial jobs on campus.

In 1926, the college's Administrative Council was formed as an advisory body to the president. It was chartered in 1930. The Administrative Council was originally a faculty-only body, though a student seat was added in 1941. Over time, the Administrative Council became the primary policy-making body of the College. The Community Council was established a short time later, to advise on and manage what at other college campuses would be considered "student concerns". At Antioch, these matters, such as campus artistic and cultural life, have been regarded as community-wide issues, affecting students, staff, faculty members and administrators.

### 1945-2000

Beginning in the 1940s, Antioch was considered an early bastion of student activism, anti-racism, and progressive thought. During World War II, Antioch, among other eastern colleges, with the help of Victor Goertzel, participated in a program which arranged for students of Japanese origin interned in Relocation camps to enroll in college. In 1943 the college Race Relations Committee began offering scholarships to non-white students to help diversify the campus, which had been mostly white since its founding. The first scholarship recipient was Edythe Scott, elder sister of Coretta Scott King. Coretta Scott received the scholarship and attended Antioch two years after her sister. Antioch was one of the first historically white colleges to actively recruit black students. Antioch was also the first historically white college to appoint a black person to be chair of an academic department, when Walter Anderson was appointed chair of the music department.

In the 1950s Antioch faced pressure from the powerful House Un-American Activities Committee and faced criticism from many area newspapers because it did not expel students and faculty accused of having Communist leanings. College officials stood firm, insisting that freedom begins not in suppressing unpopular ideas but in holding all ideas up to the light. The school, including professors and administration, was also involved in the early stages of the American Civil Rights Movement and was a supporter of free speech.

In 1965, Dr. Martin Luther King Jr. gave the commencement speech.

## Greene County, Ohio

Antioch became increasingly progressive and financially healthy during the 1960s and early 1970s under the Presidency of Dr. James P. Dixon. The student body topped out at around 2,400 students, the college owned property all over Yellow Springs and beyond, and the college grew throughout the decade. It began to appear in literary works and other media as an icon of youth culture, serving, for example, as the setting for a portion of Philip Roth's novel, *Portnoy's Complaint*, and an S.J. Perelman satire, "To Yearn Is Subhuman, To Forestall Devine." At this time, Antioch became one of the primary sources of student radicalism, the New Left, the anti-Vietnam War movement, and the Black Power movement in the region. The town of Yellow Springs became an island of liberal and progressive activism in southern Ohio.

In many instances, the environment of the school spurred its students to activism. Eleanor Greene county Norton, future congressional delegate for Washington, D.C., recalled her time at Antioch as one "when the first real action that could be called movement action was ignited", according to an interview now available in the National Security Archives.

The 1970s saw the college continue to develop its reputation as a source of activism and progressive political thought. Several graduate satellite schools around the country, under the Antioch University name (with the college as a base), were established as well, including the McGregor School (now known as Antioch University McGregor located on a new campus in Yellow Springs that opened September 2007). Antioch University New England was the first graduate school offshoot in 1964. The university campuses are located in Keene, New Hampshire; Seattle, Washington; Los Angeles, California; and Santa Barbara, California.

After considering 337 candidates in its search, William Birenbaum was named as president of Antioch College in April 1976. The chairman of the search committee called him a "courageous and charismatic personality" who is an "experienced chief executive with a strong track record in crisis-type settings." By 1979, *The New York Times* described tensions on campus due to the school's dire financial crisis and that Birenbaum's "pugnacious and often abrasive style had offended many Antiochians", with enrollment at the Yellow Springs, Ohio campus dropping from 2,000 to 1,000 during the 1970s. Birenbaum implemented cost-cutting measures including a reduction in the number of satellite campus programs nationwide from 30 down to under 10 and changed its name to Antioch University as a parent for its multiple campuses. By November 1980, *The New York Times* was able to report in a headline of an article about the college that "A Streamlined Antioch Appears on the Way to Survival". Birenbaum announced in June 1984 that he would be retiring and Alan E. Guskin of the University of Wisconsin–Parkside was named to succeed him as of September 1, 1985.

Beginning in the mid 1980s and continuing through the 1990s, under the leadership of Antioch Presidents Alan Guskin and Bob Devine, Antioch's enrollment figures and financial health improved, though college enrollment never surpassed 1,000 students. The campus underwent renovations and many buildings that had been boarded up were repaired and reopened, including South Hall, one of the college's three original buildings.

## The Sexual Offense Prevention Policy

In 1993 Antioch became the focus of national attention with its "Sexual Offense Prevention Policy." Under this policy, consent for sexual behavior must be "(a) verbal, (b) mutual, and (c) reiterated for every new level of sexual behavior." This policy was initiated after two date rapes reportedly occurred

on the Antioch College campus during the 1990-91 academic year. A group of students formed under the name "Womyn of Antioch" to address their concern that sexual offenses in general were not being taken seriously enough by the administration or some in the campus community. Advocates of the policy explain that the original "Sexual Offense Policy," as it was then called, was created during a couple of late-night meetings in the campus Womyn's Center, and that "this original policy was questionable. It was not legally binding, no rights were given to the accused, and it called for immediate expulsion of the accused with no formal process." The policy, both as it then stood and as revised, uniquely viewed any sexual offense as not simply a violation of the victim's rights, but as an offense against the entire campus community. It was revised to focus more on education and less on punishment and clarified in a series of community meetings during the 1991-92 academic year. Once revised, it was endorsed by the entire campus and the Board of Trustees, and thus became the official policy of the college that year.

This revised policy attracted renewed national publicity two years later, during the fall semester of the 1993-94 academic year, allegedly when a student doing a co-op on the west coast mentioned the policy to a California campus newspaper reporter. An Associated Press reporter picked up the story in the early days of the term, and a media frenzy ensued, one that arguably garnered more attention to Antioch than anything since the student strike of 1973. The policy was often ridiculed by the mainstream American news media that fall, even becoming the butt of a Saturday Night Live sketch, entitled "Is It Date Rape?" Some media outlets voiced support for the policy. For example, syndicated columnist Ellen Goodman asserted that most "sexual policy makers write like lawyers in love," and that, likewise, "at Antioch the authors could use some poetry, and passion." But she was ultimately sympathetic to their goals of leveling the sexual playing field and making students think about what consent means, saying that the Antioch campus "has the plot line just about right."

## The 21st century

In 2000, Antioch College was again subject to media attention after inviting political activist and death row inmate Mumia Abu Jamal and transgendered rights advocate and Jamal supporter Leslie Feinberg to be commencement speakers. Graduating students had chosen Jamal and Feinberg to highlight their concerns with capital punishment and the American criminal justice system. Many conservative commentators criticized the Antioch administration for allowing students to choose such controversial commencement speakers and the college administration received death threats. Antioch President Bob Devine chose not to overturn the students' choice of speakers, citing the ideals of free speech and free exchange of ideas, and likened the media reaction to the coverage of Martin Luther King, Jr.'s 1965 commencement address.

In the early 2000s enrollment declined to just over 600 students. This combined with a declining economy caused Antioch University to institute a "Renewal Plan" in 2003. The controversial plan called for restructuring Antioch's first year program into learning communities and upgrading campus facilities. Many students and faculty stated that they were shut out of planning. Antioch University's Board of Trustees committed to five years of funding for the renewal plan but discontinued this commitment to the college three years into the plan.

Simultaneously with the announcement of the renewal plan, the University's Board of Trustees announced mandated staff cuts at the college, including the elimination of the Office of Multicultural Affairs. Student anger over the mandated renewal plan and program cuts led to a student-initiated protest entitled "People of Color Takeover", which garnered negative media attention. Partially in

response to this, Antioch College created the Coretta Scott King Center for Cultural and Intellectual Freedom in 2006.

With the implementation of the controversial renewal plan, enrollment dropped from 650 students to 370 in two years, a decline that many feel was a result of the curriculum change mandated by the Board of Trustees. At an Antioch University Board of Trustees meeting in June 2007 the Board stated that while the college was only in its third year of implementation of the plan they had not raised the funds needed, and that the college would be indefinitely closed at the end of the 2007-08 academic year.

Many Antioch alumni and faculty, upset at the prospect of the loss of the college's legacy, began organizing and raising funds in an effort to save the college, keep it open without interruption, and gain greater transparency in its governance. In August 2007, the college faculty filed suit against the Board of Trustees, charging that the Board was violating various contractual obligations.

Following a meeting between university and alumni representatives in August 2007, the Board of Trustees approved a resolution giving the Alumni Board until the October 2007 trustees' meeting to demonstrate the viability of an Alumni Board proposal to maintain the operations of the College. Despite initially stating he would remain until December, Antioch president Steve Lawry abruptly stepped down as president on September 1, 2007. The role of president was turned over to a three-person group, comprising the Dean of Faculty, Director of Student Services, and Director of Communications. While no reason for Lawry's immediate departure was given, it has been reported that he was forcibly ousted by the Board of Trustees. In response to this reported ousting, the faculty gave Antioch University Chancellor Toni Murdock a vote of no confidence.

A story about Antioch's closing in *The Chronicle of Higher Education* detailed the uncertain future of some faculty and staff members, along with the town of Yellow Springs, following suspended operations at the college. One professor, who got tenure 28 hours before the college announced its closing, had turned down other jobs in academia to work at Antioch. The story includes a slideshow showing outdated and crumbling buildings on campus.<sup>[45]</sup>

On November 3, 2007, the University Board of Trustees agreed to lift the suspension of the college, which would have seen the college operate continuously rather than closing. The Alumni Board embarked on a \$100 million fundraising drive to build the college's endowment, raising more than \$18 million in gifts and pledges by November 2007. However, major donors balked out of concern that the deal did not make the college sufficiently autonomous from the university, and a group began meeting directly with the university, incorporating as the Antioch College Continuation Corporation (ACCC). On February 22, 2008, the university issued a press release reinstating the suspension, despite ongoing negotiations with the group. On March 28, 2008, university trustees rejected a \$12.2 million offer from the ACCC, which then offered \$10 million for 10 seats on the 19-member board. On May 8, 2008, university trustees rejected the ACCC's "best and final" offer -- \$9.5 million for the college and another \$6 million for the graduate campuses in exchange for eight board seats, with an additional four new trustees to be jointly agreed upon by the ACCC and current trustees.

The college closed as promised on June 30, 2008. In early 2011 it began recruiting faculty for the 2011-2012 academic year; likewise, it started a campaign to attract a "pioneer class" of freshmen to re-open the college, pledging to charge them no tuition and only \$8600 in room, board, and fees.

## Closure of Antioch College

The suspension of operations of the College led to a collaboration between the University and its College alumni association to explore a means to separate the College from the University in a manner which preserved the viability of both. The closure of Antioch College also spurred the creation of the Nonstop Liberal Arts Institute. Led by former faculty, staff, and students, and with the support of Yellow Springs residents, Nonstop aims to keep the values and mission of the College alive in the midst of its suspension. Recognizing that any reopening of the College required the cooperation and substantial financial support of alumni, the Board of Governors of Antioch University adopted a resolution on June 8, 2008, requesting that the Alumni Association prepare a plan to bring the College back to vigor and vitality. Thereafter, the Antioch University Board of Governors and the Board of Directors of the Antioch College Alumni Association publicly announced on July 17, 2008, the creation of a new task force composed of University and Alumni representatives to develop a plan to create an independent Antioch College. The Alumni Association then delegated its role in the discussions to a limited group of alumni who had incorporated as Antioch College Continuation Corporation ("ACCC"), an Ohio non-profit corporation. The task force discussions were facilitated in part by the Great Lakes College Association. As the result of those discussions, ACCC and Antioch University agreed to an asset purchase agreement on June 30, 2009. That agreement called for the transfer of the College campus and the College endowment to ACCC which would operate the College as an independent corporation with its own fiduciary board of trustees. As part of the transaction, Antioch University licensed to ACCC an exclusive right to use the name "Antioch College". The parties closed on the transfer of assets on September 4, 2009, staff and an interim President have been hired to recruit an entering class for the Fall of 2011. (reference Associated Press)

## Revival and Reopening

Mark Roosevelt, formerly of Pittsburgh Public Schools and former legislator in Massachusetts who authored a historic education reform law in 1993, was hired as the new president in October 2010.

On May 5, 2011, the chancellor of the Ohio Board of Regents approved the request by Antioch College to offer Bachelor of Arts and Bachelor of Science degrees when it reopens this fall. It plans to reopen as an independent four-year college, with classes starting Oct. 4.

## Profiles, recognition, and criticism

Huffington Post recognized Antioch College on its list of **Top Non-Traditional Colleges** alongside Brown, the New School and Wesleyan University, among others. The editors wrote: "When it was up and running, Antioch provides students with smorgasbord of interdisciplinary majors founded on the basis of the school's "Three C's": classroom, co-op and community. Though the school closed its doors in 2008, it will reopen in fall 2011."

The *U.S. News & World Report* college and university rankings classify Antioch College as a third-tier Liberal Arts College.

Antioch has been regularly included in the guidebook "Colleges That Change Lives" which declares that "there is no college or university in the country that makes a more profound difference in a young person's life or that creates more effective adults."

Less positive opinions include that of George Will, who wrote in response to the college's announced closure that there is "a minuscule market for what Antioch sells for a tuition, room and board of \$35,221 — repressive liberalism unleavened by learning."

During her remarks to the college in 2004 alumna Coretta Scott King stated that "Antioch students learn that it's not enough to have a great career, material wealth and a fulfilling family life. We are also called to serve, to share, to give and to do what we can to lift up the lives of others. No other college emphasizes this challenge so strongly. That's what makes Antioch so special."

*The Twilight Zone* TV series includes an episode titled "The Changing of the Guard" that is considered to be "the Antioch episode" for its references to Antioch that include mention of Horace Mann and the school motto.

## Noteworthy alumni

### Business

- Theodore Levitt (1949), Economist

Edward E. Booher (1934), Publisher, President, McGraw Hill Book Co.

### Education

- Warren Bennis (1951), Distinguished Professor of Business Administration at the University of Southern California, Chair of the Advisory Board of the Harvard University Kennedy School's Center for Public Leadership, author of more than thirty books on leadership
- Deborah Meier (1954), Educator, considered the founder of the modern small schools movement
- Myron D. Stewart (1973), District of Columbia Public School advocate and educator.
- Lisa Delpit (1974), author of *Other People's Children*, director of the Center for Urban Educational Excellence
- Rajib Ghani, (1981) Director, Centre for Media and Information Warfare Studies, University Technology MARA, Malaysia.

### Entertainment

- Peggy Ahwesh (1978), filmmaker & video artist
- Wendy Ewald (1974), photographer, professor at Duke University
- John Flansburgh (1983), singer/songwriter, They Might Be Giants
- Herb Gardner (1958), playwright
- Ken Jenkins, actor, Dr. Bob Kelso on *Scrubs* (TV Series)
- Nick Katzman, blues musician
- Jorma Kaukonen (1962), guitarist/vocalist Jefferson Airplane
- John Korty (1959), TV and screenwriter [Emmy for "The Autobiography of Miss Jane Pittman", Oscar for documentary of Japanese Internment Camps]
- Peter Kurland, Academy Award-nominated sound mixer

## Greene County, Ohio

- Nicholas Noxon (195?) Cinematographer and producer for National Geographic TV series
- Cliff Robertson (1946), Academy Award-winning actor
- Rod Serling (1950), the creator of *The Twilight Zone* TV series
- Mia Zapata (1989), lead singer of The Gits
- Julia Reichert (1972), independent filmmaker, three-time Academy Award nominee for "Union Maids," "Seeing Red," and "The Last Truck"
- Jim Klein (1973), independent filmmaker, two-time Academy-Award nominee for "Union Maids" and "Seeing Red"

## Government

- Chester G. Atkins (1970), former United States Representative
- Bill Bradbury (1960), Oregon Secretary of State
- John de Jongh, United States Virgin Islands Governor
- Hattie N. Harrison, member of the Maryland House of Delegates
- A. Leon Higginbotham, Jr., civil rights advocate, author, United States federal judge
- Gail D. Mathieu, B.A., current United States Ambassador to Namibia and former United States Ambassador to Niger
- Eleanor Greene county Norton (1960) Congressional Delegate, representing the District of Columbia
- Americus V. Rice Civil War general, U.S. Representative
- E. Denise Simmons, mayor of Cambridge, Massachusetts, and the first openly lesbian African-American Mayor of an American city

## Military

- Marion Ross (1864), Civil War hero, Medal of Honor recipient

## Science

- Mario Capecchi (B.S. 1961), co-recipient of the Nobel Prize in Physiology or Medicine in 2007
- Don Clark (1953), clinical psychologist, author
- Leland C. Clark, Jr. (B.S. 1941), biochemist and inventor
- Clifford Geertz (1950), anthropologist
- Stephen Jay Gould (1963), biologist, author
- Frances Degan Horowitz, educator and developmental psychologist
- Allan Pred (1957), geographer
- Joan Steitz (1963), molecular biologist and Sterling Professor at Yale University
- Judith G. Voet, B.S. - professor of chemistry and biochemistry at Swarthmore College and author of several widely-used biochemistry textbooks

## Writers

- Eric Bates (1983), executive editor of Rolling Stone
- Lawrence Block (1960), author
- James Galvin (1974) poet/author

## Greene County, Ohio

- David A. Horowitz, historian and author
- Peter Irons (1966), legal historian and author
- Laurence Leamer (1964)
- Franz Lidz (1973), journalist and author whose memoir, *Unstrung Heroes*, became a 1995 feature film directed by Diane Keaton
- Sylvia Nasar (1970), author, *A Beautiful Mind*
- Cary Nelson (1967), higher education activist, author
- Mark Strand (1957), poet
- Karl Grossman (1964), journalist and author
- John Robbins (1976), author of *Diet for a New America*, pioneer environmentalist, and veganism advocate

## Others

- Camille Berry (1979), member of the first Facebook implementation team
- Olympia Brown (1860), suffragist, women's rights activist, minister
- Leo Drey (1939), conservationist
- Coretta Scott King (1951), human rights activist
- Robert Manry (1949), nautical explorer
- Gene Klotz (1957), Mathematician, educator

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## External links

Websites affiliated with Antioch:

- [AntiochCollege.org](http://AntiochCollege.org), the current website for Antioch College
- [www.antioch-college.edu](http://www.antioch-college.edu), Older .edu site will soon redirect to the above .org address until re-accredited.
- Antioch College Alumni Association, the official Antioch College alumni organization.
- Antiochiana, the department of archives and special collections at Antioch College
- The Antioch Record, the College's Newspaper

Unaffiliated websites:

- Antioch University, is no longer directly affiliated with Antioch College but has shared history
- Nonstop Liberal Arts Institute--a project of former Antioch College Faculty, Staff, Students and Alumni
- Yellow Springs News
- The Antioch Papers
- Antioch College Faculty Legal Fund
- The Blaze--An alternative campus publication
- Antioch College Action Network (ACAN)--An independent collective of students, faculty, staff, alumni, villagers and friends of the college
- Listen Up Antioch, a collection of audio and video recordings related to Antioch.
- Alumni group to pay \$6M for Ohio's Antioch College

## Wilberforce University

From Wikipedia, the free encyclopedia

**Wilberforce University** is a private, coed, liberal arts historically black university (HBCU) located in Wilberforce, Ohio. Affiliated with the African Methodist Episcopal (AME) Church, it was the first college to be owned and operated by African Americans. It participates in the United Negro College Fund.

The founding of the college was unique as a collaboration in 1856 by the Cincinnati, Ohio Conference of the Methodist Episcopal Church and the African Methodist Episcopal Church (AME). They planned a college to provide classical education and teacher training for black youth. Leaders of both races made up the first board members.

When the number of students fell due to the American Civil War and financial losses closed the college, in 1863 the AME Church purchased the institution to ensure its survival. Its first president, AME Bishop Daniel A. Payne, was one of the original founders. Prominent supporters and the US government donated funds for rebuilding after a fire in 1865. When the college added an industrial department in the late 19th century, state legislators could sponsor scholarship students.

The college attracted the top professors of the day, including W.E.B. Du Bois. In the 19th century, it enlarged its mission to include students from South Africa. The university supports the national

Association of African American Museums to broaden the reach of its programs and assist smaller museums with professional standards.

## Academics

### Cooperative Education

Wilberforce requires all students to participate in cooperative education to meet graduation requirements. The cooperative program places students in internships that provide practical experience in addition to academic training.

### NASA SEMAA project

In October 2006, Wilberforce held the grand opening and dedication for the NASA Science, Engineering, Mathematics and Aerospace Academy (SEMAA) and the associated Aerospace Education Laboratory (AEL). It was attended by Dr. Bernice G. Alston, deputy assistant administrator of NASA's office of Education, and the Honorable David L. Hobson, state representative from Ohio's 7th congressional district.

NASA's program is designed to provide training in science, technology, engineering, and mathematics to underprivileged students to support NASA's future needs. There are 17 NASA SEMAA project sites through the United States. Through this partnership, Wilberforce will offer training sessions for students in grades K-12 during the academic year and during the summer. The AEL is computerized classroom that provided technology to students in grades 7-12 that supports the SEMAA training sessions.

## History

Located three miles (5 km) from Xenia, Ohio in the southwestern part of the state, the founding of Wilberforce University was a collaboration among leaders of the Cincinnati Conference of the Methodist Episcopal Church and the African Methodist Episcopal Church. They planned to promote classical education and teacher training for black youth. Among the first 24 members of the Board of Trustees in 1855 were Bishop Daniel A. Payne, Rev. Lewis Woodson and Messrs. Ishmael Keith and Alfred Anderson, all of the AME Church. Also on the Board were Salmon P. Chase, then Governor of Ohio and a strong supporter of abolition; a member of the Ohio State Legislature, and other Methodist leaders from the white community. They named the college after the British abolitionist and statesman, William Wilberforce.

As a base for the college, the Cincinnati Conference bought a hotel, cottages and 54 acres (220,000 m<sup>2</sup>) of a resort property, named *Tawawa* Springs after a Shawnee word for "clear or golden water". European Americans had founded the health resort because of the springs, which historically the Native Americans had long used. Because of its location, the resort attracted summer people from both Cincinnati and the South. Some people in this area of abolitionist sentiment were shocked when wealthy

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Southern planters arrived at the resort with their entourages of enslaved or free African-American mistresses and mixed-race "natural" (illegitimate) children.

Given migration patterns, this was also an area where numerous free blacks settled, many having moved across the Ohio River from the South for better living conditions. Xenia had quite a large free black population, as did other towns in southwestern Ohio, such as Chillicothe, Yellow Springs and Zanesville. Free blacks and anti-slavery white supporters used houses in the town as stations on the Underground Railroad in the years before the war. Wilberforce College also supported freedom-seeking slaves.

The college opened for classes in 1856, and by 1858 its trustees selected Rev. Richard S. Rust as the first President. By 1860 the university had 200 students. Most were from the South rather than Ohio or northern states. They were the "natural" mixed-race sons and daughters of wealthy white planters and their African-American mistresses. The fathers paid for the education denied their children in the South. They were among the fathers who did not abandon their mixed-race children but provided them with the social capital of education. The outbreak of Civil War threatened the college's finances. Not only were Methodist church resources diverted, but the southern planters withdrew their children, and no more paying students came from the South. The college closed temporarily in 1862 when the Methodist Church was unable to fully fund it.

Led by Bishop Daniel Payne, in 1863 the African Methodist Episcopal Church (AME) decided to buy the college to ensure its survival. Founders were Bishop Payne, who was selected as its first President; James A. Shorter, pastor of the AME Church in Zanesville and future bishop; and Dr. John G. Mitchell, principal of the Eastern District Public School of Cincinnati. Payne was the first African American to become a college president in the United States.

When an arson fire damaged some of the buildings in 1865, Salmon P. Chase, then Chief Justice of the US Supreme Court, and Dr. Charles Avery from Pittsburgh each contributed \$10,000 to rebuild the college. Mary E. Monroe, another white supporter, contributed \$4200. The US Congress approved a \$25,000 grant for the college, which raised additional monies privately from a wide range of donors.

In 1888 the AME Church came to an agreement with the Republican-dominated state legislature that brought considerable financial support. It negotiated contemporary pressures to emphasize industrial education for many black youth by accommodating both that and the classical education. As an act of political patronage, the state legislature established a commercial, normal and industrial (CNI) department at Wilberforce College. While this created complications for administration and questions about the mission of the college, in the near term it brought tens of thousands of dollars annually in state aid to the campus. Each state legislator could award an annual scholarship to the CNI department at Wilberforce, enabling hundreds of African American students to attend classes. The state-funded students could complete liberal arts at the college, and students at Wilberforce could also take "industrial" classes. By the mid-1890s, the college also admitted students from South Africa, as part of the AME Church's mission to Africa. The church helped support such students with scholarships, as well as arranging board with local families.

The college became a center of black cultural and intellectual life in southwestern Ohio. Because the area did not receive many European immigrants, blacks had more opportunities at diverse work. Xenia and nearby towns developed a professional elite.

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Generations of leaders: teachers, ministers, doctors, politicians and presidents of other colleges, and later men and women of all occupations, have been educated at the university. In the nineteenth century, Bishop Payne established his dream, a theological seminary, which was named in his honor. Top-ranking scholars taught at the college, including W.E.B. DuBois, the philologist William S. Scarborough, Edward Clarke, and John G. Mitchell, dean of the seminary. In 1894 Lieutenant Charles Young, the third black graduate of West Point and then the only African-American commissioned officer in the US Army, led the newly established military science department. Additional leading scholars taught at the college in the early twentieth century, such as the politician, theologian and missionary Theophilus Gould Steward and the sociologist Richard R. Wright, Jr., the first African American to earn a Ph.D. from the University of Pennsylvania. He was a future AME bishop and president of Wilberforce. These men were prominent in the American Negro Academy, founded in 1897 to support the work of scholars, writers and other intellectuals. In 1969 the organization was revived as the Black Academy of Arts and Letters.

Growth of the university after the mid-20th century led to construction of a new campus in 1967, located one mile (1.6 km) away. In 1974, the area was devastated by part of the Super Outbreak tornado storm, which destroyed much of the city of Xenia and the old campus of Wilberforce.

Older campus buildings still in use include the Carnegie Library, built in 1909 and listed on the National Register of Historic Places; Shorter Hall, built in 1922; and the Charles Leander Hill Gymnasium, built in 1958. The former residence of Charles Young near Wilberforce was designated a National Historic Landmark, in recognition of his significant and groundbreaking career in the US Army.

In the 1970s, the university established the National Afro-American Museum and Cultural Center, to provide exhibits and outreach to the region. It is now operated by the Ohio Historical Society. The university supports the national Association of African American Museums, to provide support especially to smaller museums across the country.

## Financial aid audit

In 2008 the US Department of Education, Office of the Inspector General (OIG) completed an audit of financial management, specifically the university's management of Title IV funds, which related to its work-study program. For the two-year audit period (2004-2005, 2005-2006) the audit found numerous faults. In summary, the OIG found:

"The University did not comply with the Title IV, HEA program requirements because it was not administratively capable. During the audit period, the University experienced significant staff turnover and lacked sufficient financial aid staff, failed to develop and implement written policies and procedures, did not maintain all records needed to demonstrate compliance with the HEA and applicable regulations, and did not ensure sufficient communication between the financial aid office and all other institutional offices at the University."

## Past university presidents

- Richard Rust, 1858-1862 (under joint Methodist Episcopal and African Methodist Episcopal trustees)
- Daniel A. Payne, 1863-1876, first under AME operation

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- Benjamin F. Lee, 1876-1884
- Samuel T. Mitchell, 1884-1900
- Joshua H. Jones, 1900-1908
- William S. Scarborough, 1908-1920
- John A. Gregg, 1920-1924
- Gilbert H. Jones, 1924-1932
- Richard R. Wright, Jr., 1932-1936, 1941-1942
- D. Ormonde Walker, 1936-1941
- Charles H. Wesley, 1942-1947

## Student activities

### Athletic programs

Wilberforce is a member of the National Association of Intercollegiate Athletics (NAIA) and participates in the American Midwest Conference. The Bulldogs participate in the following intercollegiate sports: basketball (men's and women's), and cross country (men's and women's). Students also participate in the following intramural sports: basketball, softball, volleyball, flag football, and tennis.

### NPHC Organizations

- Alpha Kappa Alpha, Zeta Chapter
- Alpha Phi Alpha, Xi Chapter
- Kappa Alpha Psi, Delta Chapter
- Omega Psi Phi, Upsilon Chapter
- Delta Sigma Theta, Beta Chapter
- Zeta Phi Beta, Gamma Epsilon Chapter
- Phi Beta Sigma, Alpha Alpha Chapter
- Sigma Gamma Rho, Kappa Chapter
- Iota Phi Theta, Alpha Iota Chapter (Founded March 17, 1979)

### Notable alumni

Name	Class year	Notability	References
Victoria Gray Adams		pioneering civil rights activist	
Regina M. Anderson		playwright, librarian, and member of the Harlem Renaissance	
Helen Elsie Austin	1938	U.S. Foreign Service Officer	
Myron (Tiny) Bradshaw		American jazz and rhythm and blues bandleader, singer, pianist, and drummer	
Hallie Quinn Brown	1873	educator, writer and activist	
Floyd H. Flake		U.S. Congressman, Wilberforce-President	

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Frank Foster (musician)		American musician; member of the Count Basie Orchestra
John R. Fox		Recipient of the Medal of Honor
Raymond V. Haysbert		business executive and civil rights leader
James H. McGee		city commissioner and first African-American mayor of Dayton, Ohio
Leontyne Price		Opera singer and first African-American prima donna of the Metropolitan Opera
George Russell		American jazz composer and theorist
William Grant Still		composer and conductor: the first African American to conduct a major American orchestra, the first to have a symphony performed by a leading orchestra, and the first to have an opera performed by a major opera company
Theophilus Gould Steward	1881	U.S. Army chaplain and Buffalo Soldier
Ossian Sweet		African-American doctor notable for self-defense in 1925 against a white mob's attempt to force him out of his Detroit neighborhood, and acquittal at trial.
Ben Webster		American jazz musician
William Julius Wilson		American sociologist and Harvard University professor
Milton Wright	1926	Economist

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## External links

- [www.wilberforce.edu](http://www.wilberforce.edu) - Wilberforce University Official Website
- Horace Talbert, "The Sons of Allen: Together with a Sketch of the Rise and Progress of Wilberforce University, Wilberforce, Ohio", 1906, *Documenting the American South*, University of North Carolina

## Cedarville University

From Wikipedia, the free encyclopedia

**Cedarville University** is a private, co-educational liberal arts university located in Cedarville, Ohio.

At its founding, the school was affiliated with the conservative General Synod of the Reformed Presbyterian Church in North America. Today, Cedarville is an independent Baptist school known for its adherence to the conservative and/or fundamentalist (evangelical) tradition. Across all academic disciplines, student life is influenced by codes of personal conduct, community service and theological study.

Chartered by the state of Ohio and accredited by the Ohio Board of Regents, Cedarville University is a member of the North Central Association of Colleges and Schools.

## History

Cedarville University was chartered in 1887 by the Presbyterian church; at the time, the surrounding township was largely Presbyterian. The first classes were held in 1892, though the college did not officially open until 1894. David McKinney was the college's first president.

Elements of the school's heritage remain on today's campus in the form of two original buildings: Founder's Hall (Old Main) and Collins Hall (Science Building).

In 1953, the Baptist Bible Institute of Cleveland relocated and transitioned into management of Cedarville College through a merger arrangement with the college's Presbyterian board of trustees, who each resigned in turn. The Baptists were affiliated with the General Association of Regular Baptist Churches, a fundamentalist group which later dissociated itself from the college.

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The university's seal has remained essentially unchanged from the Presbyterians' original design and still contains the Latin phrase 'Pro Corona et Foedere Christi,' which is translated, 'For the crown and covenant of Christ.' The original seal is surrounded with a slogan adopted by the former Baptist Bible Institute, 'For the Word of God and the Testimony of Jesus Christ.'

The current president, Dr. William E. Brown, assumed the office in 2003, succeeding Dr. Paul Dixon. The institution's first Baptist president, Dr. James T. Jeremiah, retired in 1978.

## Academics

Cedarville University offers 8 undergraduate degrees in 111 programs of study, including 73 undergraduate degrees programs, which cover most areas of the liberal arts, professional sciences, and theological studies. It also offers 40 minors, including a Bible minor, which is required for all students. The university also awards a limited number of graduate degrees in the areas of education and pharmacy (pending accreditation by the American Council on Pharmaceutical Education). In November 2009, the university announced the addition of a Master of Science in Nursing (M.S.N.) degree beginning in the fall of 2010, pending accreditation and approval by the Higher Learning Commission of the North Central Association of Colleges and Schools and the Ohio Board of Regents. A full list of programs offered is [here](#).

Cedarville's teaching body is composed of 197 full-time faculty members who profess to be Christians and support the University's doctrinal statement. The university integrates a Biblical worldview into each discipline. The university is organized into five schools: the School of Biblical and Theological Studies, the School of Humanities, the School of Natural and Applied Sciences, the School of Pharmacy, and the School of Social Science and Human Performance.

The student/teacher ratio is 15:1, and the average class size is 20 students.

## Spiritual life

According to its mission statement, the University is, "a Christ-centered learning community equipping students for lifelong leadership and service through an education marked by excellence and grounded in biblical truth."

With a stated goal of "helping [the student] increasingly reflect the character of God in [his or her] life," Cedarville University is a religious university. All matriculants are required to earn a 16 credit hour Bible minor. Classes that comprise the minor are found [here](#). Students are also required to attend weekday chapel services on-campus in the Dixon Ministry Center. Information on Cedarville's daily chapel can be found [here](#). In addition to these requirements, students are also encouraged to participate in various community service and ministry programs off-campus.

The university's original campus and facilities are in the Village of Cedarville. Since about 1970, the school has purchased and consolidated surrounding farm lands which now total approximately 400 acres to the north and west of the village.

Cedarville's campus includes many flat, low-rise mid-century buildings. Among the few turn-of-the-century structures are Founders Hall, which houses the president's office and administrative functions,

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and Collins Hall—which houses the Department of History and Government, Travel Study Office, and today contains but one classroom.

Students who choose to reside on campus live in single-sex dormitories. The university has nine residences for men and seven for women. All of these dormitories have coed lounges, except for the cluster of male dorms known as "The Hill". Some students live in a suite-like setting, with three to four bedrooms sharing a comparatively small lounge in each unit. Others live in a single-room, hall-style format with a communal lounge on each floor.

Newer athletic facilities cover the farthest northwestern reaches of campus, including a soccer stadium and baseball/softball fields.

## Publications

### BBI publications

Before Baptist Bible Institute purchased Cedarville College and relocated from Cleveland, Ohio, BBI published: 1) *Marturion* (a student yearbook), and 2) *B. B. Eye*, the only known archives of which are in the Cedarville University library and in the Louisiana Serials list.

### Present Cedarville publications

- Inspire: magazine for alumni of Cedarville University
- The Torch: published for "alumni and friends of Cedarville University"

## Athletics

### NCAA Admission

After recent approval from Cedarville's Board of Trustees, the university applied for and received admission to the National Collegiate Athletic Association (NCAA) Division II. The University will undergo a two-year testing period before it becomes a provisional member for the 2011-2012 academic year.

### Programs Offered

While NCAA Division II status is pending, Cedarville's Yellow Jackets are members of the National Association of Intercollegiate Athletics (NAIA), the National Christian College Athletic Association (NCCAA), and the American Midwest Conference (AMC). The athletic department offers men's and women's cross country, men's and women's soccer, and women's volleyball during the fall, and men's and women's basketball and men's and women's indoor and outdoor track. In 2007, the women's track program placed 2nd in the nation amongst all NAIA divisions. Both the men's and women's basketball teams have advanced to the NAIA Division II national basketball championships. In 2005, the men's team made it to the NAIA Division II final four, and in both 2004 and 2005 the women's team competed in the championship game. Cedarville also offers spring sports including men's baseball and women's softball, men's and women's tennis and golf. Cedarville's women's division won the AMC All-Sports Award for the 2004-2005 season.

## Accreditation and involvement

Cedarville University is regionally accredited by the North Central Association of Colleges and Schools (NCA). Its professional degrees are also accredited by the relevant commission.

In addition, Cedarville is a member of the following organizations:

- Association of Independent Colleges and Universities of Ohio
- Council for Christian Colleges and Universities
- Council of Colleges of Arts and Sciences
- Council of Independent Colleges
- National Association of Independent Colleges and Universities
- Ohio College Association
- Ohio Foundation of Independent Colleges
- Southwestern Ohio Council for Higher Education
- National Association of Schools of Music

## Student organizations

- Alpha Chi (AX): a society for men that endeavors to cultivate Christian personality and leadership in its members.
- Alpha Delta Nu (ADN): provides criminal-justice students with the opportunity to enhance their professional development. Members are students who believe that a career in criminal justice is a ministry in a God-ordained institution, which is government. This organization promotes Christian character, leadership, and service through training, information, and networking to supplement academic studies. The society assists students to prepare for a transition to their professional field as practitioners.
- Alpha Delta Omega (ADO): an organization for women designed to encourage the development of its membership primarily through personal services to students and others.
- Alpha Kappa Delta (AKD): Local chapter of Sigma Tau Delta, National English Honors Society
- Alpha Psi Omega (APO): Local chapter of the National Honorary Theatre Organization
- Alpha Sigma (AS): an organization devoted to promote critical thinking through philosophical and theological inquiry into issues central to the Christian worldview and our contemporary culture.
- Amplified: focuses on urban ministry
- Association of Information Technology Professionals (AITP)
- Cedarville University College Republicans
- CUEMS: an organization of trained students who provide prompt and professional prehospital care and transportation to Cedarville students in need.
- Delta Omega Epsilon (DOE): a men's organization whose projects and activities provide social and service benefits for the University.
- Gamma Chi: a women's service organization formed for women with a passion for their local church. They help girls connect with local churches in or near Cedarville believing that

committed involvement in local churches during their years at Cedarville will prepare them to serve at churches in their future.

- Lambda Eta Pi: A highly elite organization pursuing excellence in all facets of life both within and far beyond the limits of the campus. Lambda Eta Pi is headquartered on the Cedarville campus.
- MENC: Cedarville's Chapter of the Music Educator's National Conference
- Multi-Cultural Community: a group of students from ethnic minorities and/or international backgrounds
- Phi Epsilon Beta (PEB): a women's organization promoting spiritual and social growth within its members.
- Photography Club: The Cedarville Photography Club is a group of students who are passionate about the art of photography. They meet once a month and provide members and visitors alike the opportunity to participate in photo contests, outings, and photo advice. They also showcase members and professional photographers at their meeting in order to gain an appreciation for each other's work and recognize talent.
- Resound Radio Cedarville's Professional Student Radio Station
- Student Government Association
- SIFE (Students In Free Enterprise) : student business organization
- Sigma Phi Lambda (SPL): a men's organization that seeks to further the cause of Christ through various activities and service opportunities.
- Society for Technical Communication (STC): Student chapter of the Society for Technical Communication
- Tau Delta Kappa (TDK): Honors organization. Composed entirely of past and former students who have gone through the Making of the Modern Mind, the freshman honors class. TDK exists to provide honor students with service opportunities in the community and on campus, and to fellowship with each other.
- Theta Rho Epsilon (OPE): a men's organization that seeks to develop character and friendships through social and service opportunities.
- Women of Vision: dedicated to the education of the University family in support of many different issues related specifically to women around the world.
- SWE: Society of Women Engineers.
- Zeta Pi Sigma (ZPS): a men's organization dedicated to the principles of leadership by example, encouragement through service, and spiritual growth through discipleship and accountability.

## References

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2. Origins of Cedarville University - Introduction-2007 - NCA Self-Study Document
3. Cedarville University Catalog 2003-2004
4. e-info: A Letter from the Chairman of Council of Eighteen: September 2005
5. 100 Years of Cedarville History section of university website
6. Cedarville announces M.S. in Nursing. Retrieved 15 December 2008.
7. Link2CU. Retrieved 15 November 2008.
8. "Mission Statement". *Cedarville University*. <http://www.cedarville.edu/about/cumission.cfm>. Retrieved 2009-01-05.
9. <http://www.cedarville.edu/cf/tour/index.cfm?buildingid=FH&tourtype=orderselfguided>

## Greene County, Ohio

10. <http://www.cedarville.edu/cf/tour/index.cfm?buildingid=CO&tourtype=orderselfguided>
11. Louisiana Serials List
12. [http://yellowjackets.cedarville.edu/news/2010/7/9/GEN\\_0709104952.aspx](http://yellowjackets.cedarville.edu/news/2010/7/9/GEN_0709104952.aspx)
13. Cedarville University Annual Report - 2005

## External links

- Cedarville Homepage
- Baptists in North America: An Historical Perspective
- Cradles of Conscience: Ohio's Independent Colleges and Universities
- Cedarville University Catalog
- Origins of Cedarville University - Introduction - 2007 Self-Study

## Chapter 6: Transportation

Transportation issues are important because they affect not only the way your community interacts with the region, and moves people, goods, and services, but also the way it functions internally. All of us depend on transportation systems and the accessibility they provide. The important thing to remember is that transportation does not merely deal with roads and streets, but also with busses, railroads, water-based transportation, and airports and the places where and how these modes interact. Transportation associated with special needs populations is also an essential component of a community.

People-powered modes of transportation, such as walking and bicycling, are a commonly overlooked form of transportation that is central to the quality of life of a community. People-powered transportation is safe and efficient, but it depends on sidewalks and paths that allow safe and comfortable movement and that lead to places where people need to go.

Greene County's transportation system has evolved over the last 200 years from dirt paths to a complex system, including major 4-lane highways, and paved municipal streets. The thoroughfare system in Greene County is fairly well established and if, correctly defined, future additions and improvements will enhance the social and economic growth in the area.

Since automobiles became commonplace, woven into our way of life, streets have been the unifying force in getting people and goods from one place to another. This is also true for the rural parts of the county.

Roadside land is often the first and most visible land to be converted to other uses adding: disruptions to the operation of our agricultural community; random curb cuts; and additional trips (traffic) to the rural roadways. Everyone can benefit from street improvements that are functional, durable and cost-effective. When streets are improved and laid out with the agricultural community in mind, they provide for a functional network to get people from their residences to work, shopping and recreational opportunities in a logical manner. While providing adequate capacity to do so for many years to come, this includes being adequate for continuous use by farm equipment and vehicles. In some cases the carrying capacity of the roadway is a limiting factor to potential future development.

The County realizes that a comprehensive, general transit system can help to elevate the strain on low-income households. It is well-established that proximity to employment is important to people with modest incomes, especially for those at or near the poverty level. Living near work helps minimize air pollution and gas consumption, as well as reduce wear and tear on streets and highways (and reduce the frequency of rebuilding them), and foster family values by enabling workers to spend more time with their families rather than in time-consuming commutes.

## Support improvements to highways/roads and streets

Promoting safe and adequate traffic flow in Greene County is important for the vitality of the entire County, since both municipal and county roads are used by most residents.

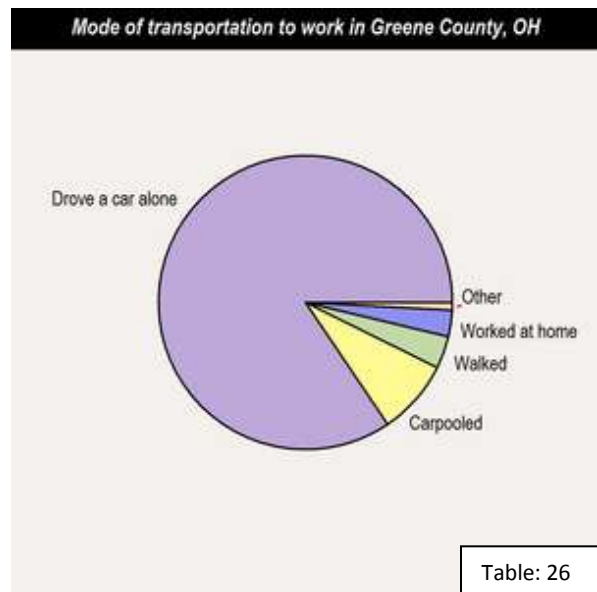
Xenia, Greene County's count seat, is centrally located in the "transportation triangle" formed by three major interstate highways: I-70, I-71, and I-75. These north/south, east/west arteries are within minutes of Xenia via U.S. Routes 35, 42, and 68, tying the community to one of the nation's largest 90-minute highway markets. Before the creation of the U.S. Interstate Highway system, U.S. 68 was one of the main southward routes from Detroit, Michigan. Within Xenia, U.S. 68 is named "Detroit Street".

According to the 2005-2009 U.S. Census update, 84 percent of Greene County's working residents 16 and over drove to work alone, 8 percent car pooled, and 4 percent walked.

### Means of transportation to work:

- Drove a car alone: 61,601 (84%)
- Carpooled: 6,037 (8%)
- Bus or trolley bus: 102 (0%)
- Streetcar or trolley car: 7 (0%)
- Subway or elevated: 18 (0%)
- Ferryboat: 4 (0%)
- Taxi: 63 (0%)
- Motorcycle: 22 (0%)
- Bicycle: 177 (0%)
- Walked: 2,590 (4%)
- Other means: 240 (0%)
- Worked at home: 2,097 (3%)

Table: 25



### Means of transportation to work:

- Drove a car alone: 61,601 (84%)
- Carpooled: 6,037 (8%)
- Bus or trolley bus: 102 (0%)
- Streetcar or trolley car: 7 (0%)
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Table: 27

## Greene County, Ohio

Mean travel time to work: 20.3 minutes. **(2008)**

It can be assumed that County officials are very much aware of the need to maintain viable transportation options through-out the county. Traffic congestion is often cited as a transportation problem. Air pollution associated with congestion harms the environment, wastes natural resources, and affects human health. Congestion costs people time and money. All of these problems can be translated into quality of life issues.

Reducing the time spent commuting increases the desirability of living in a community. A well-regarded 2004 study arrived at the “unambiguous conclusion” that, “The length of their commute to work holds a dominant place in Americans’ decisions about where to live. Americans place a high value on limiting their commute times and they are more likely to see improved public transportation and changing patterns of housing development as the solutions to longer commutes than increasing road capacities.” More specifically, this random-sample national survey found:

— “A limited commute time is, for most Americans, an important factor in deciding where to live. Being within a 45-minute commute to work is rated highest among a list of fourteen priorities in thinking about where to live (79%) “very” or “somewhat” important), followed by easy access to highways (75%) and having sidewalks and places to walk (72%).

— “A short commute is particularly important to people who plan to buy a home in the next three years (87%) and women and African Americans place high importance on sidewalks and places to walk (76% and 85%, respectively).”

### Cars and other vehicles available in Greene County in owner-occupied houses/condos:

- no vehicle: 893
- 1 vehicle: 8,090
- 2 vehicles: 18,410
- 3 vehicles: 8,272
- 4 vehicles: 2,051
- 5+ vehicles: 807

Table: 28

### Cars and other vehicles available in Greene County in renter-occupied apartments:

- no vehicle: 2,004
- 1 vehicle: 7,841
- 2 vehicles: 5,350
- 3 vehicles: 1,133
- 4 vehicles: 328
- 5+ vehicles: 133

Table: 29

## **Railroads**

In 1960, Xenia had three freight railroads that ran through town. Today there are none, with the last track sections abandoned and ripped up in 1989.

The freight rail lines that served the city of Xenia were:

- The B&O Wellston subdivision, which ran between Washington Court House and Dayton.
- The Pennsylvania Railroad's Little Miami branch, between Cincinnati and Springfield. Part of this line actually street-ran on Detroit Street, and as such was the first section to be dismantled.
- The Pennsylvania RR's Pittsburgh-St. Louis mainline. Amtrak used this line for the National Limited until 1979.

The rights-of-way of five of Xenia's six rail tracks have been converted to rail-trails. The one exception, the B&O line west of town, is not a separate trail because it closely paralleled the Pennsylvania mainline, running side-by-side for much of the way. With so many trails in town, a water tower refers to Xenia as the "Bicycle Capital of the Midwest".

Xenia was also served by two interurban railways: the Dayton and Xenia Transit Company, and the Springfield and Xenia Railway. These were dismantled in the 1940s or earlier.

## **The Greene County Transit Board (Greene CATS)**

**571 Ledbetter Road, Xenia, Ohio 45385**

**Office Hours: Monday-Friday 8:30 am - 4:00 pm**

**Phone: (937) 562-6466 or 877-227-CATS**

**Fairborn residents: (937) 426-1779 ext: 6466**

**Dispatch: 937-374-6402 or 800-980-6402**

**TDD/TTY (Ohio Relay Service) 800-750-0750**

The Greene County Transit Board was created in October 2003, by the Greene County Board of Commissioners as a public body, under O.R.C. Section 306. Per the O.R.C., the Greene County Transit Board consists of seven members, with all members and the Chairperson appointed by Greene County Board of Commissioners. The Greene County Transit Board conducts business under the widely known "Greene CATS" name. The Greene County Transit Board was preceded by the Greene County Coordinated Agency Transportation System, Inc., a 501(c)(3), that was the first entity to conduct business as Greene CATS.

**Currently:** The following people serve as members of the Greene County Transit Board: (Chairperson) Anne Gerard, (Vice-Chairperson) Judge David Reid, (Secretary-Treasure) Willard Clark, David Middleton, Woody Stroud, Bud McCormick and Tom Koogler. Greene CATS staff consists of the Executive Director, Fiscal Officer, Transit Scheduler, Assistant Transit Scheduler, Transit Data Clerk. The appointing authority of the staff is the Greene County Transit Board. Staff is housed at 571 Ledbetter Rd, Xenia, OH, 45385. The Greene County Transit Board contracts out with First Transit, to provide

day-to-day operations and maintenance of the service and its vehicles. First Transit operates out of its facility on S. Patton Street, in Xenia.

**Service:** Greene CATS has provided public transit service since January 8, 2001. The service began operations as a rural public transit service in 2001 and continued as a rural system through the end of 2003. At the beginning of 2004, Greene CATS began operations as an urban public transit service. The service operates from 6AM to 9PM, seven days a week. Service is demand-responsive and flex-service. The demand responsive service is curb-to-curb and changes daily, depending on demand. The flex-service is travels a constant route (with flag stops), but does deviate up to  $\frac{3}{4}$  of a mile. Greene County is the primary service area for its demand responsive public transit service. Service is also available to and from Montgomery and surrounding counties. The demand responsive fare is \$1.50 per one-way passenger trip within Greene County and \$6 outside of Greene County. The flex-service fare is .50 per on-way passenger trip. Greene CATS operates approximately 914,000 annual vehicle-miles and 45,000 annual vehicle-hours. The fleet consists of 30 vehicles (29 wheelchair accessible light transit vehicles and one sedan). All of the light transit vehicles are owned by Greene CATS.

**The Greene CATS public transit service is open to the general public.**

**Anyone is eligible to ride the system.**

Most riders are transportation-disadvantaged (elderly, disabled, low-income, mental health, low auto ownership). Most trip purposes are work and medical. Annual ridership (one-way passenger-trips) is approximately 120,000. Demand is high, but service is still limited, due to funding. There are approximately 400 trip denials per month.

Several social services agencies and other groups contract for service and pay fully allocated costs. The primary purchasers of service are the Greene County Board of Mental Retardation and Developmental Disabilities (MRDD) and the Greene County Department of Job and Family Services (JFS).

**Accomplishments:** The most pressing issues facing Greene CATS are:

- meeting the changing and increasing mobility needs of the four main rider groups:
- fare-paying riders, MRDD contract riders, JFS contract riders and riders funded by other social services agencies
- experimenting with new ways to provide public transit service
- replacing the aging fleet
- dealing with the increase in fuel prices
- maintaining a stable and healthy fiscal position

The Greene County Transit Board looks forward to serving an increasing number of riders in an even more efficient and cost-effective manner.

**Greene CATS engages First Transit to conduct day-to-day operations and maintenance of public transit.**

On Monday November 16, 2010, the Greene County Transit Board (Greene CATS) and First

Transit signed a \$11,070,380 contract to have First Transit continue to conduct the day-to-day operations and maintenance of the Greene CATS public transit service for the period 2011-2015. First Transit has been operating the service since 2006.

Greene CATS, a county transit board, has been in existence since 1997, and has been providing public transit service for Greene County since January 2001. Greene CATS has 34 buses and transports 137,000 passenger trips a year. Riders travel for a wide range of purposes, including work, education, medical, shopping, worship, recreation, etc. Riders come from all parts of the general public, including seniors, disabled, low income persons. Greene CATS provides public transit seven days a week, 6AM-9PM.

First Transit is the nation's leading bus transportation provider. Headquartered in Cincinnati OH, First Transit operates 235 transit systems in 41 states, Canada and Puerto Rico, with 15,500 employees operate 7,000 buses, and 260 million annual fleet miles.

Ms. Anne Gerard, the Board's Chairperson, stated that the Board was very impressed with First Transit's current work for Greene CATS, as well as its qualifications, experience and price. First Transit was selected from a nationwide search. Gerard stated that the combination of a small public body such as Greene CATS with a private sector company like First Transit, is a prudent and cost-effective way to provide public transit. The two entities have a total of approximately 65 employees in the County.

#### **Press Release: Greene CATS Introduces Half Fares for the Elderly and Disabled on Flex-Service Route**

Beginning April 19, 2010, the Greene County Transit Board (Greene CATS) will be implementing half fares for those who are elderly and disabled on the flexservice route.

The half fare prices are available to the elderly and disabled except during the peak hours of 7AM – 9AM and 2:30PM – 4:30PM. Elderly and disabled passengers will pay \$0.25 per individual and \$0.50 per family maximum during off-peak hours. No documentation is required! Boarding passengers may self-declare that he/she is elderly or disabled. Individuals may also show a valid Medicare card if they prefer.

An elderly individual is anyone 65 years of age or older and an individual with a disability is anyone who meets the disability definition of the Americans with Disabilities Act of 1990.

The flex-service route operates 6AM – 6PM, Monday through Friday. If you are within ¼ of a mile of the flex-service route and cannot get to or from the route due to a disability, the flex-service route can deviate to come to you. To request a deviation, please call the scheduling office at 937-562-6466 or 1-877-227-2287 by noon the business day before the day you need service. All Greene CATS vehicles are wheelchair accessible and all drivers are well trained in safety and sensitivity while transporting older adults and persons with disabilities.

### **Flex - Service**

**For travel in Xenia, in Fairborn  
and between Xenia and Fairborn**

- Flex-Service is very convenient. You don't have to call ahead to get a ride.
- Flex-Service operates 6am-6pm Mondays-Fridays, not including major holidays.
- Fare-paying riders shall pay \$.50 cents each way per person (up to \$1.00 each way for a family) for all trips on the current Xenia-Fairborn route.
- Fare-paying riders shall pay \$.50 each way per person (up to \$1.00 each way for a family) for all trips on the upcoming east/west Xenia route, which will start later in the summer of 2009.

## Greene County, Ohio

- Fare-paying riders shall pay \$1.50 each way per person (up to \$3.00 each way for a family) for all trips on the upcoming Xenia-to-downtown Dayton route which will start late in the summer of 2009.
- **Transfers:** Fare-paying riders transferring from or to any flex service can do so for free, but will need a valid Greene CATS transfer card. Riders need to ask the driver for the transfer card when boarding the first bus, then give it to the driver of the second bus. Transfer cards are valid for 1hr.
- Stand along the flex-service route (see the route maps and route descriptions). When you see the marked flex-service bus, just wave the driver to stop ("**flag-stop**"). The driver will safely pull over to the curb and let you board. Just before you arrive at your destination, tell the driver you want to get off. You can get on and off anywhere along the flex-service route, except where noted.
- The bus is scheduled to be at certain locations along the route at certain times (**see scheduled time points**). The schedule shows when to expect the bus. For locations between two time points, you have to estimate the time. Sometimes the bus may be running late due to traffic, weather, deviations, etc.
- Please be patient
- Anybody can use the service. Children under 14 years of age must be accompanied by an adult. You can use it for any trip purpose and for any reason.
- The vehicles are wheelchair accessible.
- If you are within 3/4 of a mile from the flex-service route and cannot get to or from the route due to a disability, the flex-service can deviate to come to you.
- **To request such a deviation,**
- Call Scheduling at **(937)-562-6466 or (877)-227-2287**
- By noon the business day before the day you need service.

### Greene CATS also offers Demand Responsive Service

#### **FOR TRAVEL ANYWHERE WITHIN GREENE COUNTY, AND LIMITED SERVICE TO MONTGOMERY COUNTY**

Don't forget the regular, wheelchair accessible, Greene CATS demand responsive service, provides transportation from 6AM-6PM seven days a week, not including major holidays.

Greene CATS provides service for all of Greene County and has limited service to Montgomery County.

The fare is \$1.50 per one-way trip in Greene County and \$6 to Montgomery County. You have to call Scheduling at 937-562-6466 or 1-877-227-2287, Fairborn residents call 937-426-1179 ext: 6466

**by at least noon** the business day before your trip to reserve a seat.

### First Transit - Contractor Service Provider for Greene CATS

The Greene County Transit Board (Greene CATS), a public entity, contracts out with First Transit, a private sector company, to provide the day-to-day operations of Greene CATS public transit services and the maintenance of Greene CATS vehicles used in the services. First Transit is an international operator of public transit services, with contracts throughout Ohio, the United States and Europe. Please click on the First Transit link (located elsewhere in this website).

On a daily basis, Greene CATS prepares the schedules for the drivers to follow, the fuel and vehicles to operate the service. First Transit employs private sector personnel to provide the drivers, attendants, road supervision, dispatching, training, vehicle maintenance and overall operations management, to ensure that the service is run as specified in a safe, high quality manner. First Transit operates out of its leased facility at 1180 S. Patton Street, in Xenia.

In addition, as a large company with experience in a wide range of locations and situations, First Transit provides an important knowledge resource for Greene CATS to tap to help address various issues of service,

operations, maintenance, customer relations, technology, management, etc. Every several years, Greene CATS advertises nationally and locally to select its contract service provider. This competition and use of the private sector helps to keep down the costs and keep up the quality and innovation of the services that are operated.

## Public Transit System

### Passenger Rules and Responsibilities:

#### The Greene CATS Public Transit System Overview

- open to the general public
- Individuals under 14 years of age must be accompanied by an adult (over 18 years of age)
- 1 business day prior notice, demand responsive, not fixed route
- curb to curb; if door-to-door service is necessary, arrangements **MUST** be made at the time of reservation; driver is **NOT PERMITTED** to enter the home or office building
- ADA accessible to the disabled
- Service Hours 6am – 6pm Mon.-Sun.
- Scheduling Office Hours Mon - Fri 8:30am - 4pm
- Dispatch Hours M-F 5am - 7pm
- no transit service on Thanksgiving, Christmas, & New Year's Day; limited service on other major holidays
- to and from any destination in Greene County & limited service into Montgomery County.
- operated by First Transit, under contract to Greene CATS

#### To Arrange Transportation

- Call the Greene CATS Assistant Transit Scheduler, **(937) 562-6523 or (877) 227-2287** or TDD/TTY (Ohio Relay Service) (800) 750-0750 by at least **noon the business day prior**. We are in the office Mon - Fri - 830am-3pm, but you may leave a message at any time. **DON'T** give your schedule to the driver.
- The earliest we can accept a transportation request is two weeks prior.
- Contact the Scheduling Office for information in regards to on-going transportation requests
- Give the following information:
  - your full name, address and phone number (if you don't have a phone, we must have a phone number where we can get a message to you if needed)
  - date(s) transportation is needed
  - exact addresses of any pick-up and drop-off locations.
  - time you need to be at your appointment and time you need to be picked up from your appointment (If you don't know the exact time you need your return trip, you need to give an estimated return time. If you finish earlier than expected you may call (937)374-6402 or (800)980-6402 when you are ready for your return & we will try to get to you sooner, if possible. If you are going to be later than expected, please call the numbers above and let the dispatcher know what time you will be ready for your return & the dispatcher will get you on the schedule as close to that time as possible. Check back in 15 min. for your pick

up time.)

- any mobility aids or restrictions (wheelchair, walker, cane, service animal, personal care attendant, oxygen, etc.)
- age(s) if they are under 14 yrs.
- number of car seats needed for children under 40lbs **and** 4 years of age (Greene CATS will provide car seats)
- You need to call the dispatcher at (937) 374-6402 or (800)-980-6402 after 12pm the day before or the morning of your trip to ask for your scheduled pick-up time.
- The vehicle may arrive up to 10 minutes before or 5 minutes after your scheduled pick-up time, so you must be ready at least 15 minutes before your scheduled pick-up time.
- Major service disruptions due to weather or other emergencies will be announced on all local radio or television stations (You may want to tune to WHIO Channel 7 TV or WING FM 102.9 Radio.)

### **The Cost of a One Way Trip**

- \$1.50 per passenger each way (up to \$3.00 each way for a family) for all trips within Greene County.
- \$6.00 per passenger each way; (up to \$12 each way for a family) for trips into Montgomery County.
- Transfers: Fare-paying riders transferring between regular demand responsive services can do so for free, but will not need a transfer card.
- No extra charge to drop off or pick up a child at day care when going in the same direction of travel.
- You must have **exact change** when you board the vehicle or you **WILL NOT** be permitted to ride (no credit/debit cards). Drivers are not permitted to give change.
- If your trip is being funded by an agency, the agency needs to contact the scheduling office directly for information on agency rates and scheduling procedures.
- There is no fare for personal care attendants.

### **No Shows on Transit**

- 3 no-shows within a 3-month period will result in being suspended from transit. 1<sup>st</sup> suspension 3-months, 2<sup>nd</sup> suspension 6-months, 3<sup>rd</sup> or more suspensions 12-months.
- 'No-show' - when you cancel with less than a 1-hour notice before your scheduled pick-up time, are not there when the vehicle arrives to pick you up, or if you violate any of the rules/regulations listed.
- You must be ready when the vehicle arrives. The driver will wait for you at the curb, so you will need to watch for the vehicle to arrive. **(The driver will wait no longer than 5 minutes after your scheduled pick up time!)** If you no-show for the first leg of a round trip, the return trip will be cancelled unless you contact the dispatcher at **(937)374-6402 or (800)980-6402 (Monday-Sunday) at least 1 hour prior to the return time.**
- You **MUST** notify Greene CATS Public Transit System of any last minute cancellations or changes in your schedule.
- All passengers who notify Greene CATS scheduling or dispatch staff of a cancellation will be given a cancellation confirmation number.

### Carry-On Rules

- Drivers **cannot assist** with any carry-on items! If assistance is needed due to age or disability, prior approval must be obtained from the Greene CATS scheduling office.
- You can take as many bags as you can carry on safely at one time without assistance, and where bags are secure and will not spill their contents.
- You need prior approval from scheduling office to transport a bike. Bikes must be able to be secured.

### Other Rules and Regulations on Transit

- Any of the following actions will result in you not being able to take the current trip and being given a no-show for the trip;
  - Violation of Carry-On Rules
  - refusal to share all or part of your trip with other passengers for schedule efficiency
  - anyone under 14 years of age not being accompanied by an adult
  - failure to remain seated and wear your seat belt when the vehicle is in motion
  - insisting on making unscheduled special trips or stops such as pharmacy stops after medical appointments or banking, grocery, fast food, etc.
  - requesting that the driver lift or move the wheelchair &/or passenger up or down steps. If door-to-door service has been pre-arranged walks, steps, & ramps must be clear of ice & snow
  - bringing pets, other than service animals on the vehicle. Passengers **MUST** be in control of their service animal at all times. Animal **MUST** be leashed and seated on the floor next to the passenger.
- Any of the following actions will result in you being given a no-show for the current trip;
  - Not using earphones to listen to radios or CD/cassette players
  - eating, drinking, smoking, chewing tobacco products, or chewing gum
- Ridership privileges will be suspended for 12 months for the following actions:
  - impolite and discourteous behavior to the driver & other passengers
- Ridership privileges will be permanently suspended for the following actions;
  - physically harming a passenger, driver or service provider staff person
  - threatening passengers or staff with bodily harm while on or near a transit vehicle or on the telephone
  - intentionally damaging a transit vehicle or transit property in any manner
  - possessing controlled substances (other than your own current prescriptions)
  - Being intoxicated or under the influence of illegal drugs
  - possessing anything that is or can be construed as a weapon (This may also be subject to criminal prosecution.)

### Miscellaneous

- If you have a comment, compliment, suggestion, or complaint regarding the Greene CATS Public Transit service please call us at **(937)562-6523 or (877)227-2287**.
- If you want to appeal an action taken by Greene CATS Public Transit, please contact Rich Schultze, Executive Director, at **(937) 562-6463** to begin the appeals process.
- If you have any questions in regards to the information in the Passenger Guide please contact us at

**(937)562-6523 or (877)227-2287.**

- Greene CATS also cooperates with the MVRPC's regional Ride\$hare program, which matches people up in a carpooling or vanpooling arrangement .If Greene CATS cannot provide you with a trip on the public transit system, then our staff will work with you to assist you in registering for Ride\$hare, is you so wish.

**PHONE NUMBERS TO REMEMBER**

**To arrange a trip:** (937) 562-6523 or (877)-227-CATS before noon the business day prior.

**Where's my ride?** CALL DISPATCH AT (937) 374-6402 or (800) 980-6402

**To check your pick-up time:** (937)374-6402 or (800)980-6402 after 12pm the business day (business days are Monday thru Friday) prior

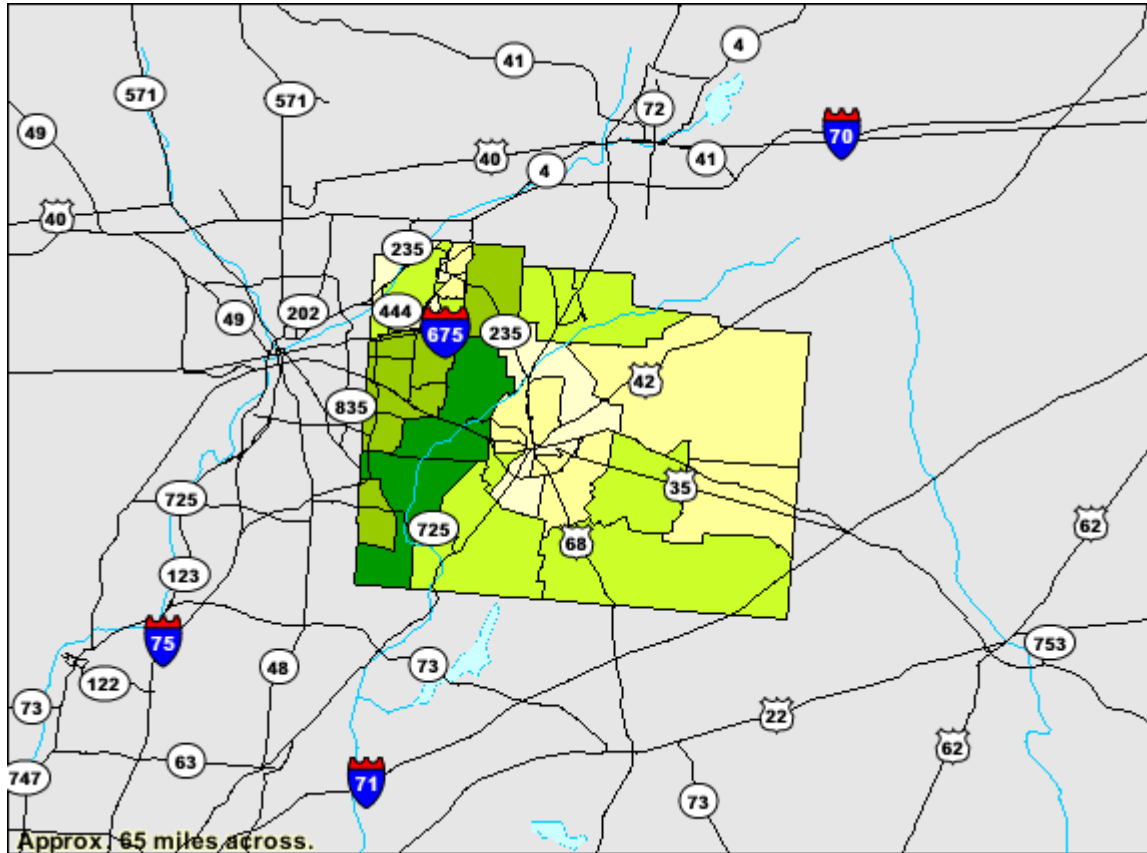
**For last minute cancellations:** Monday-Sunday Call (937) 374-6402 or (800) 980-6402

**For comments, complaints, or suggestions:** (937) 562-6523

**For appeals:** (937) 562-6463

## Chapter 7: Employment: Greene County

Greene County has enjoyed a vigorous, growing economy that offered many employment opportunities at all skill and salary levels. However, in the recent past the nature of jobs in Greene County has been shifting to either higher paying jobs or lower-paying service economy positions with very little in between. These lower-wage service-sector positions have grown faster than any other sector.

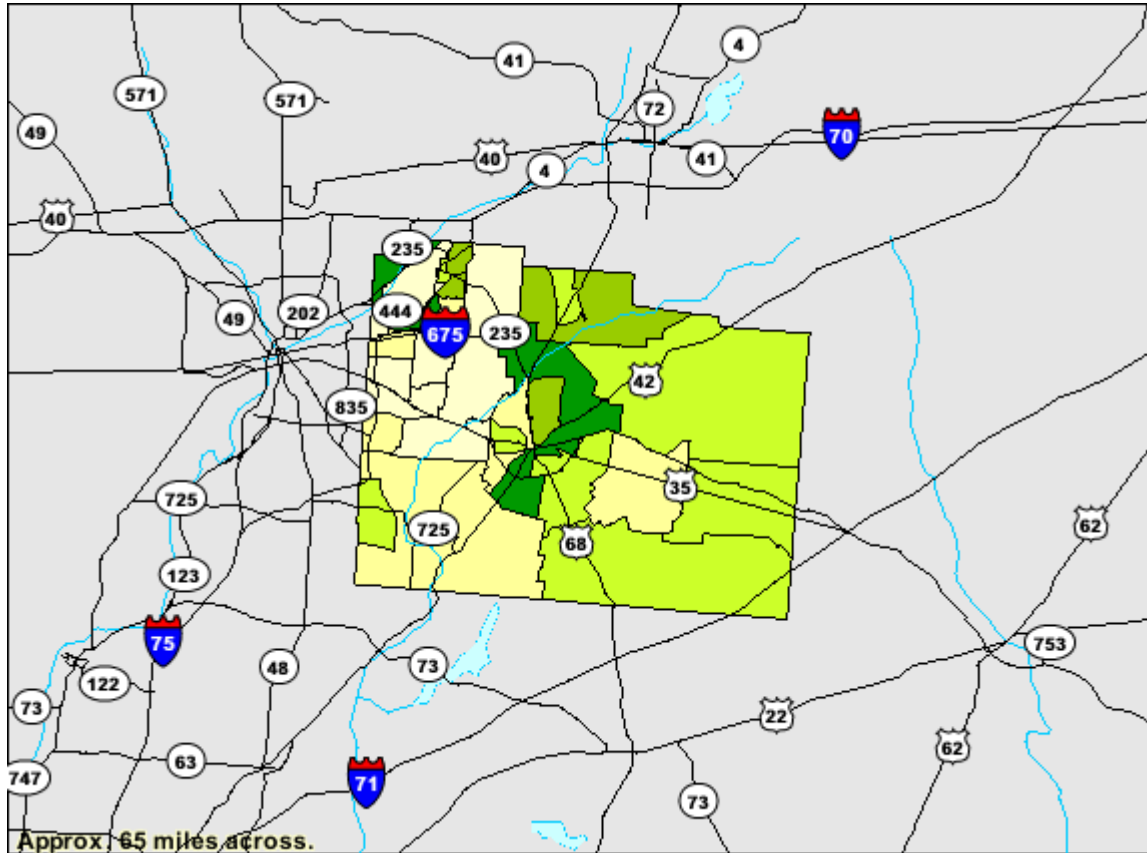


**Median Household Income 2000**

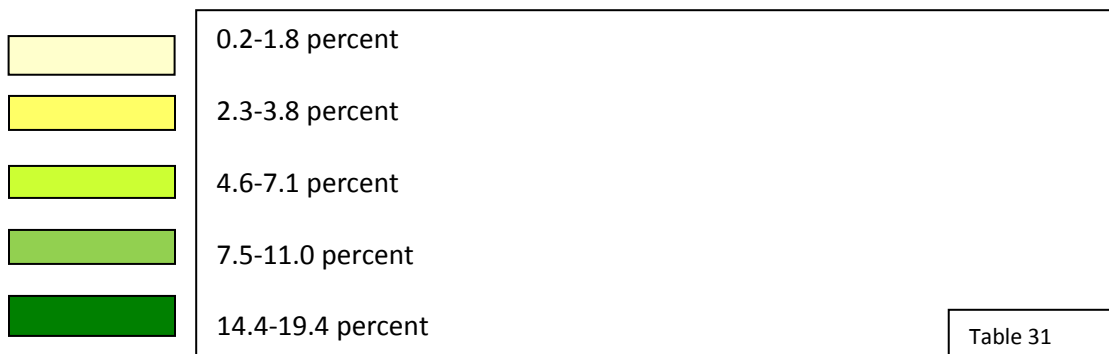
	25,650-33,081
	35,043-44,500
	46,675-56,667
	59,229-72,446
	80,402-101,141

Table: 30

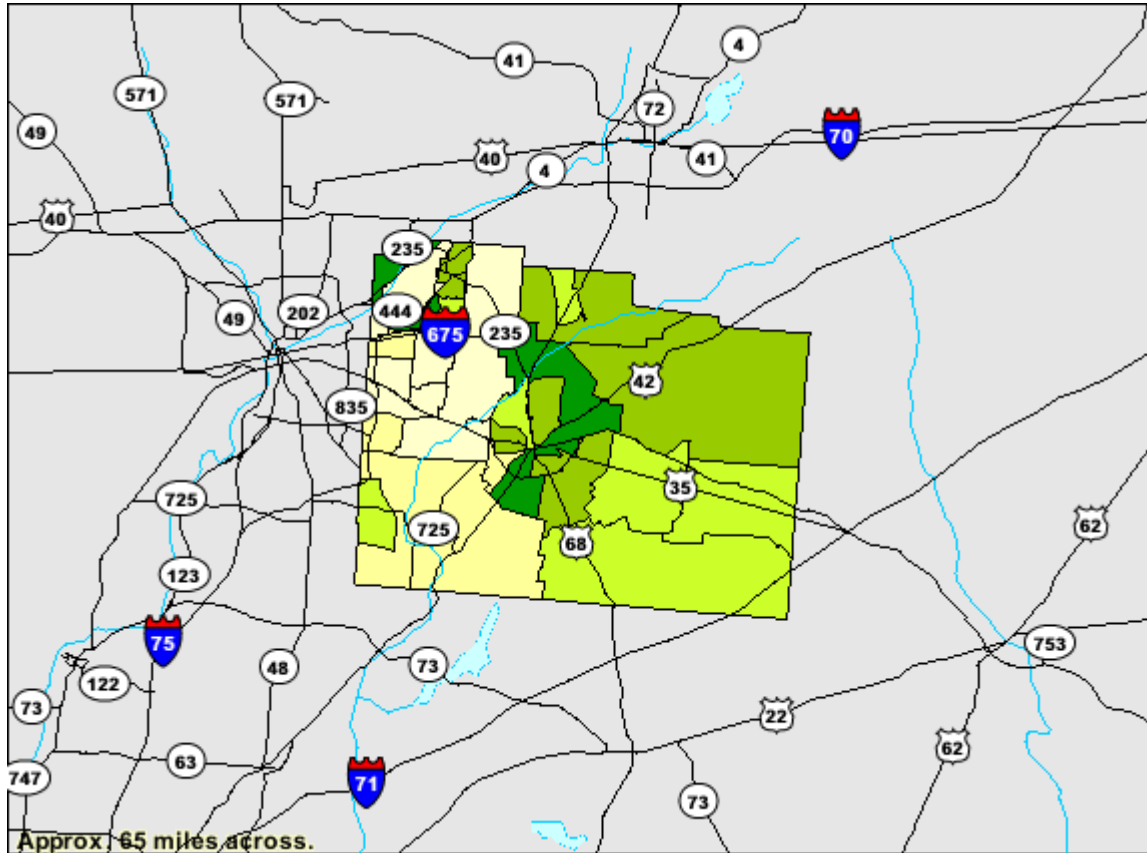
Greene County, Ohio



**Percent of Families Below the Poverty Level 2000**



Greene County, Ohio



Percent of Individuals Below the Poverty Level 2000

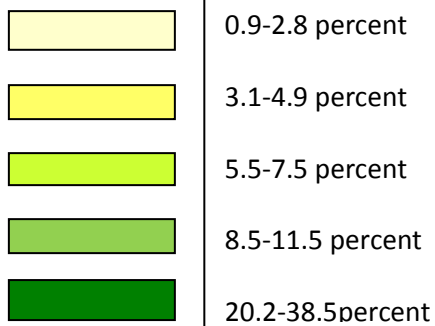


Table 32

## Greene County:

Greene County's population as per the 2000 census data was 147,886. The racial and ethnic make-up of the population was 89.2% of all residents were white. The total minority population was equal to 10.8%. Socio-economic factors included: 87.8% of the population over the age of 25 had a high school or higher level of education. 66.8% of the population over the age of 16 was employed. 5.2% of all families were living below the poverty level. 72.9% of all the housing stock was constructed prior to 1980. 69.7% of the residents in Greene County were homeowners and 30.3 % were renters. 13.8% of all the residents in Greene County between the ages of 21 and 64 were identified as having a disability. 55.1% of those residents were identified as being employed. *(As of this writing, the breakdown as noted above is not available using 2010 census data.)*

In 1995 Greene County had 242 foreclosure filings. In 2008 Greene County had 773 foreclosure filings. That was a 219.4% increase. Greene County was, according to the March 2009 Policy Matters Ohio report *Foreclosure Growth in Ohio 2009*, 82<sup>nd</sup> in the state in growth in foreclosure filing rates. *(Due to the 2010 moratorium on foreclosures, this is the most recent data available at this writing.)* However, as of May 12, 2011 there were 24 foreclosed residential properties available for sale in Greene County.

Greene County's unemployment rate in March 2011 was 8.9%. Greene County's unemployment rate continues to be on par with the state average.

Percentage of residents living in poverty in **2009**: 12.9%

Greene County: 12.9%

Ohio: 15.2%

### Type of workers:

- Private wage or salary: 75%
- Government: 19%
- Self-employed, not incorporated: 6%
- Unpaid family work: 0%

Percentage of residents living in poverty in 2009: 12.9%

Greene County: 12.9%

Ohio: 15.2%

Median age of residents in 2009: 37 years old

(Males: 35 years old, Females: 38 years old)

(Median age for: White residents: 38 years old, Black residents: 28 years old, American Indian residents: 41 years old, Asian residents: 42 years old, Hispanic or Latino residents: 31 years old)

Residents with income below the poverty level in 2009:

This county: 8.5%

Whole state: 10.6%

## Greene County, Ohio

*Residents with income below 50% of the poverty level in 2009:*

*This county: 4.1%*

*Whole state: 4.8%*

### **Household type by relationship: Greene County (2000)**

Households: 140,107

- In family households: 119,440 (31,340 male householders, 7,941 female householders)  
32,347 spouses, 41,846 children (38,152 natural, 1,191 adopted, 2,503 stepchildren), 1,578 grandchildren, 649 brothers or sisters, 725 parents, 1,111 other relatives, 1,903 non-relatives
- In nonfamily households: 20,667 (7,487 male householders (5,633 living alone)), 8,530 female householders (7,100 living alone)), 4,650 nonrelatives
- In group quarters: 7,779 (1,346 institutionalized population)

Size of family households: 17,340 2-persons, 9,020 3-persons, 8,244 4-persons, 3,283 5-persons, 1,125 6-persons, 269 7-or-more-persons.

Size of nonfamily households: 12,733 1-person, 2,454 2-persons, 488 3-persons, 290 4-persons, 38 5-persons, 8 6-persons, 6 7-or-more-persons.

94.5% of residents of Greene County speak English at home.

1.7% of residents speak Spanish at home (70% speak English very well, 15% speak English well, 15% speak English not well).

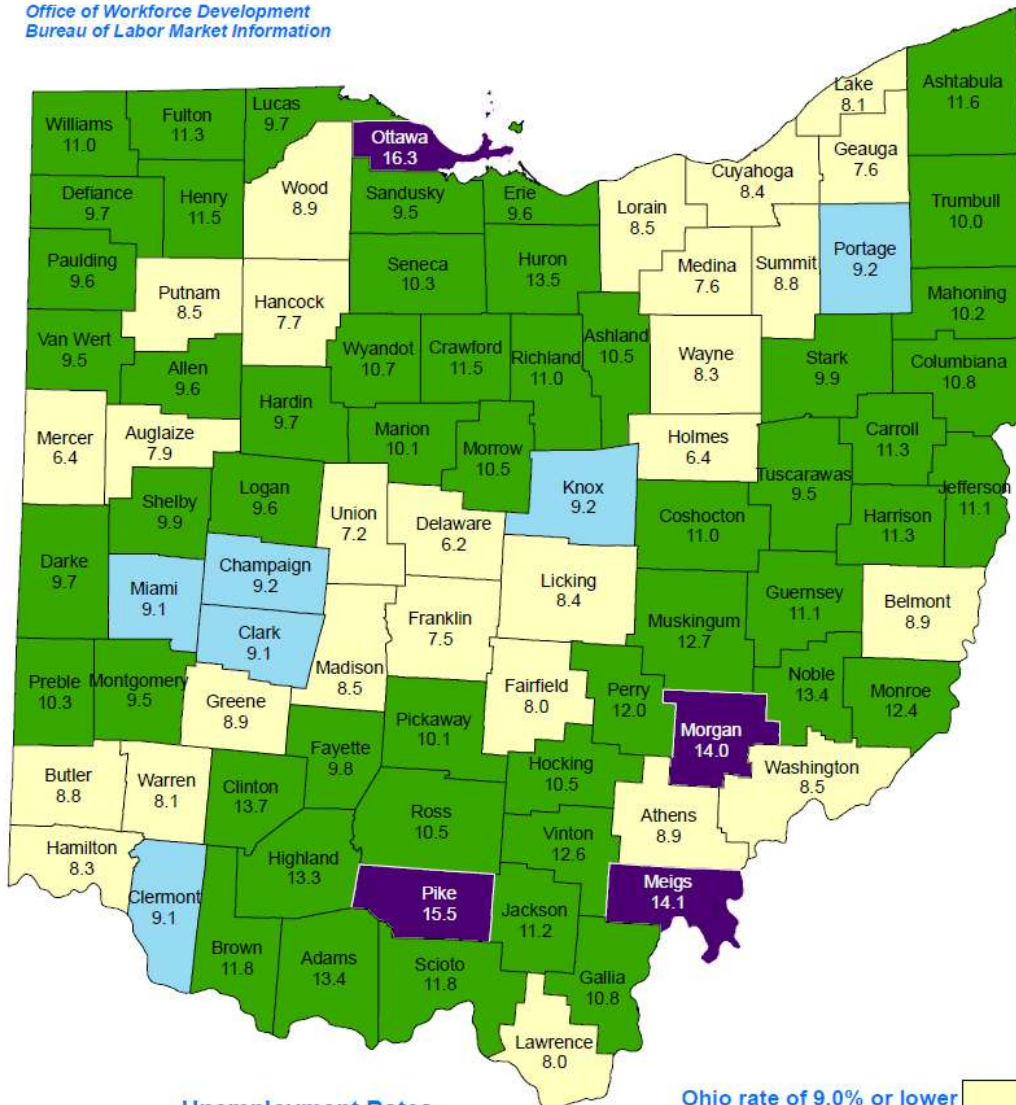
2.1% of residents speak other Indo-European language at home (74% speak English very well, 15% speak English well, 10% speak English not well, 1% don't speak English at all).

1.4% of residents speak Asian or Pacific Island language at home (49% speak English very well, 31% speak English well, 17% speak English not well, 3% don't speak English at all).

0.4% of residents speak other language at home (77% speak English very well, 18% speak English well, 4% speak English not well).

## Ohio Not Seasonally Adjusted Unemployment Rates March 2011

Office of Workforce Development  
Bureau of Labor Market Information



	Unemployment Rates Not Seasonally Adjusted	Seasonally Adjusted
United States..	9.2%	8.8%
Ohio.....	9.0%	8.9%

Ohio rate of 9.0% or lower	
Above Ohio rate of 9.0%; US rate of 9.2% or lower	
Above US rate of 9.2%; below 14.0%	
14.0% or above	

Ohio Department of Job and Family Services

John R. Kasich, Governor

Michael B. Colbert, Director

Table: 33

**Most common occupations for males in Greene County (%) 2009**

- Other management occupations except farmers and farm managers (8%)
- Electrical equipment mechanics and other installation, maintenance, and repair occupations including supervisors (6%)
- Computer specialists (5%)
- Engineers (4%)
- Driver/sales workers and truck drivers (4%)
- Building and grounds cleaning and maintenance occupations (4%)
- Cooks and food preparation workers (3%)

Table: 34

**Most common occupations for females in Greene County (%) 2009**

- Other management occupations except farmers and farm managers (8%)
- Electrical equipment mechanics and other installation, maintenance, and repair occupations including supervisors (6%)
- Computer specialists (5%)
- Engineers (4%)
- Driver/sales workers and truck drivers (4%)
- Building and grounds cleaning and maintenance occupations (4%)
- Cooks and food preparation workers (3%)

Table: 35

## Chapter 8: Greene County Development

### Introduction

After the Revolutionary War, the Ohio Country was opened to European-American settlement. They were mostly farmers in the early years, but development and greater trade accompanied the opening of the Erie Canal in 1824 across New York State. It provided transportation for farm products to eastern markets.

To improve their transportation of goods and people, residents of Ohio supported construction of the Ohio and Erie Canal. This enabled the transport of coal mined in the region, its most important resource commodity. In addition, the canal supported transport of goods manufactured by local industries that developed in the 19th century with the availability of coal.

Much has changed in Ohio's economy since the early 1800's, but much remains the same in terms of what businesses locate here and why. Macro economic trends, local conditions, access to transportation networks, proximity to markets, and available and skilled workforce drive – both then and now – what kinds of businesses Greene County attracts, retains, starts, and grows.

### Land Plan

Where do the people of Greene County live, work, play, shop, and go to school? These land uses in the county; their location, sizes, and other characteristics are of critical importance to the people who live here. An understanding of the pattern, trends, and problems of existing land use in Greene County is necessary in order to plan for community and regional improvement.

### Looking Back to See the Future

Greene County, like all areas of the United States, is caught in an increasingly complex and rapidly changing environment. Many problems can occur for which they are not prepared. In order to prepare for these complex and interrelated problems, counties need coordinated and comprehensive solutions. A Comprehensive or Land Use Plan provides a coordinated and comprehensive set of recommendations which can make a major impact on alleviating many of the problems. It also provides a framework for avoiding perhaps even greater problems in the next several decades.

Although not unique to Greene County, recent and historical land use development patterns can result in many unintentional but serious and rapidly increasing regional problems.

Indiscriminate land use mixtures are often acceptable when first developed, but lead to an early decline of the neighborhood. For example, residential development mixed with or nearby to industrial or heavy commercial uses is constructed with adequate standards and can be quite desirable as a place to live for several years. However, as the commercial or industrial related traffic increases, smoke, noise, and other problems occur, and new housing opportunities are realized in better locations, housing and neighborhood maintenance begin to decline and the area deteriorates prematurely.

Likewise, the industries or commercial establishments themselves suffer from lack of space for expansion, neighborhood opposition, traffic conflicts, and other problems. Land use compatibility is a tricky relationship,

especially with our rapidly changing ways of life and uses of land.

Current trends are toward larger and larger urban concentrations with the small town becoming obsolete and declining in their physical condition. Although there are exceptions this remains the general trend. However, it does not need to be so. The small town continues to serve the surrounding rural areas as a commercial, employment, and service center, and could potentially increase this function. Rural recreational development could also contribute to their stability and growth.

Obsolescence and deterioration in central city areas must be considered as a serious problem. While many improvements may have been made in the recent past, the efforts must be continued and should be increased. The down-town commercial cores require continuous monitoring in order to remain viable, the fringe areas may need complete rebuilding or rehabilitation, and transportation and utility improvements are also critical. All these can be greatly complicated by the natural features of the area and a scarcity of really suitable land.

**Retail Development**—Quoting from the Perspectives 2020 Land Use Plan; “The western portion of the county has experienced the bulk of the commercial/industrial expansion in consort with residential expansion, as was anticipated. The completion of Inter-State 675 greatly modified commercial expansion by providing direct freeway access to Greene County from two major interstate highways as well as sub-regional locations. The result has been to condense rather scattered local commercial land use patterns found in and around sub-sections of the County, resulting in a more coordinated set of shopping opportunities which compete with comparable centers in the Dayton metropolitan area. The primary nodes of development include: Westend Plaza, Xenia; “Four Corners”, the intersection of North Fairfield Road and New Germany-Trebein Road, which includes the Mall at Fairfield Commons, the Rex Centre, Beavercreek Towne Centre, Shoppes of Beavercreek, Fairfield Crossing Shopping Center, Target Center etc.; and Wilmington Pike/SR 725 in Bellbrook/Sugarcreek Township. The regional commercial development with the Mall at Fairfield Commons as the centroid of “Four Corners” exceeds three million square feet of retail and office space. The other major developments are community to limited regional in size. As was noted in the discussion of residential expansion, land absorption for community and regional commercial development far exceeded forecasted rates.”

**Residential Development** —Quoting the Perspectives 2020 Land Use Plan with regarding to the goals for housing “Everyone needs a place to live, and if that dwelling is unsatisfactory, the individual suffers. In recent years, housing has become a more expensive part of the family’s budget, making the affordability and availability of quality housing an important issue. Housing issues that need to be addressed include: the selection of homes available, price range, styles, the rehabilitation of deteriorating, unsafe, or vacant homes, and the location of new homes.”

## Observation

A review of the components of Greene County’s Perspectives 2020 reveals that one of the results of the completion of Interstate 675 has been a condensation of the County’s scattered local community shopping/banking opportunities into shopping opportunities comparable to those in the Dayton metropolitan area. While this provides consumers with a broader range of choices in one centralized location and is a boon to many businesses, it also signals the demise of many local shopping opportunities and the neighborhood bank. It would be wise to remember that not all Greene County residents have the means or opportunity to travel to one of the “mega” type shopping centers. It is the recommendation of

## Greene County, Ohio

this analysis that while centralized “mega” type shopping/business/commercial areas may be a desirable use of available space, their growth and acceptance does not come at the demise of local shopping and/or banking opportunities.

A review of the components of Greene County’s Perspectives 2020 reveals minimal discussions directed explicitly to the issue of attainable or affordable housing. Nor were there any overt discussions of achieving or maintaining economic , racial, or ethnic diversity.

While it appears that those in leadership roles in the County have given measureable thought to the many land use issues related to housing, it also appears that they historically have considered affordable housing a secondary issue.

During the process of developing the Perspectives 2020 Land Use Plan housing issues were identified. Those issues included: the selection of homes available, price range, styles, the rehabilitation of deteriorating, unsafe, or vacant homes, and the location of new homes.

However, it is apparent that the drafters of the county’s Perspective 2020 appear to have given little thought to the issue of racial diversity and equality and how it affects the residents of Greene County. This observation is based on the fact that no reference is made to African-Americans, Hispanics/Latinos or any other minority or federally protected population.

While planning for future land usage and economic development is vitally important, it is also important to acknowledge that in order for economic growth to occur, people must have an affordable place to live. Consideration for this growth must include a plan to provide residents affordable housing with all services and amenities available. This plan must provide for affordable housing where it will be most needed.... close to lower paying service sector jobs, schools, health care and shopping for basic necessities such as groceries; or close to transportation to access these services.

It is also important that a variety of affordable housing types be available to accommodate the needs of a wide range of people who may wish to live in Greene County. Such variety is particularly meaningful for empty-nesters, newly married couples, single persons, the disabled and senior citizens who either want to move into the city, or are current residents wishing to relocate into another part of the community. Not only is it important to plan for affordable housing, but careful thought must be given to the location of such housing. While clustering several types affordable housing developments is desirable, care must be taken not to put all the affordable housing in one location. Doing so could deny the members of the seven federally protected classes the right to choose where they might live. Housing that prevents members of the protected classes from living where they might choose to live or denies those same individuals the opportunity to have choices about where they choose to live can be considered a violation of those individuals fair housing rights.

Development should utilize cooperation between city/county agencies and developers, investors and/or landowners to ensure that the area remains diversified and retains an agricultural base, especially in the eastern portions of the county. Various local governments and agencies need to coordinate their efforts to ensure that development is directed to the areas where it will be most beneficial and cost-effective to the community and where it will help preserve its agricultural character. Ensuring that development is concentrated in areas that have adequate public infrastructure, and locating development away from Prime Farmland to the greatest extent possible, will protect Greene County’s agricultural sector, as well

as the County's financial resources. An effective land use plan addresses and incorporates all significant local issues and priorities, but must also be based on the land and its natural resources. Land use planning is both a social science and physical and biological science. Failure to consider the natural environment can result in cost overruns, increased runoff and flooding, environment degradation, construction delays, and expensive planning mistakes.

## Zoning and Housing for People with Disabilities in Greene County

Quoting from the Perspectives 2020 Land Use Plan...."Zoning has been a traditional method of land use control and will continue to be a valuable source of control in the future. It is also noted that the rural areas of the county have Township zoning. This reflects the different needs for the different areas of the county. Each Township within Greene County has the ability to change their current zoning and zoning is recognized to be an evolving process. Specific zoning is often affected by the economic conditions at the time as well as the existing development in the area; the development and expansion of infrastructure, including roads, sanitary sewer and public water; and as such has local supervision."

"Another intent of zoning is to put land to use as it is best suited in the context of overall community development. Of course, determining the best use for land is not always easy and can change over time. Zoning is significant because it protects property values by assuring that incompatible uses will be separated."

However, a great many zoning ordinances fail to make the "reasonable accommodation" for community residences for people with disabilities (group homes, halfway houses, and recovery communities) that the 1988 amendments to the nation's Fair Housing Act (FHA) require. The FHA requires local jurisdictions to make a "reasonable accommodation" in their zoning rules and regulations to enable community residences for people with disabilities to locate in the same residential districts as any other residential use. Relatively few areas have used their zoning codes to affirmatively advance fair housing for people with disabilities.

### ***Limited accommodations for persons with mental illness.***

The above impediment, which was identified in the 2009 analysis of impediments update completed by Greene County, was once again identified in 2011 and was discussed by the Housing Consortia during the preparation of this Analysis of Impediments.

Housing Solutions of Greene County is an advocacy organization whose purpose is to provide permanent supportive housing for individuals with mental illness via close coordination with TCN Behavioral Health Services. They currently house many persons within the City limits of Xenia and Fairborn. Expansion plans are being explored with Xenia to construct a 15 unit housing complex with permanent services on site. Some of the hurdles they must overcome to see this project to fruition include zoning variances for garages, neighborhood concentration and perception issues.

Information recently made available for this analysis indicates that Housing Solution has reduced the scope of the above noted project to six (6) units instead of the fifteen (15) originally planned. This information indicates that the reduction in the number of units was made to try to accommodate the City of Xenia's codes and zoning requirements. At this time, Housing Solutions has presented the smaller project to the City of Xenia's City Council and there was not a motion placed on the floor during the meeting.

## Greene County, Ohio

Investigations are ongoing to determine what the requirements of Roberts Rules of Order are concerning the proper protocol to be followed in such a situation.

Below is section 1288.02 (3) of the City of Xenia's zoning code. If housing is to be constructed by Housing Solutions of Greene County to house individuals with mental illnesses who don't drive, why would the housing require at least 50% of the required off-street parking be enclosed garages?

Multi-family dwelling units, including condominiums townhouses and garden apartments	2 off-street parking spaces per unit; at least 50 percent of the required off-street parking spaces for the types of buildings and uses specified in this subsection shall be in enclosed garages and this requirement for enclosed garages shall apply to new construction, additions to or expansions of existing structures
--	--

This is an instance where local zoning and the Fair Housing Amendments Act of 1988 are at odds. The FHA requires local jurisdictions to make a "reasonable accommodation" in their zoning rules and regulations to enable community residences for people with disabilities to locate in the same residential districts as any other residential use. It can also be documented that relatively few areas have used their zoning codes to affirmatively advance fair housing for people with disabilities.

While services exist that are designed to assist disabled persons in the community, there certainly are not enough to adequately address the present need.

Although the total number of housing unit needs will not increase, the aging population will require different types of homes be considered.

During the next 20 years, the national population, as well as the population in Ohio, will grow older. The purpose of the following few paragraphs is to present a summary of the **older population (60+)** and to project the number of older people and the prevalence of disability among this population. Trends and projections are provided for ages 60 and above

Trends and projections are provided for ages 60 and above, because this is the eligibility age for some state and local home care programs. Specific topics explored include disability, poverty, marital status, living alone, and educational attainment among the older population. Throughout the reports, trends are compared according to gender and age group.

In preparing this report, data from the Census short form, which is available for all residents within each county, was used. The Census long-form, which is available for a representative sample of county residents was also used. The actual Census count from the Census short-form and the weighted sample counts from the long-form may be slightly different.

To preserve privacy and confidentiality of the respondents, the census long-form data is available for

## Greene County, Ohio


geographic units with a minimum population of 100,000. In some cases a large county encompasses several such geographic units while in other cases a few neighboring counties are bundled together to form a geographic unit with 100,000 population. In large counties, the data for education, poverty threshold, Living arrangement, marital status and disability rates are for the county alone, while smaller neighboring counties will show identical data, for the above indicators of need for assistance, for the bundled counties.

# FAST FACTS

ABOUT  
Greene County  
and its 60+ Population

WWW.SCRIPPS.MUOHIO.EDU

- Almost 16% of Greene County's population is age 60+ (or 23,555 individuals)
- By 2020, there will be 37,400 individuals age 60+ in Greene County (This is a 59% increase in the 60+ population)
- Three in 4 individuals age 85+ are female
- Disability increases with age: Only 3% of 60-69 year olds have a severe disability, compared to 44% of those 90+
- Nearly one third of individuals age 60+ have at least one disability
- By 2020, almost 3,400 individuals age 60+ with a severe disability will reside in Greene County
- Over 12% of the age 60+ population live in poverty
- Over 7% of individuals age 60+ are racial or ethnic minorities
- Of men age 60+, 82% are married, compared to only 55% of women
- Nearly 6 in 10 individuals age 60+ have 12 or fewer years of education
- Of women age 60+, 38% live alone, compared to 16% of men

 **SCRIPPS**  
GERONTOLOGY CENTER

396 UPHAM HALL  
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**MIAMI UNIVERSITY**  
OXFORD OHIO

Table: 36

The following data used in this report is from Greene County.

## Background

This report illustrates the demographic changes that occurred in Greene County between 1990 and 2000, and presents projections of the older population including the number of older adults with disabilities. The report also covers other population characteristics that have been shown to be associated with the need for long-term care services among older adults, such as the prevalence of poverty, living alone, lack of education, and being unmarried. County-level data are compared to data on Ohio as a whole in order to show differences or similarities in population characteristics. By examining both demographic patterns and informed projections, counties will be better prepared to address the needs of their aging and disabled populations. ***\*These data categories reflect combined data from Greene County and Huron Counties.***

## County Overview

Greene County is located in the southwestern portion of Ohio, encompassing the cities of Beavercreek, Bellbrook, Fairborne, and Xenia. Greene County also includes the villages of Jamestown, Bowersville, Cedarville, Yellow Springs, Spring Valley, and a portion of Clifton. In 2000, the County population was 147,886. Greene County is relatively urban, with 16.6% of the population living in rural areas in 2000, compared to 18.7% in 1990. This represents a decrease of 4% in rural population over the ten-year period. With 23,555 individuals age 60 and over, Greene County has the 15th largest 60+ population in the state, yet it ranks 73rd in proportion of total population that is 60+ (out of 88 counties in Ohio). As shown in the Summary Table, the 60+ population represents 15.9% of the total population in Greene County.

### Summary Table

#### Greene County, 2000

Total Population Age 60+	23,555
% Population Age 60+	15.9
Population Age 40+	64,178
% Population Age 40+	43.4
% Population 60+ at or Below Poverty Level*	12.0
% Population Age 60+ with Self-Care Disabilities*	9.8
% Population Age 60+ with at Least one Physical, Mental, Sensory or Self-Care Disability*	31.9
% Population 60+ who are White	92.8
% Population Age 60+ who are Married*	66.4
% Population Age 60+ who are Living Alone*	28.5
% Population Age 60+ who Have Less Than a High School Diploma*	24.6

Table: 37

***These data categories reflect data from Greene County.***

In some instances in this report, data are presented for the population age 40+. This cohort is important to consider when developing projections, because the population age 40+ in 2000 will be age 60+ in 2020.

## Greene County, Ohio

The population that is currently 40+ is also significant because it contains the baby boom generation. As shown in the summary table, 43.4% of the population in Greene County is currently over the age of 40. In the remainder of this report, we explore variables (touched on in the Summary Table) that are related to long-term care needs. Factors related to one's need for long-term care include disability, income, race and ethnicity, marital and educational status, and living arrangements. The following sections provide detailed analyses of these risk factors according to gender, age group, county/state standing, and ten-year trends.

### Population Profile

The total population of Greene County increased by 8.2% between 1990 (136,731 residents) and 2000 (147,886 residents). The entire population of Ohio increased 4.7% in the same time. In 2000, 15.9% of the county population was 60+. The following table provides a detailed breakdown of the older population in Greene County in 2000 by age group and gender.

Population Age 60+, by Gender and Age Group Greene County, 2000					
Men			Women		
Age Group	Number	Percent	Number	Percent	Total
60-64	2,900	47.8	3,163	52.2	6,063
65-69	2,486	46.9	2,818	53.1	5,304
70-74	2,066	45.4	2,487	54.6	4,553
75-79	1,541	41.6	2,163	58.4	3,704
80-84	798	36.5	1,389	63.5	2,187
85-89	297	27.5	782	72.5	1,079
90-94	114	22.3	398	77.7	512
95+	25	16.3	128	83.7	153
Total 60+	10,227	43.4	13,328	56.6	23,555
Ohio 60+	823,200	41.9	1,140,289	58.1	1,963,489

Table: 38

**Gender Distribution** - The gender distribution of the older population in Greene County is similar to that of the state of Ohio. Of the entire county population age 60+, women comprise 56.6% (compared to 58.1% in the state). Women outnumber men at all ages over 60; a disparity that increases with each advancing age group. Of particular interest is the gender ratio among the oldest age group. Of the population over the age of 84 in Greene County, 75.0% are women. The higher proportion of women among the oldest age group suggests that the population potentially eligible for, and in need of, long-term care services is largely female.

**Growth in the Older Population** - There are only slight differences in the population distribution across age groups in the county compared to the state. Although the majority of Ohioans are under the age of 60, the proportion of older adults in Greene County (and Ohio) will grow substantially over the next several decades. This growth in the older population is largely a result of the aging baby

## Greene County, Ohio

boomers. Currently ranging from 40 to 59 years of age, this cohort will dramatically impact the age distribution of the older population as they age.

The impact of the baby boomers on the age distribution of the 40+ population is also evident when population data from 2000 are compared to data from 1990. 27.5% of the county population was age 40-59 in 2000, compared to 23.8% in 1990. Also noteworthy is the increase in the population over the age of 85. In 2000, this age group comprised 1.2% of the population, compared to 1.0% in 1990 (an increase of 20%).

Another indication that the population in Greene County is aging is the increase in median age. Between 1990 and 2000, median age increased from 32 years (1990) to 36 years (2000). This increase closely reflects that of the state, where the median age rose from 33 to 36 years in the same period. An increase in median age suggests that the proportion of older adults in Greene County is growing. As these segments of the county population reach advanced age, the need for long-term care services may increase.

The number of Greene County residents age 60 and over is expected to increase from a total of 23,555 in 2000 to a projected 37,421 in 2020. The greatest increase is expected among the 60-69 year age group (those currently age 40-49). In 2000, there were 11,367 older adults age 60-69 in Greene County. By the year 2020, when the bulk of the baby boomers move into this age group, it is expected that there will be approximately 18,000 individuals age 60-69 in Greene County. This projection suggests an 59.1% increase in the County population in this age group. The 90+ age group is also expected to increase, from 665 in 2000, to 1,956 in 2020 (an increase of 194.1%).

### Prevalence of Disability among the 60+ Population

The rate of disability among the 60+ population in Greene County closely mirrors the state of Ohio. In 2000, the most common type of disability reported was physical, followed by sensory, self-care, and mental impairment. According to the Census, a physical impairment is defined as a long-lasting condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting or carrying. Sensory impairments include blindness, deafness, or any severe and long-lasting vision or hearing impairment. Mental health impairment is defined as having difficulty learning, remembering or concentrating because of a physical, mental, or emotional condition that lasts 6 months or more. Self-care impairments include difficulty dressing, bathing, or getting around the house as a result of a long-lasting condition (6 months or more). It should be noted that these categories are not mutually exclusive. Respondents could have multiple impairments, which may span more than one disability category. In 2000, 31.9% of the 60+ population in Greene County had at least one disability.

The percentage of individuals reporting sensory, physical, mental and self-care disabilities in Greene County steadily increases with age, not surprisingly, with the oldest age group reporting the highest levels in all four types of disability. For example, the proportion of people with physical disabilities increases from 11.8% of the population age 60-64, to 76.6% of the population age 90+.

## Projections of Population with Disability

In this study, disability is defined as a measure of impairment in Activities of Daily Living (ADLs) and Instrumental Activities of Daily Living (IADLs). Three levels are assigned to this measure: Severe Disability, Moderate Disability, and Little or No Disability. Individuals are classified as moderately disabled if they received assistance in one of the following ADLs: eating, transferring in or out of bed or chair, getting to the toilet, dressing, bathing, or remaining continent; or in at least one of the following instrumental tasks of daily living: walking, shopping, meal preparation, housekeeping, or using transportation or telephone. Severe disability refers to receiving assistance in at least two of the following ADLs: eating, bathing, transferring in or out of bed or chair, getting to the toilet, dressing, or remaining continent, or to having cognitive impairment. The disability rates by sex and age group are assumed to remain the same from 2000 to 2020 as they were in 1995.

The prevalence of disability increases with age. Only 3% of the population age 60-64 have a severe disability, compared to more than half (53%) of the people age 95 and older. Women experience higher rates of severe and moderate disability at every age compared to men of the same age.

## Population Characteristics that Could Affect Need for Care

Several variables have been found to be related to the prevalence of disability and the need for long-term care services as one ages. These variables include poverty, racial and ethnic background, marital status, living alone, and educational attainment.

([http://www.aoa.gov/prof/statistics/future\\_growth/aging21/Program.asp](http://www.aoa.gov/prof/statistics/future_growth/aging21/Program.asp)).

In the following sections, these issues are explored in the context of the older population in Greene County.

**Poverty** - Standards for gauging poverty levels are set by the Federal Poverty Threshold, which delineates income levels (or thresholds) that vary by family size, age of householder, and number of related children under 18 years of age. Rates of poverty are typically discussed as percentages of the Federal Poverty Threshold (FPT), for which those with incomes below 100% of the FPT are the most impoverished, and those with incomes above 400% of the FPT are the most economically advantaged. In the following discussion, data regarding individuals with incomes greater than 400% of the poverty level are included for comparison, although these individuals are not considered impoverished. A significant number of older adults in Greene County are potential candidates for state and federal assistance based on income eligibility. In 2000, 39.6% of the 60+ population had incomes below 300% of the federal poverty level. Of this population, 12.0% were living at or below 100% of the poverty level.

**Federal Poverty Threshold** - In 2000, the poverty level was \$8,959 for one person under the age of 65, and \$8,259 for an individual over 65. For two person households, the poverty level was \$11,590 if the householder was under 65 and \$10,419 when the householder was 65+. In 1990, the poverty threshold was \$6,800 (annual income) for one person under the age of 65, and \$6,268 for an individual over 65. For two person households, where the householder was under the age of 65, the poverty threshold was \$8,794, and \$7,905 when the householder was 65+. For more information about poverty thresholds, see: <http://www.census.gov/hhes/poverty/threshld.html>

## Greene County, Ohio

Compared to 1990, there were a higher percentage of older adults at both ends of the poverty scale in Greene County in 2000. The percent of adults 60+ living below the poverty level increased from 8.3% in 1990 to 12.0% in 2000. At the other end of the scale, the percent of older adults with incomes over 400% of the poverty level (the most economically advantaged) also increased in this period, from 34.9% in 1990, to 44.7% in 2000.

A closer examination of poverty rates in Greene County reveals striking trends in relation to age. The percentage of people at or below the poverty level increases dramatically with advancing age. To illustrate, over one-half (58.7%) of 60-64 year olds reported incomes above four times the poverty threshold (the highest income category), compared to only 2.5% of those in the oldest age group (90+). In contrast, 5.8% of 60-64 year olds fall in the lowest income category, while 55.6% of the 90+ population reported incomes at or below the poverty threshold.

In 2000, 68.4% of men age 60-64 were in the highest income category, while 0% of men age 90+ had this level of income. In contrast, only 1.4% of men age 60-64 were in the lowest income category, compared to 28.9% of men age 90+. A fairly stable percentage of older men were classified as having incomes at or below 100% of the FPT from ages 60-84, with an increase in the proportion of men in this income category as they approach the 90+ age group. It appears that age 85-89 is a pivotal point for men, where average incomes drop sharply as they near the 90+ age group.

The pattern of income distribution among older women in Greene County is similar to that of older men. One important distinction is that there is a higher proportion of women in the lowest income category ( $\leq 100\%$  FPT), and a lower proportion of women in the highest income category ( $>400\%$  FPT) at nearly all ages.

### Race and Ethnicity

Greene County's older population is less racially and ethnically diverse than the older population in Ohio as a whole. In 2000, 92.8% of the county population (60+) identified themselves as white non-Hispanic, compared to 89.7% of the state population. In the same year, 4.4% of the county population self-identified as black non-Hispanic, compared to 8.4% of the state population.

### Marital Status

According to Census data, the percentage of married older adults decreases steadily after age 60. The majority (77.0%) of 60-64 year olds were married in 2000, while 23.1% were single (defined as widowed, divorced, separated or never married). In contrast to 60-64 year olds, the marital status of the 90+ population is nearly the inverse. Among this age group, 59.4% were single in 2000, while 40.6% were married.

Between 1990 and 2000, the percentage of married older adults (60+) in Greene County remained fairly stable. In 2000, 66.4% of older residents were married compared to 64.4% in 1990. Similarly, no major changes occurred among the single population (people who were widowed, divorced, separated, or never married). In 2000, 33.6% of the 60+ population was single, compared to 35.6% in 1990.

Women above the age of 60 are more likely to be widowed, divorced, or separated than men. 82.0% of men age 60+ in Greene County were married in 2000, compared to only 54.5% of women. Because single older adults are more likely than married couples to need outside help or institutional care, the population in Greene County that is potentially in need of such assistance is largely female.

### Living Alone

In 2000, 28.5% of Greene County residents age 60+ were living alone, compared to 32.1% of the state population age 60+. The percentage of older adults living alone in Greene County has increased since 1990, from 27.2% of the 60+ population to 28.5% in 2000.

Older women are more likely than older men to be living alone in Greene County. A higher percentage of women than men are living alone at all ages above 60. While the percentage of men living alone increases only slightly with age, the percent of women living alone increases dramatically with age. Among the 60-64 year age group in 2000, 12.4% of women were living alone, compared to 3.8% of men. Among the oldest age group (90+), 74.2% of women were living alone, compared to only 7.1% of their male counterparts.

### Education

Studies suggest that there is a strong relationship between educational attainment and the prevalence of poverty and disability in old age. The majority of older adults (60+) in Greene County have completed 12 or fewer years of school. Over one third (34.7%) of older adults have completed high school, and 24.6% have completed less than 12 years. This suggests that a significant proportion of the older population may be economically vulnerable.

There is a significant contrast in the educational attainment of older adults in Greene County by gender. Older women are more likely to have only completed high school, while older men are more likely to have pursued and obtained higher degrees. As a whole, the older female population in Greene County is less educated than the older male population.

### Summary

This analysis of population trends and projections in Greene County, Ohio reveals several important issues with regard to the prevalence of poverty and disability among the older population. Primarily, it is evident that the County population is aging, and the population age 60+ will continue to grow over the next twenty years. More specifically, the so-called "oldest old" (85+) are the fastest growing age group in the County (as well as the state of Ohio). The unprecedented growth in the older population will present the County (and the state) with a number of challenges in the coming years. Among the older population in Greene County, levels of disability and poverty increase with age, with the oldest old experiencing the highest rates of both. Also of concern is the preponderance of older women among the oldest age groups, who comprise a majority of the impoverished, disabled and single populations. These women, who are highly economically vulnerable, and are potentially in need of significant personal care assistance, are frequently living alone; a trend that is expected to become increasingly common over the next several decades.

The number of seniors in Ohio will most certainly continue to grow over the coming years - as will the need for assisted living and long term care options.

As with most states, Ohio has a very specific definition of what assisted living is, including eligibility requirements, and the types of services provided by assisted living facilities. In Ohio, "Residential Care Facility" and "Assisted Living Facility" should be considered synonymous. The Ohio Department of Health uses "Residential Care Facilities" to describe homes that provide accommodations for: a) "seventeen or more unrelated individuals, and supervision and personal care services for three or more of those individuals who are dependent on the services of others by reason of age or physical or mental impairment" b) "Accommodations for three or more unrelated individuals, supervision and personal care services for at least three of those individuals who are dependent on the services of others by reason of age

## Greene County, Ohio

or physical or mental impairment, and, to at least one of those individuals supervision of special diets or application of dressings, or provide for the administration of medication to residents, to the extent authorized." There are also specific guidelines in terms of administering medication, special diets, and admitting or retaining individuals who have highly specialized needs. To see the full description of Residential Care Facilities and Assisted Living, please visit the Department of Health.

### ***People in group quarters in Greene County, Ohio:***

- 5693 people in college dormitories (includes college quarters off campus)
- 1194 people in nursing homes
- 319 people in military barracks, etc.
- 234 people in other non-institutional group quarters
- 133 people in local jails and other confinement facilities (including police lockups)
- 57 people in homes for the physically handicapped
- 44 people in religious group quarters
- 23 people in homes or halfway houses for drug/alcohol abuse
- 20 people in military transient quarters for temporary residents
- 19 people in other group homes
- 16 people in homes for the mentally retarded
- 11 people in homes for the mentally ill
- 7 people in other non-household living situations
- 6 people in short-term care, detention or diagnostic centers for delinquent children
- 5 people in orthopedic wards and institutions for the physically handicapped

Institutionalized population: 1,338

### ***Additional Services Providers in Greene County:***

#### **Foodbank Inc**

The Foodbank is the distributor of commodities for many of Greene County's agencies. They **do not** provide direct client support. However the following information compiled from data collected in a 2009 hunger study proves to be interesting. This data was collected from February through June of 2009.

*The Foodbank conducted face-to-face interviews with 316 people seeking emergency food at food pantries, soup kitchens and other emergency feeding programs, as well as interviews with more than 75 agencies that provide food assistance.*

*The Foodbank provides emergency food for an estimated 70,000 different people annually.*

- 40% of the members of households served by The Foodbank are children under 18 years old.
- 23% of households include at least one employed adult.
- 79% have incomes below the federal poverty level.

*Among all client households served by emergency food programs of The Foodbank, 87% are food insecure\**

## Greene County, Ohio

*Among households with children, 88% are food insecure and 41% are food insecure with very low food security\*\**

- 38% of clients served by The Foodbank report having to choose between paying for food and paying for utilities or heating fuel;
- 31% had to choose between paying for food and paying their rent or mortgage;
- 32% had to choose between paying for food and paying for medicine or medical care;
- 33% had to choose between paying for food and paying for transportation;
- 28% had to choose between paying for food and paying for gas for a car; and
- 26% of households served by The Foodbank report having at least one household member in poor health.

*As many as 93% of pantries, 93% of kitchens, and 62% of shelters in The Foodbank use volunteers. Many programs rely entirely on volunteers; 78% of pantry programs and 53% of kitchens have no paid staff at all.*

*\* Low or very low food security*

*\*\* Access to enough food is limited by a lack of money and other resources*

*The Foodbank website includes an interactive activity called **Hunger 101**. This activity is the best that has been discovered in researching data for an analysis of impediments. This activity thoroughly explains and also provides a “real life” experience to those unfamiliar with the situation of being hungry.*

Greene County FISH Food Pantry

Xenia, Ohio

937.372.1550

(There is also a FISH Food Pantry that serves the City of Fairborn)

### **Housing Providers/Shelters that serve Greene County:**

#### **Daybreak**

14.17 miles from city center Xenia

605 S Patterson Blvd

Dayton, OH 45402

## **Red Cross: Greene County Housing Program and Transitional Housing**

The Dayton Area Red Cross Chapter's Greene County Emergency Housing Program (EHP) was established in 1990 to help families who, due to an illness, the sudden loss of a job or other unfortunate circumstance.

The Transitional Housing Program (THP) was built in 2008 and residency began in December of 2008 to assist clients who had already been living in our EHP units and due to reasons beyond their control needed an extended period of stay.

Each EHP resident is provided with a maximum of 90 days of housing, during this time an experienced housing case manager is assigned to each family to assist in resolving the situation that led to their homelessness.

To become eligible for the Transitional Housing Program certain regulatory requirements must be made. Families may stay for an extended 6 months.

To qualify for the program, a person must be the head of a household with at least one child and temporarily homeless due to the following:

Unsafe/unsanitary living conditions

Natural disaster (fire, flood, etc.)

Lack of financial resources

Lack of utilities

Eviction

Displaced by the city

In order to apply for the Greene County Housing Program, eligible families must first be referred by the Community Action Partnership Program.

### **Referral and on-site services available at GCHP include:**

Consumer Credit/budgeting Services

Nutrition classes

Parenting classes

Case Management

Assistance with locating permanent housing

Referrals to transportation services

Referral to Health Services

Referral to Educational/GED training

Referrals for After-School Tutoring

Assistance with locating permanent housing

### **Financial Information**

As a Red Cross program, the GCHP is a non-profit service that depends upon a variety of funding including grants & donations from the general public. The construction of the transitional housing program was funded by the Federal Home Loan Bank of Cincinnati, Huntington National Bank and The Ohio Housing Finance Agency.

### **Christopher House**

This treatment center provides residential long-term treatment care. There are special groups and programs for persons with co-occurring mental and substance abuse disorders and men. Special language services provided include assistance for hearing impaired.

### **The Interfaith Hospitality Network of Greene County; The Schneider House of Hope**

The Interfaith Hospitality Network of Greene County is part of a national network that was formed to respond to the needs of homeless families in a timely and compassionate manner. The nationwide network includes thousands of volunteers and hundreds of churches and synagogues.

The IHN started hosting the homeless families in the Schneider House of Hope starting June 27, 2010. The National Interfaith Hospitality Network is a national, non-profit organization that assists religious and community organizations in developing and operating Network programs. The Greene County IHN has been open since 1995.

The goal of the IHN is to alleviate homelessness by fostering the development of Networks that provide shelter, meals and assistance for homeless persons and that increases community involvement in direct service and advocacy.

For those eligible, The Schneider House of Hope provides the following services:

- Temporary shelter for up to 60 days
- Night Shelter in the Schneider House of Hope
- The opportunity to make phone calls; receive job training and learn new life skills. Those skills include: budgeting; nutrition and parenting.

### **The Family Violence Prevention Center (FVPC) of Greene County**

#### History

The Beginning....

The Greene County Domestic Violence Project began as a two-bedroom apartment in Yellow Springs in 1979 as a project of the Greene County Welfare Department. In 1980, the agency incorporated as a private, not for profit corporation and the shelter moved to its first house in Xenia, which had one staff and several students. The project relocated twice more until 1984 when it settled into its long-term site in a large Victorian House in the Water Street District of Xenia where it remained until 2001.

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During the 1980's and 1990's the Greene County Domestic Violence Project had a rich history of providing shelter, crisis hotline, victim advocacy and school based prevention programs to prevent family violence and reduce its impact in Greene County.

The 1990's brought many advances in the field of family violence and the agency evolved progressive programs to meet the expanding need for services. Professional counseling programs and educational programs (Healthy Homes and SMILES) were added for adults and children. In 1999 the agency became a Certified Mental Health agency through the State of Ohio. School based programs expanded in 1994 to include both junior high and high school students in all Greene County public school districts. And, in 1995 the Xenia Police Division and GCDVP collaborated to form a nationally recognized program entitled DIVERT that partners law enforcement with domestic violence crisis workers for home based follow-up. To day, DIVERT services are being made available throughout Greene County and the agency has been able to operate satellite educational programs in Fairborn.

### Violence Free Futures....

In 1997 the agency began to set a goal to secure a new facility and requested the help of the community. Seventeen community leaders formed the Shelter Facility Task Force and began to search for a site for the new facility. The Board decided to mortgage the aging property and invest the loan to begin a capital campaign which would require that the agency hire a Development Officer. The Shelter Facility Task force located a potential site, the Xenia Grace Chapel which was up for sale. The Physicians Charitable Foundation of the Miami Valley stepped forward with funds for an architectural site feasibility study. It appeared the agency would need to raise a million dollars to construct the kind of center that was needed. This amount was later increased to 1.5 million after the site was secured and greater detail was obtained regarding the cost of the renovation and new construction. The County Commissioners graciously agreed to purchase the site through the Community Improvement Corporation for the Agency. The Eastern Miami Valley Alcohol Drug and Mental Health Services Board made an early and large commitment to the Campaign as did members of the Staff and Board of the agency. A cadre of volunteers representing community leaders from all over Greene County sacrificed their time, energy and financial resources to march forward under the leadership of Herman Menapace and Representative Dave Hobson to lead the successful campaign entitled Violence Free Futures. Four hundred individuals, families, civic organizations, churches, businesses, foundations, and state and local governments provided funds for the project. These donors will be memorialized permanently in the agency's reception area in thanks for their commitment to the work of non-violence.

In June 2000, a groundbreaking ceremony was done and the new name for the facility was announced: The Kathryn K. Hagler Family Violence Prevention Center. This name was chosen to honor both the Hagler family's generosity to this project and Mrs. Hagler's long and distinguished career as a public servant and advocate for families and children in Greene County. Construction by G.C. Contracting began in July 2001 and was completed under the management of the Architect, Levin Porter Associates. On May 17, 2001 the agency moved to the new facility.

### The 21st Century....

Since the move, the agency has evolved to continue to provide comprehensive, holistic services to victims of domestic violence. The Board and Staff have truly embraced the name Family Violence Prevention Center and have incorporated several new programs to prevent future incidences of domestic violence in Greene County. These include Domestic Violence Intervention Program for batterers, Healthy Couples educational classes and Workplace Violence training. In 2006, the agency became certified by the Council on Accreditation, a prestigious and plausible accomplishment.

The mission of the Family Violence Prevention Center (FVPC) of Greene County is *"We light the path to living violence free by responding, supporting and providing safe housing to victims of family violence; by informing Greene County citizens of the impact of family violence; and by revealing ways to prevent and overcome its consequences."* Statistics show that "One out of five women and one out of fourteen men has been physically assaulted by an intimate partner sometime in their lives (Felson, RB, & Pare P.P. [2005])."

FVPC supports victims of domestic violence holistically through its four prongs of prevention, intervention, outreach and safe housing. Programs and services include: a 24-hour crisis hotline, emergency, short-term and long-term housing, educational/support groups, counseling, case management and links to other community resources. The Family Violence Prevention Center also offers programs for children, which includes a prevention education program in the Greene County junior and senior high schools. The Center cooperates very closely with local law enforcement agencies to respond to and follow up on calls to the police concerning domestic violence or disputes.

One client, upon exiting the safe house (shelter) said. "Thanks so much for providing us with a safe, warm, caring place to stay during such an uncertain time in our lives." Daily, clients like this one, find the courage to admit there is a problem in their family, the strength to take action and with the help of FVPC and the community support, the hope for a violence free future.

#### Philosophy Statement

Domestic violence, sometimes referred to as family violence, is a complex social, health and criminal justice problem. Domestic violence includes physical child abuse and neglect, spousal abuse, dating violence, sibling violence, elder violence, and violence among household members who are related by blood or by virtue of an intimate relationship.

Violence, battering and abuse are most often viewed as physical acts, which cause harm or threaten to harm another household member. However, other forms of violence include verbal abuse, emotional abuse, controlling and monitoring, violence toward property or household pets, sexual abuse and threats of violence. The causes of domestic violence are multi-faceted and include cultural factors (including gender), social factors, and individual (including psychological) factors. Effective approaches to preventing violence and/or ameliorating the short and long term trauma associated with abuse must necessarily encompass all factors.

Family Violence Prevention Center shapes its programmatic development with the following tenets in mind:

- All individuals have a right to be free of violence
- No one is responsible for another person's abusive behavior
- On the individual level, violence is usually a learned behavior and can be changed with appropriate intervention
- Victims of abuse are empowered to make choices which will lead to self-sufficiency, self-responsibility and violence free futures
- Children who witness violence in their family are also primary victims and are more likely to be abused or abusive in the future without intervention (i.e. The cycle of violence is an intergenerational cycle)
- Children deserve and must receive services directed toward creating nurturing, non-violence environments and stable lifestyle patterns to allow their success in all aspects of child development
- Parents must be encouraged to utilize non-violent parenting techniques and to prioritize the needs of their children
- The community/society must set the standard that interpersonal violence is not to be tolerated and ensure that help is available to both perpetrators and victims
- Arrest is a necessary and important deterrent to physical violence
- Effective, comprehensive programs must utilize the best available methods for seeking solutions including close collaboration, integrated program development and sharing of resources in the public and private sector
- The field of family violence is evolving and effective programming must also continuously evolve to respond to new empirical knowledge
- Prevention program must include primary, secondary and tertiary approaches with the general population, high-risk population and those individuals/families experiencing domestic violence
- Outreach into the home and community must be tailored to the social and cultural characteristics of that family and community
- Violence exists on a continuum of severity, frequency and etiology and appropriate therapeutic responses must take these factors into consideration

Domestic violence is a specialty field in human services of the highest importance and requires continuous quality assurance, monitoring, recruiting, training and supervision of professional staff so as to maximize the short and long term safety of victims, staff persons and the community at large.

#### Community Partners

Family Violence Prevention Center recognizes the value of community partnerships. No matter where you live in Greene County, you can always find the resources you need with a phone call or the click of a button. FVPC collaborates with community agencies to provide a truly holistic approach to ending domestic violence. With the help of our partner agencies, we fulfill our mission as "We light the path to living violence free by responding, supporting and providing safe housing to victims of family violence; by informing Greene County citizens

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of the impact of family violence; and by revealing ways to prevent and overcome its consequences."

### **Chamber of Commerce Memberships**

Beavercreek Chamber of Commerce  
Dayton Area Chamber of Commerce  
Fairborn Chamber of Commerce  
Xenia Chamber of Commerce

### **Agency Memberships**

Action Ohio  
Association of Fundraising Professionals  
Beavercreek Women's League  
Better Business Bureau; Charitable Organizations  
Housing Coalition of Greene County  
Jewish Women International's National Alliance to End Domestic Abuse  
Kiwanis Clubs  
Lions Clubs  
Miami Valley Teen Coalition  
National Organization Victim Assistance  
National Coalition Against Domestic Violence  
Ohio Coalition Against Sexual Assaults (OCASA)  
Ohio Crime Prevention Association  
Ohio Domestic Violence Network  
Rotary Clubs  
United Way Partner Agency  
Women in Business Networking

### **Greene County Partners**

Greene County Children Services  
Greene County Community Foundation  
Greene County Crime Victim Services Coalition  
Greene County Domestic Violence Consortium  
Greene County Family and Children First Council  
Greene County Juvenile Detention Center  
Greene County Law Enforcement Association  
Greene County Prosecutor's Office  
Greene Memorial Hospital

### **Domestic Violence Shelter Partners**

Artemis Center for Alternatives to Domestic Violence  
Project Woman of Clark County  
YWCA of Dayton

### **Volunteer & Intern Recruitment Memberships**

Cedarville University – Social Work Department  
Central State University – Social Work Department

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HandsOn.org – Give a Day. Get a Disney Day.  
Sinclair Community College – Social Work Department  
Sinclair Community College Volunteer Portal  
VolunteerMatch.org  
Wilberforce University – Social Work Department  
Wright State University – Social Work Department

### **Development Partnerships**

Antioch University Midwest  
Bob Evans  
Books & Co.  
City Barbeque  
Cold Stone Creamery  
Dayton Funny Bone  
Dayton Power and Light  
Flemings Prime Steakhouse & Wine Bar  
GoodSearch & GoodShop  
Golden Jersey Inn  
The Greene Town Center  
Hilton Garden Inn Dayton/Beavercreek  
Kroger Neighborhood Rewards Program  
Liberty Savings Bank "Bank for a Cause"  
Max & Erma's  
Miami Valley Restaurant Week  
Mimi's Café  
Osborn Optical  
Shelter Alliance  
Spinoza's  
Taft, Stettinius & Hollister, LLP  
Quiet Little Place Productions, LLC  
Yellow Springs Community Foundation

### **Other**

A Kings Eye Photography  
Acquient Design Studio  
Beavercreek High School  
Family Service Agency of Clark & Madison Counties  
Goodwill Industries  
John Bryan State Park  
Lane Hart Consulting, Inc.  
Murphy's Auto Care

### **FVPC Facts:**

Employees: 21 full-time and part-time  
Volunteers: 150+ yearly volunteers  
People Served: In 2009, Family Violence Prevention Center of Greene County has served more than 8,000

persons including victims, survivors, community members and students.

#### PREVENTION:

Our intervention staff is trained to address the shock and denial that family members feel when they are asked to deal with the domestic violence they are experiencing. Through intervention we provide Counseling, Emergency Hospital Response, and (DIVERT). FVPC takes a holistic approach to ending domestic violence by conducting therapeutic and education counseling sessions through a batterers' intervention program called Domestic Violence Intervention Program (DVIP) for adults and Choices for youth.

In 2009, for individual counseling, the outreach program had 115 adult and children clients in 440 sessions. For Phase II, the program saw 5 clients in 22 group sessions. In Process Group, there were 55 adult participants and 201 in total attendance.

#### OUTREACH:

Services that are provided at the Center are also provided to members of our community in the form of awareness and education. We desire to encourage and support those whose lives are forever changed by violence. Through outreach and our various volunteer opportunities we provide Education, Community Awareness and Community Involvement services.

In 2009, the Center saw 161 volunteers who gave over 1569 hours of community service through volunteering. This is a total value of \$31,380 in volunteer work performed by generous individuals, organizations and businesses in our community.

#### **FVPC Stats:**

##### PREVENTION

Prevention is an imperative key to ending violence and promoting the success of Violence Free Futures. FVPC conducts prevention activities in the Jr. High and Sr. High Schools throughout the county as well as couple education classes at our Center. FVPC takes a holistic approach to ending domestic violence by conducting therapeutic and education counseling sessions through a batterer's intervention program called Domestic Violence Intervention Program (DVIP) for adults and Choices for youth.

In 2009, FVPC conducted prevention classes in junior high and middle schools totaling 2,401 students. In the high schools, classes were conducted for a total of 1,355 students. Last school year alone, FVPC has reached over 3,756 children and adults through its prevention programs.

##### SAFE HOUSING

24 hours a day, 365 days a year we are answering the family violence hotline, bringing families into the program and responding to the needs of our residents. Upon entering our doors, clients immediately experience a violence free atmosphere that provides food, shelter, clothing, and many comforts of home. As clients settle in we provide counseling, case management, and educational services designed to strengthen individuals to begin violence free independent living.

In 2009, the Safe House housed 3136 adult nights and 4446 children nights, totaling 7582 shelter nights between adults and children. This number represents the largest number of days since the shelter opened in 1979.

## PREVENTION

***Violence Free Relationships***, a structured family violence prevention education program for all Junior High School Students in Greene County public schools

***Life Skills Training***, a structured dating and domestic violence prevention education series for all Senior High School Students in Greene County public schools

***High Risk Youth*** prevention education programs provided weekly in the Greene County Juvenile Detention Center

***Healthy Couples***, a skill building group experience for couples seeking to enrich their relationship and increase positive communication

***Workplace Violence Training***, a one modular training helping businesses understand the dynamics of workplace violence and how domestic violence in the home can affect the workplace.

## SAFE HOUSING

***Housing Program***, (“safe shelter”) short term transitional safe housing

***Crisis Hotline***, 24 hour county wide domestic violence crisis intervention, information and referral for victims, their families, community members and social service agencies

***Aftercare***, a service provided for clients who have been shelter residents or received other FVPC services. Aftercare can involve case management or the aftercare support group

***On Behalf of FVPCGC*** partnership with Xenia Goodwill to receive in-kind gifts and provide gift certificates to clients

***Student Internship Programs***

## INTERVENTION

***Individual Counseling***, an individual approach to help victims recover from past and/or present abuse

***Phase II***, a longer term group counseling program to help adult victims recover from the trauma of abuse

***Safe Havens Case Management Services***, a collaborative effort with the Greene County visitation Center to provide supportive services and advocacy to domestic violence victims and their children while there is a court ordered requiring visits and/or exchanges to occur at the Visitation Center.

***Choices***, therapeutic and educational group counseling for teenagers working to prevent future cycles of violence

***Voices***, a weekly small group providing education and counseling for teenagers who have experienced family violence

***Smiles***, a therapeutic group for children who have witnessed or experienced family violence

***DIVERT***, Xenia and County DIVERT crisis response in collaborative partnerships with law enforcement jurisdictions throughout Greene County to offer home and community based services to families experiencing domestic disputes or domestic violence

***Domestic Violence Intervention Program (DVIP)***, therapeutic and educational group counseling for batterers working to prevent future cycles of violence

***Healthy Homes***, an eight week education program focused on breaking the cycle of violence in families

***Emergency Hospital Response*** to Greene Memorial Hospital for victims of domestic violence

## OUTREACH

***Community Presentations and Outreach*** to educate the public about dating and family violence

***Adopt-A-Family*** program assists victims and families in need during the Holiday Season

***Volunteer Programs***  
***Voices Against Violence Giving Society***

**Gateway Shelter**

A 178-bed shelter in Dayton that has a capacity for 60 additional mats for men who come in during extreme weather conditions.

**Holt Street Miracle Center**

Among its other programs concerning drug and alcohol treatment, Holt Street Miracle Center operates the Kids Café program to combat hunger among low-income children, particularly those with a parent in residential drug and alcohol recovery centers.

**Housing Solutions**

Recognizing that all people need a place to live and call home, Housing Solutions efficiently operates affordable housing units for individuals receiving behavioral health services in Greene County.

- Maximize their full potential
- Exercise a degree of choice
- Maintain their membership in the community and their right to privacy.

In a collaborative partnership with government, agencies, individuals, business and other community resources, Housing Solutions is the core agency for developing, maintaining, managing and advocating for the availability and accessibility of affordable housing units for individuals who receiving behavioral health services in Greene County.

Housing Solutions accomplishes this through the following:

**Rental Assistance;**

*Shelter + Care (S+C)*

This is a rental subsidy operated by Greene Metropolitan Housing Authority (GMHA)

- Individuals/families must be homeless and low-income.
- The head of household must have a qualifying disability.
- Agree to participate in ongoing support services and treatment recommendations.

The program utilizes private sector landlords who will accept the subsidy.  
Tenant's portion of rent/utilities is based on percentage of income.

## Greene County, Ohio

### *Housing Assistance Program (HAP)*

This funding is a grant from the Ohio Department of Mental Health

- A temporary rental subsidy usually lasting for less than 18 months.
- Individuals must be referred by the mental health service provider
- Eligible for a Section 8 voucher from GMHA
- Utilizes private sector landlords who will accept the subsidy
- Tenant's portion of rent/utilities is based on percentage of income
- Assistance with initial placement and start up expenses

### **Property Management:**

Housing Solutions currently manages 18 units for the Mental Health And Recovery Board of Clark, Greene, and Madison Counties.

Housing Solutions owns 14 units and is in the process of securing an additional 8 HUD housing units. These properties provide permanent housing opportunities for individuals/families that have a household member diagnosed with a mental illness and are low-income.

Housing Solutions acts as a landlord in this program, and tenants receive supportive services from outside agencies as needed. Tenant's portion of the rent/utilities is a percentage of income.

### **Housing Services**

- Tenant—Landlord liaison support
- Systems Advocacy
- Continuum of support between tenant, referring agency, community landlords and local service provider.
- Rental search
- Dispute resolution services

### **Salvation Army Shelter**

The Salvation Army helps not only with shelter but also with donations, food, and clothing.

**Greene Co. Resource Directory:** The County Resource Directory provides a self-service database of agencies and programs serving Greene County residents. **(excerpts)**

The Ohio Benefit Bank <a href="http://www.ohiobenefits.org">www.ohiobenefits.org</a>	<ul style="list-style-type: none"><li>• Prescription Assistance</li><li>• Access to Tax Credits</li><li>• Food Assistance</li><li>• Medical Coverage</li><li>• Assistance with utilities</li></ul>
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## Greene County, Ohio

	<ul style="list-style-type: none"> <li>And other community supports</li> </ul>
Ohio Association of Community Action Agencies Community Action Partnership <a href="http://www.oaca.org/directory.html">http://www.oaca.org/directory.html</a>	The Community Services Network is made up of more than 1,100 local, private, non-profit and public agencies that work to alleviate poverty and empower low-income families in communities throughout the United States.
Area Agency on Aging; Greene County	The agency provides programs for senior citizens that want to stay in their home.
Adult Protective Services; Greene County	This organization investigates and resolves reports of alleged psychological and physical abuse, neglect of vulnerable adults 18 and up.
Department of Job and Family Services; Greene County	This department assists individuals financially, food stamps, unemployment, child care and children services.
Board of DD Greene County	Their programs are to assist in providing services to the people with Mental Retardation & Developmental disabilities.
Crisis Intervention/ Mental Health; Greene County <b>TCM Behavioral Health Services</b>	The services they provide include counseling, treatment for chemical dependency and mental health disorders.
Greene County Children Services	<p>Agencies are required to investigate and asses reports of child abuse and neglect and to intervene when necessary.</p> <p><b>In the Fairborn Area</b> Phone: 937-878-1415 Emergency After Hours: 937-879 HELP (4357)</p> <p><a href="http://www.greenecsb.org">http://www.greenecsb.org</a></p>
Domestic Violence: Family Violence Prevention Center of Greene County; Greene County	Their outreach is to reduce family violence, with programs that help with prevention, residential and collaborative community-based programs.
Shelters: Crisis Pregnancy Center; Greene County	This organization helps women with prenatal care, child/adolescent.
Shelters: Tri-County Womens Network; Greene County	This organization helps with women addiction, domestic violence, runways, counseling, and support groups.

## Greene County, Ohio

Food Pantries: Ohio State University Extensions Urban Gardening Program Greene County	The project's purpose is to grow and distribute food to needy organizations in Greene County.
Food Pantries: Emergency Food Bank; Greene County	This organization will ship food to many areas if an emergency happens.
Salvation Army; Greene County	This agency helps with donations, food, shelter, and clothing.
Goodwill Easter Seals of Miami Valley; Greene County	This non-profit organization helps people with education, training, and career services for people with physical mental and emotional disabilities.  <a href="http://www.goodwilleastersealmv.org">www.goodwilleastersealmv.org</a>
Catholic Social Services ; Greene County	This organization provides services for families who need financial, human resources and other support services.
United Way; Greene County	This organization provides services to children and youth to succeed in strengthening and supporting each other in the community.
Ombudsman Greene County	The Ombudsman addresses the concerns of consumers in a variety of long term care settings.
Lutheran Social Services ; Greene County	Their services include support and hope to children, individuals, and families and communities.
Metropolitan Housing; Greene County	Their programs provide assistance to low and moderate income families and individuals.  <a href="http://www.gmha.net">www.gmha.net</a>
Health Department; Greene County	The health department performs food licensing and food inspection, vaccination programs, free STD and AIDS tests, and other medical assistance.  <a href="http://www.gcchd.org">www.gcchd.org</a>
American Red Cross; Greene County American Red Cross Housing Program	This agency helps prepare communities for emergencies and keep people safe every day.

## Greene County, Ohio

RX for Ohio; <a href="http://www.rxforohio.org/who/">http://www.rxforohio.org/who/</a>	RxforOhio is a program that connects qualified, low-income people with discount prescription drugs, direct from the pharmaceutical manufacturer.
Senior Citizen's Guide WEBSITE; <a href="http://seniorcitizensguide.com/cinday/index.htm">http://seniorcitizensguide.com/cinday/index.htm</a>	The Senior Citizen's Guide to Cincinnati / Dayton is designed to help older adults and those with aging parents or spouses find housing, health, financial, travel, entertainment, consumer services, and other senior-related resources in Butler, Greene, Hamilton, Montgomery, & Warren Counties in Ohio and Boone, Campbell, & Kenton Counties in Northern Kentucky.
The Disability Resources Monthly (DRM Guide to Disability Resources on the Internet <a href="http://www.disabilityresources.org/OHIO.html">http://www.disabilityresources.org/OHIO.html</a>	Disability Resources, inc. is a nonprofit 501(c)(3) organization established to promote and improve awareness, availability and accessibility of information that can help people with disabilities live, learn, love, work and play independently. .
The Access Center	The Access Center is a non-profit, non-residential center for independent living funded through Title VII of the Rehabilitation Act and whose board and staff are comprised entirely of people with disabilities.
Habitat for Humanity of Green Co., Ohio <a href="http://hfhgc.org/">http://hfhgc.org/</a>	It is a nonprofit Christian housing ministry that works both to eliminate poverty housing around the world and to make adequate housing a matter of conscience and action.
Greene CATS <a href="http://www.co.greene.oh.us/greenecats/default.asp">http://www.co.greene.oh.us/greenecats/default.asp</a>	The Greene County Transit Board's mission is to provide safe, reliable, convenient, accessible, practical and cost-effective public transit service for all of Greene County's population, with special attention to the needs of the County's transportation disadvantaged population, and with close coordination with the County's social services agencies, businesses and local decision-makers.

Diabetes Dayton <a href="http://www.diabetesdayton.org/">http://www.diabetesdayton.org/</a>	Diabetes Dayton is dedicated to the assistance and support of individuals affected by diabetes.
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### **Community Action Partnership of the Greater Dayton Area**

Community Action Partnership of the Greater Dayton Area was established as a nonprofit corporation in December 1964, with the passage of the Economic Opportunity Act. This act called for “the elimination of the paradox of poverty in the land of plenty.” It mandated Community Action Agencies to focus all available local, state, private and federal resources on empowering low-income individuals and families to attain the skills, knowledge and opportunities required to become self-sufficient.

Since 1964, Community Action Partnership of the Greater Dayton Area has provided opportunities for low-income individuals and families to lead more productive lives through advocacy efforts, education, job training, employment and the provision of safe and affordable housing.

Today, Community Action Partnership has an operating budget of approximately \$39 million, more than 235 employees and a 21-member Board of Trustees. This agency is honored to be affiliated with the National Community Action Partnership, an organization which represents the interests of more than 1,000 Community Action Agencies across the United States dedicated to eliminating poverty and promoting self-sufficiency among low-income persons and their families.

#### **Our Mission**

Our mission is to work with local communities to eliminate the causes and conditions of poverty and to promote individual independence and self-sufficiency.

#### **Our Promise**

Community Action changes people's lives, embodies the spirit of hope, improves communities, and makes America a better place to live. We care about the entire community and we are dedicated to helping people help themselves and each other.

#### **Helping People. Changing Lives.**

In December 1964, this agency was established as a nonprofit Community Action Agency. 2011 marks 47 years of Community Action Partnership helping people, changing lives within southwest Ohio.

Greene County is one of the six counties that comprise the diverse service area for the

## Greene County, Ohio

Community Action Partnership of the Greater Dayton Area. In this county, there is specific programming and services that have been developed and implemented to meet local needs. Greene County has a local facility, served by a County Director and staff, with input from a local Advisory Board.

### **BENEFIT BANK**

The Benefit Bank helps to connect low and moderate-income individuals and families with potential public benefits they may be entitled to by removing barriers. The Benefit Bank is a free web-based computer software program that makes applying for many state and federal benefits easier.

### **CAMP ICANIWILL**

Community Action Partnership was pleased to host Camp ICanIWil. The camp serviced youth residing at Landmark Village Apartments in Fairborn, Ohio.

In addition to having a lot of fun, the youth learned social responsibility, self-worth, respect, healthy habits and conflict resolution. Youth had several chances to join the fun at five different camps, each lasting two weeks long.

### **EMERGENCY SERVICES**

Utility Assistance Through the Winter Crisis Program, eligible households in emergency situations may qualify to receive once per heating season up to \$175 in payment assistance to help maintain, restore, transfer or initiate their utility services.

### **PIPP PLUS/HEAP**

Community Action Partnership will gladly enroll eligible households into the Percentage of Income Payment Plan (PIPP) Plus to help them manage their utility bills and maintain services. HEAP provides once per season assistance to low-income families who are having difficulty paying heat and fuel bills.

### **WEATHERIZATION**

Weatherization is a residential energy efficiency program, that reduces energy use by reducing air infiltration and heat loss in homes. . Homeowners and renters may be eligible to receive free services on their home to make it more safe, comfortable and energy efficient.

### **SENIOR NUTRITION**

#### **Home Delivered Meals**

If you are homebound and eligible for home-delivered meals, we will gladly bring meals to your home. Hot, nutritious lunches are prepared locally at our commercial kitchen facility and delivered right to your doorstep.

#### **Congregate Meals**

The Senior Nutrition Program offers hot, nutritious meals that are prepared locally in our commercial kitchen to residents of Greene County age 60 and over and their spouses regardless of age. A well-balanced midday meal is served by our friendly staff. Congregate meal sites are located throughout Greene County

**TRANSITIONAL HOUSING**

Individuals who are homeless, unemployed or underemployed may participate in Harding Place, a Transitional Housing Program. Persons may stay at Harding Place for up to 18 months.

**WORK READY**

Community Action Partnership's Work Ready Program provides needed support for individuals starting a job or continuing employment.

# Greene County, Ohio

Greene County Housing Coalition  
Shelter Providers Stats

2010  
Month: Jul - Dec

	FVPC			GMHA		Red Cross		CAP				WRC		HOUSING SOLUTIONS	IHN
	Emerg Housing	Hagler STH	Stilos LTTH	Project Total	Rapid RH	Emerg Housing	Trans Housing	Harding Place	Rapid RH	Prev	Central Intake	Fam Hsg	Trans Hsg		
EMERGENCY, TRANSITIONAL, PERMANENT HOUSING & HOMELESS PREVENTION SERVICES															
Requests for housing or homeless prev svcs	61	14	1	51	3	199	0	136	22	242	192	8	16	29	0
Requests that resulted in housing or homeless prev svcs	23	12	5	22	3	18	0	15	17	71	75	1	2	18	0
Total household's served in the month (new & ongoing)	79	32	27	119	57	52	0	84	71	71	120	5	13	297	0
New clients on waiting list	33	0	0	n/a	0	82	0	29	0	0	11	8	13	17	0
Clients removed from waiting list & NOT housed	12	0	0	n/a	0	19	0	20	0	0	6	3	5	0	0
Clients denied housing or homeless prev svcs	26	0	0	0	0	98	0	7	2	55	27	2	3	0	0
Clients informed they were denied housing or homeless prev svcs	26	0	0	0	0	0	0	7	2	55	27	2	3	0	0
Requests NOT resulting in housing or homeless prev svcs	15	0	0	15	0	0	0	51	3	116	81	0	1	0	0
No shows:	0	0	0	0	0	0	0	46	1	62	54	0	0	0	0
No follow through:	4	0	0	11	0	0	0	2	0	14	5	0	0	0	0
Found other housing:	0	0	0	2	0	0	0	1	1	0	0	1	2	0	0
Moved out of county:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phone disconnected:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Incarceration:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (specify on 'reasons' pg):	6	0	0	2	0	0	0	2	0	40	22	2	3	0	0
EXITING HOUSING OR HOMELESS PREVENTION SERVICES															
Successful clients exiting housing or homeless prev svcs	14	3	2	2	2	12	0	7	5	53	24	1	3	n/a	0
Clients self exiting housing or homeless prev svcs	4	4	2	2	0	2	0	0	1	0	0	0	0	n/a	0
Clients administratively removed from housing or homeless prev svcs	1	2	1	1	0	1	0	5	0	0	1	1	1	n/a	0

Greene County Housing Coalition Shelter Providers Statistics; July through December 2010.

Table 39

## **Greene County Supportive Housing Programs 2009 through 2011**

Greene County has received the following financial assistance from the Ohio Housing Trust Fund.

**American Red Cross – Dayton** received a \$93,400 grant to renovate a 23-bed emergency shelter serving homeless families in Greene County. The project will assist 67 households consisting of 153 persons (2011).

**Family Violence Prevention Center of Greene County** received a \$32,700 grant to improve a transitional housing facility housing men, women and families who are victims of domestic violence. The project will assist 35 households consisting of 72 persons (2011).

**Community Action Partnership of Greater Dayton (excerpts)** received a \$266,200 grant to .....an 11-unit supportive housing program to assist homeless families and individuals with incomes at or below 35 percent of the area median income in Darke and Greene Counties. The Greene County supportive housing program will assist 65 persons (2011).

**Daybreak** received an \$834,000 grant to operate a six-bed emergency shelter to assist homeless youth, ages 10 to 17, in Clark, Greene, Miami, Montgomery and Preble Counties and a 10-bed emergency shelter to assist homeless youth, ages 18-21; and a 54-unit support housing program to assist homeless youth ages 17 to 21, and their children, with incomes at or below 35 percent of the area median income. The program will assist 70 household consisting of 95 persons (2011).

**Family Violence Prevention Center of Greene County, Incorporated** received a \$115,000 grant to operate a six-unit supportive housing program to assist homeless adults and adults with children who are victims of domestic violence and with incomes at or below 35 percent of the area median income. The program will assist 80 households consisting of 170 persons (2011).

**Recovery Center, Incorporated** received a \$100,000 grant to operate a 14-unit supportive housing program for homeless women suffering from a chemical dependency and with incomes at or below 35 percent of the area median income. The program will assist 72 persons (2011).

**Sensible Shelter, Incorporated** received a \$30,900 grant to provide down-payment assistance and homebuyer counseling to households with incomes at or below 65 percent of the area median income. The program will assist five households consisting of 13 persons (2010).

**American Red Cross – Dayton** received a \$125,700 grant to operate a 40-bed emergency shelter for families in Montgomery County, a 23-bed emergency shelter for families in Greene County and to provide supportive services at both sites. In addition, the agency will provide transitional housing and supportive services to persons/households with incomes at or below 35 percent of the area median income in Greene County and supportive housing to homeless disabled persons with incomes at or below 35 percent of the area median income in Montgomery County. The emergency shelter program in Montgomery County will assist 492 households consisting of 1,714 persons, the emergency shelter program in Greene County will assist 137 households consisting of 366 persons, the transitional housing program will assist 57 households consisting of 171 persons and the permanent supportive housing program will assist 323 households consisting of 92 persons (2010).

**Greene Metropolitan Housing Authority** received a \$173,200 grant to provide direct housing assistance to individuals and families with incomes at or below 35 percent of the area median income. The program will assist 120 households consisting of 250 persons (2010).

**Community Action Partnerships of the Greater Dayton Area** received a \$367,600 grant to operate a 12-bed emergency shelter in Darke County and an 11-bed emergency shelter in Preble County and provide emergency rent and utility payments to prevent eviction or utility disconnections and security deposits to households with incomes at or below 35 percent of the area median income in Greene, Darke and Preble Counties and emergency mortgage assistance to prevent foreclosure to households with incomes at or below 50 percent of the area median income in Greene, Darke and Preble Counties. The emergency rent and utility payment program will assist 353 households consisting of 1,018 persons, the security deposit program will assist 31 households consisting of 106 persons and the emergency mortgage assistance program will assist 38 households consisting of 113 persons (2009).

**Family Violence Prevention Center of Greene County, Incorporated** received a \$138,900 grant to provide transitional housing and supportive services to single adults and adults with children who are victims of domestic violence and with incomes at or below 35 percent of the area median income. The program will assist 75 households consisting of 160 persons (2009).

## Housing Solutions

**Safe, Affordable, Permanent Housing Options for Greene County Ohio Consumers of Behavioral Health Services.**

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Recognizing that all people need a place to live and call home, Housing Solutions efficiently operates affordable housing units for individuals receiving behavioral health services in Greene County.

- Maximize their full potential
- Exercise a degree of choice
- Maintain their membership in the community and their right to privacy.

In a collaborative partnership with government, agencies, individuals, business and other community resources, Housing Solutions is the core agency for developing, maintaining, managing and advocating for the availability and accessibility of affordable housing units for individuals who receiving behavioral health services in Greene County.

Housing Solutions accomplishes this through:

- Rental Assistance
- Property Management
- Housing Services

### **Rental Assistance**

#### **Shelter + Care (S+C)**

This is a rental subsidy operated by Greene Metropolitan Housing Authority (GMHA)

- Individuals/families must be homeless and low-income.
- The head of household must have a qualifying disability.
- Agree to participate in ongoing support services and treatment recommendations.

The program utilizes private sector landlords who will accept the subsidy.  
Tenant's portion of rent/utilities is based on percentage of income.

#### **Housing Assistance Program (HAP)**

This funding is a grant from the Ohio Department of Mental Health

- A temporary rental subsidy usually lasting for less than 18 months.
- Individuals must be referred by the mental health service provider
- Eligible for a Section 8 voucher from GMHA
- Utilizes private sector landlords who will accept the subsidy
- Tenant's portion of rent/utilities is based on percentage of income
- Assistance with initial placement and start up expenses

### **Property Management**

Housing Solutions currently manages 18 units for the Mental Health And Recovery Board of Clark, Greene, and Madison Counties.

Housing Solutions owns 14 units and is in the process of securing an additional 8 HUD housing units.

These properties provide permanent housing opportunities for individuals/families that have a household member diagnosed with a mental illness and are low-income.

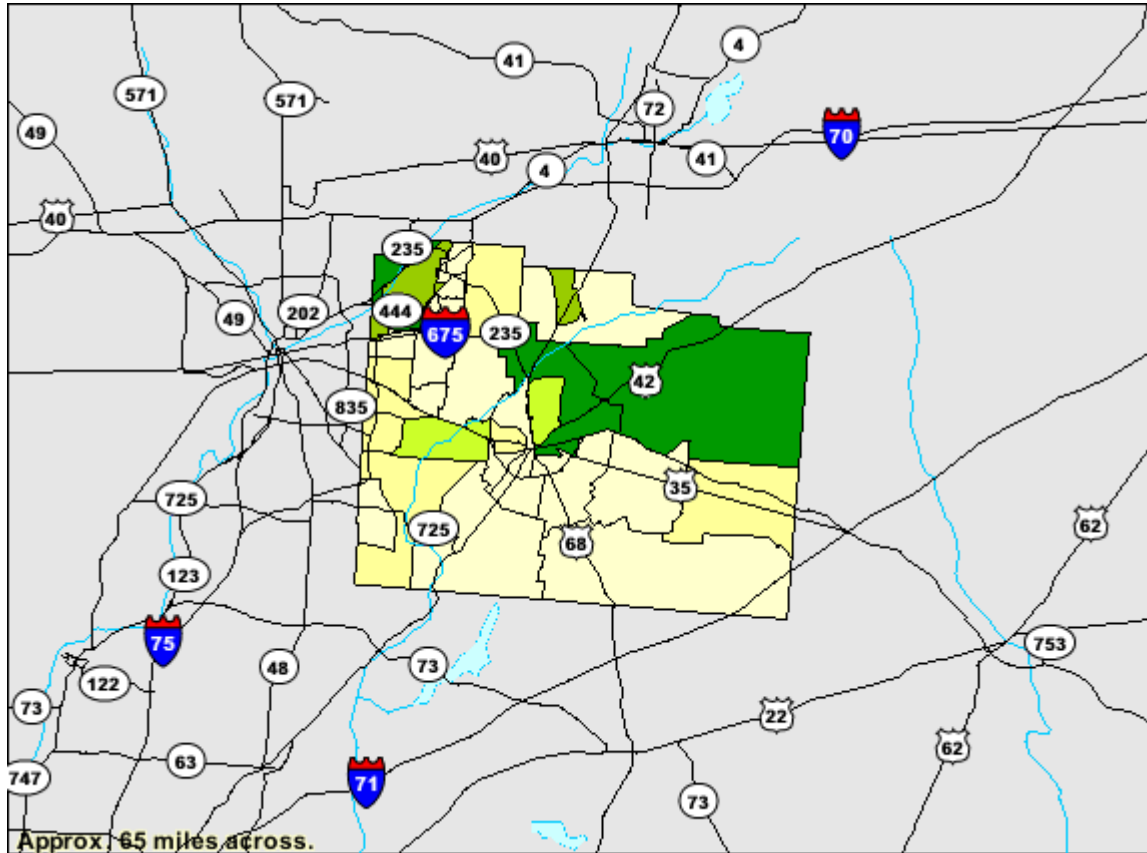
Housing Solutions acts as a landlord in this program, and tenants receive supportive services from outside agencies as needed.

Tenant's portion of the rent/utilities is a percentage of income.

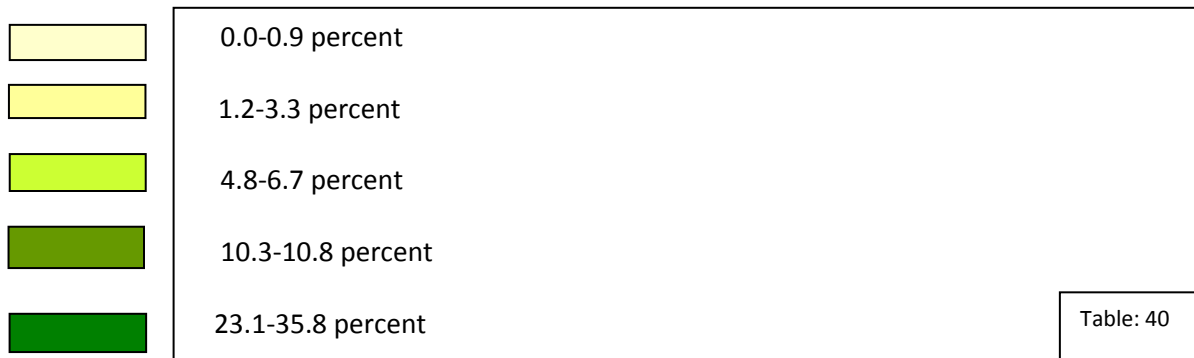
### **Housing Services**

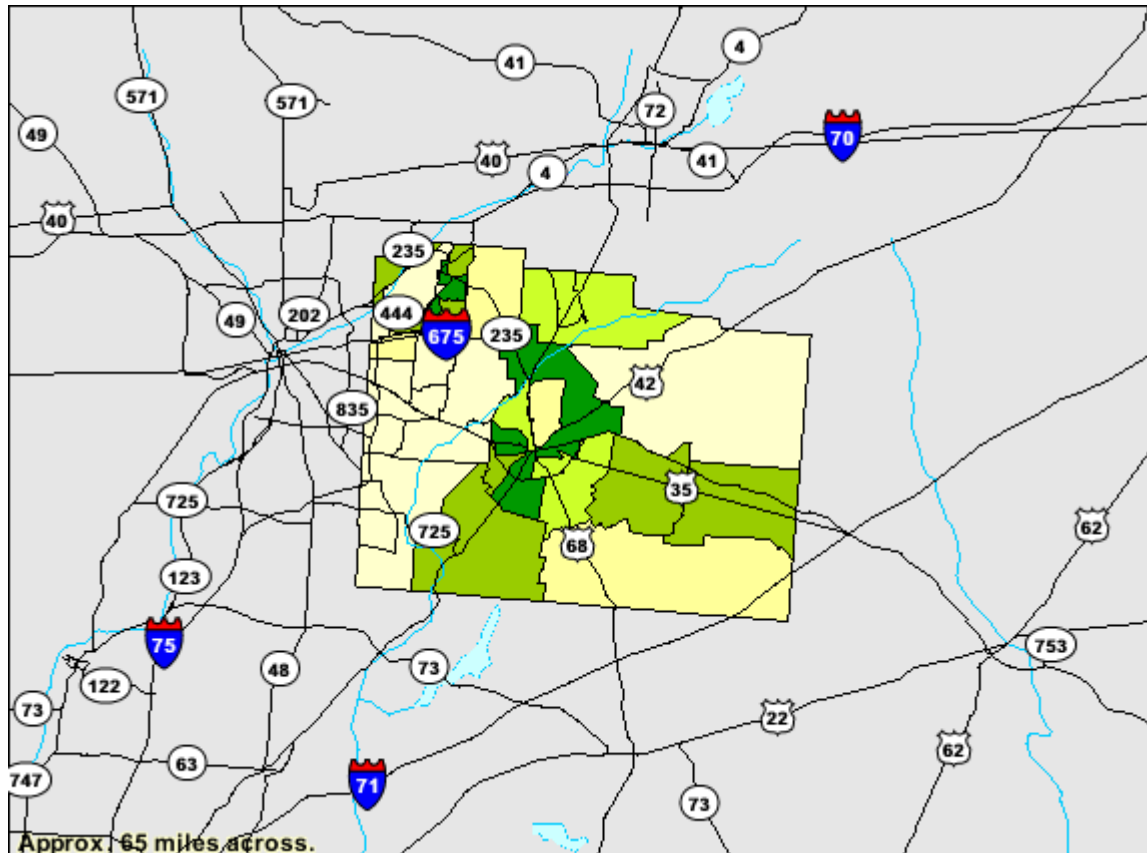
- Tenant—Landlord liaison support
- Systems Advocacy
- Continuum of support between tenant, referring agency, community landlords and local service provider.
- Rental search
- Dispute resolution services

Greene County, Ohio

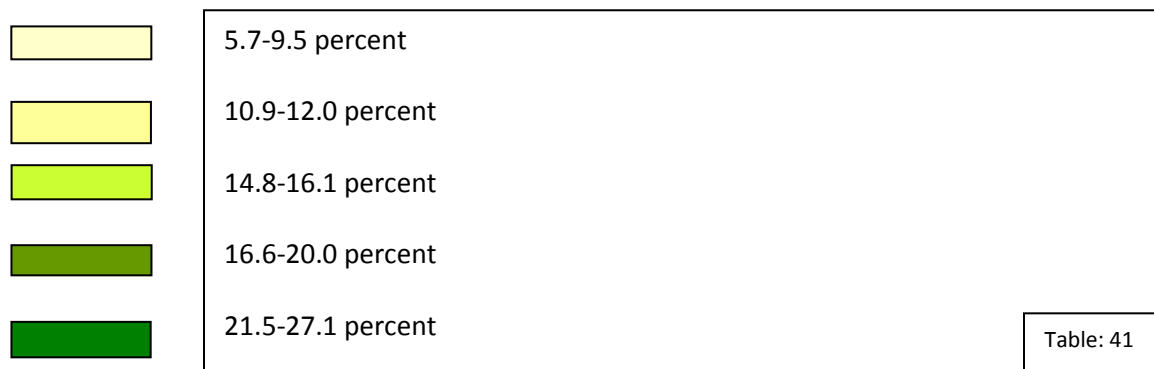


**Percent of Persons Living in Group Quarters**





**Percent of Persons 21-64 Years With a Disability; 2000**



***People in group quarters in Greene County, Ohio:***

- 5693 people in college dormitories (includes college quarters off campus)
- 1194 people in nursing homes
- 319 people in military barracks, etc.
- 234 people in other non-institutional group quarters
- 133 people in local jails and other confinement facilities (including police lockups)
- 57 people in homes for the physically handicapped
- 44 people in religious group quarters
- 23 people in homes or halfway houses for drug/alcohol abuse
- 20 people in military transient quarters for temporary residents
- 19 people in other group homes
- 16 people in homes for the mentally retarded
- 11 people in homes for the mentally ill
- 7 people in other non-household living situations
- 6 people in short-term care, detention or diagnostic centers for delinquent children
- 5 people in orthopedic wards and institutions for the physically handicapped

Institutionalized population: 1,338

## Chapter 9: CDBG Funds Expended By Greene County during FY 2004-2010

<b>2004</b>	<b>\$247,000 Allocated</b>				
	Water/Sewer	Install 14 water valves	Bowersville	\$ 32,000.00	
	Flood/Drainage	50 LF storm sewer 2 catch basins 20 LF curb/gutter	Jamestown	\$ 15,000.00	\$ 53,000.00
	Curb and Sidewalks	12 Detectable Warning Systems	Bellbrook	\$ 6,000.00	
	Street Improvements	2200 LF concrete swells/3500 LF storm sewer	Jamestown	\$ 55,000.00	\$ 695,000.00
	Senior Center	Parking Lot improve. & landscaping	Beavercrek	\$ 55,000.00	\$ 2,700.00
	Acquisition	1 home for Homecroft	Greene Cty.	\$ 50,000.00	\$ 35,000.00
				\$ 213,000.00	

<b>2005</b>	<b>\$234,000 Allocated</b>				
	Senior Center	Install new roof	Beavercrek	\$ 27,300.00	\$ -
	Senior Center	Building Rehab	Cedarville	\$ 49,400.00	\$ 27,800.00
	Water/Sewer	Water Tower Rehab	Bowersville	\$ 12,000.00	
	Flood/Drainage	Install sump pump	Spring Valley	\$ 75,000.00	\$ 700.00
	Public Rehab	Install push button openers to Mun. Bldg	Bellbrook	\$ 5,500.00	
	Historic Preservation	Rehab front doors on Opera House	Jamestown	\$ 18,000.00	
				\$ 187,200.00	

Greene County, Ohio

2006	\$211,000 Allocated				
	Street Improvements	850 LF asphalt	Cedarville	\$ 30,000.00	
	Street Improvements	6400 LF asphalt	Bowersville	\$ 40,000.00	
	Home/Bldg Repair	5 handicap ramps	MRDD	\$ 10,000.00	
	Priv. Rent. Rehab	6 heating units	GMHA	\$ 30,000.00	\$ 41,300.00
	Home/Bldg Repair	Home Loan Repair	Developme nt	\$ 10,000.00	
	Flood/Drainage	950 LF storm pipe oil seperator	Spring Valley	\$ 55,000.00	

\$  
175,000.00

2007	\$205,000 Allocated				
	Home/Bldg. Repair	1 HVAC unit install	SV Library	\$ 20,000.00	
	Water Facilites	2 wells drilled 5 fire hydrants replace	Bowersville	\$ 46,000.00	
	Historical Preserve	Stage floor rehab	Jamestown Opera House	\$ 15,000.00	
	Equipment Purchase	3 resident beds	Greenewo od	\$ 3,000.00	\$ 554.00
	Home/Bldg Repair	Home Loan Repair	Developme nt	\$ 13,000.00	
	Flood/Drainage	1890 LF vinyl sheet piling- Bellbrook Ave.	Spring Valley	\$ 75,000.00	\$ 350,000.00

\$  
172,000.00

Greene County, Ohio

<b>2008</b>	<b>\$ 201,000 Allocated</b>				
	Neigh/Facility	new windows and doors	SV Library	\$ 14,000.00	
	Water Facilities	359 lf water line/1 new fire hydrant	Jamestown	\$ 45,000.00	\$ 4,500.00
	Public Services	Stand Up Lifts	Greenwood	\$ 2,500.00	
	Public Rehab	7 heating units	GMHA	\$ 35,000.00	\$ 40,800.00
	Water/Sewer Fac.	5 water sewage units	Greene Co	\$ 30,000.00	
	Sidewalk Improve	30 curb cuts	Beaver Creek	\$ 35,000.00	\$ 5,000.00
	Fair Housing			\$ 10,000.00	
				\$ 171,500.00	

<b>2009</b>	<b>\$205,000 Allocated</b>				
	Acquisition	home purchase	Homecroft	\$33,000	\$50,000
	Water/Sewer Fac.	347 lf water line/1 new fire hydrant	Jamestown	\$44,000	\$4,400
	Flood/Drainage	500 lf of storm sewer	Spring Valley	\$40,000	
	Clearance	2 demolitions	Health Dept.	\$15,000	
	Street Improvements	850 lf of W. North St.	Cedarville	\$23,000	\$59,800
	Home/Building	2 home repairs	Greene Cty.	\$10,000	
	Fair Housing			\$10,300	\$33,600
				\$175,300	

Greene County, Ohio

<b>2010</b>	<b>\$234,000 Allocated</b>			
	Rehab-public facility	additional shelter	FVPC	\$34,800
	Historic Preservation	tuck and pointing	Jamestown Opera House	\$15,000
	Flood & Drainage	1700 LF sewer, 60 tap ins 2200 LF water line 6 fire hydrants 16 catch basins	Spring Valley	\$75,000
	Park Facilities	handicap ramp	Beaver Creek	\$30,400
	Street Improvements	588 LF of street 5 culverts 588 LF of curbs	Bowersville	\$32,000
	Fair Housing			\$11,700
				\$198,900

## Chapter 10: Status of Fair Housing in Greene County, Ohio

### Private Sector Compliance Issues

#### Fair Housing Inquiries and Previously Identified Areas of Concern

It would appear that attention to fair housing issues/complaints among the various governmental agencies in Greene County has also been given secondary status. As far as can be determined there was no mention of fair housing and related issues in any of the previous plans. A member of the Greene County Department of Developments staff fields fair housing complaints and has provided the following information regarding calls received concerning fair housing. As documented, tenant landlord inquires out- paced fair housing inquiries by 7 to 1.

	2008	2009	2010
Fair Housing	32	9	42
Tenant/Landlord	158	166	258
Total	190	175	300

#### Fair Housing Complaints from Greene County Filed with the Ohio Civil Rights Commission

Greene County		07/1/09 through 6/30/10			
HUD File #	FHAP File #	Case Name	Issue Code Description	Basis	Why Closed
050903128	DAY020277	Miami Valley FH Center v.klaw311@yahoo.com	322 Discriminatory advertisement-rental	Religion	Dismissed for lack of jurisdiction
050903138	DAY020278	Miami Valley FHC v. Craigslist	322 Discriminatory advertisement-rental	Religion	
050903678	DAY020187	MVFHC,INC vs. T&R Properties Inc.	470 Non-compliance with design and construction requirements (handicap)	Disability	
050906938	DAY020372	Nared, Danny V. Shirley Simpson	382 Discrimination in terms/conditions/privileges relating to rental 450 Discriminatory acts under Section 818 (Coercion, etc)	Race	No cause determination
050912138	DAY020491	Mingo, Diana v.	510 Failure to make	Disability	No cause

		Greene Metro Housing Authority T8/504	reasonable accommodation		determination
050914948	DAY020581	Forney, Nathaniel v Georgianna Williamson, Manager, Xenia Tower	310 Discriminatory refusal to rent	Disability	No cause determination
051000928	DAY020874	Carr, Latrina v Greene Metropolitan Housing Authority	380 Discriminatory terms, conditions, privileges, or services and facilities	Race	No cause determination
051004808	DAY021089	Awaa, Rebecca v. Paunicka, Ruth	310 Discriminatory refusal to rent 320 Discriminatory advertising, statements and notices 430 Otherwise deny or make housing available	Race	No cause determination

## Previously Identified Possible Impediments in Greene County

The following impediments, which were identified in the 2009 analysis of impediments update, were once again identified and discussed during the preparation of this Analysis of Impediments.

- Limited accommodations for persons with mental illness;
- Lack of affordable rental housing and for sale properties;
- Consumer knowledge of credit practices needs more reinforcement;
- Single persons are faced with the lack of emergency housing resources;
- Zoning restrictions could limit affordable new housing construction;
- Neighborhood Perceptions;
- High cost of housing development and rents in much of the County creating an over-concentration of subsidized housing in cities such as Xenia and Fairborn; and
- The concentration of affordable housing and special needs housing in communities already bearing a significant-share of such housing.

In preparing this analysis of impediments to fair housing choice it could be safe to say that since the same concerns and impediments identified in 2009 were once again identified and discussed in 2011, that little constructive action has been able to be taken. It would be recommended that serious attention be directed to these concerns as they could prove to be the basis of a future complaint of fair housing discrimination.

## Testing for Housing Discrimination

There has been no recent testing of housing practices in Greene County for signs of illegal discrimination. (The U.S. Department of Housing and Urban Development conducted a *Housing Discrimination Study* in 2002 that found that African American and Hispanic home buyers faced some form of discrimination in 25 percent of their interactions with real estate agents.) Testing of real estate practices should be conducted

## Greene County, Ohio

to determine if any form of discrimination has or is occurring against any of the seven federally protected classes in Greene County.

It might be a wise move for the county to also conduct “Source of Income” tests. These tests should be conducted to determine whether local landlords, apartment owners, managers, and leasing agents would rent to tenants with “housing choice vouchers” and if they would, whether they would without regard to race, national origin, disability, or the presence of children (familial status). The results of these tests could be especially helpful because so much initial screening of prospective tenants is done by phone. (The 2002 HUD *Housing Discrimination Study* also found that African Americans experienced discrimination 20 percent of the time when seeking to rent and Latinos 25 percent of the time.)

### Observation

In gathering information in order to compile this analysis of impediments to fair housing choice a meeting was held with the Greene County Housing Consortia on Thursday April 21, 2011. When asked to describe Greene County in their own words, several Housing Consortia members provided glowing descriptions of the best that Greene County had to offer. Everything they shared was positive. When questioned further regarding this positive perception and if it was shared by the majority of Greene County residents and some local government officials in Greene County, the response from the majority of Housing Consortia members was “yes”. Representatives in attendance from cities such as Beavercreek and Fairborn indicated that while there were many good things happening in their communities, those same communities often lacked programs that were designed to assist low-to –moderate individuals, minorities, or the disabled. Many felt that this situation exists because there is a lack of education or knowledge concerning a specific community’s needs. In the instance of Fairborn and Xenia, they must apply for Community Housing Improvement Program (CHIP) funds on their own as opposed to being included in the county’s application. There are activities in the CHIP that can be directed specifically to LMI individuals and families. Those activities include Tenant Based Rental Assistance and Emergency Monthly Housing Payments. In many instances activities such as these have not been included in the CHIP Program grant application. Members of the Housing Consortia indicated that this situation could be due, in part, to there being a lack of additional funding for such programs above what is currently offered.

Information provided by the local Housing Consortia for this analysis of impediments leads one to believe that there is no structured or organized Landlord’s Association or group in Greene County. A member of the Greene County Department of Developments staff fields fair housing complaints and provided information regarding calls received concerning fair housing. As documented, tenant landlord inquires out- paced fair housing inquiries by 7 to 1.

A review of the complaints filed with the Ohio Civil Rights Commission (7-1-09 through 6-30-10) points to the fact that current educational efforts should be continued especially with regard to rentals and fair housing issues. Based on the number of complaint calls received not only by Greene County’s local fair housing contact but by tenants rights organizations across the state of Ohio regarding questionable landlord practices, it would be recommended that Greene County and the Cities of Beavercreek, Bellbrook, Fairborn and Xenia work together and give serious consideration to establishing an organization of local landlords. This organization could be the platform from which informational and educational materials could be made available.

Information shared by the Housing consortia indicated that while as a whole the larger apartment

complexes appear to be aware of and abiding by the advertising guidelines established by the Fair Housing Act and the Fair Housing Act as amended, it is the smaller “Mom and Pop” or individual landlords who are in need of education regarding these guidelines. Information shared by members of the Housing Consortia indicated that advertisements such as the following have appeared recently throughout Greene County:

1. “No Children” on a for rent sign posted in front of an available property;
2. “Suitable for Singles only” in a classified advertisement; and
3. “Prefer Elderly” again on a for rent sign in front of an available property.

It was also discussed that some landlords (again the “Mom and Pop” and individual property owner operations) have been giving a bonus of one month’s rent and a discount on the security deposit to qualified applicants. However, these incentives are not available to those qualified applicants who rent with the assistance of a Section 8 Housing Choice Voucher.

The Housing Consortia’s discussion also indicated that it might also be in the County’s best interest to review, update, enact or strengthen their current Building and Occupancy Codes.

## Home Mortgage Lending Practices

Historically, throughout the nation, roadblocks to fair housing choice have included the practices of the lending community that have denied mortgages to minorities, especially African Americans, at a substantially higher rate than Caucasians.

While it is unclear if the lending community in Greene County can be considered an impediment to fair housing choice, based on HMDA [Home Mortgage Disclosure Act] data alone, other factors such as borrower intimidation, lack of understanding of the home loan application and credit reporting processes, as well as perceived socio-economic barriers are often issues reported by other jurisdictions in their interaction with the lending community. We would suggest the local lending community provide education and outreach to the minority community to better prepare applicants prior to submitting a loan application.

The information that is missing in many cases is the reason loans were denied—that is the key bit of information that would determine whether lending practices are impeding fair housing choice in Greene County. Frustratingly, because the HMDA does not collect that information, it would be prudent for the county to get at least a sample of local lenders to provide that information. If the data shows that minority applicants were denied loans because they were unqualified, then the concerns raised in the past would be no longer valid.

Enacted in 1977, the Community Reinvestment Act was intended to encourage depository institutions, consistent with safe and sound banking operations, to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods. Ratings are published for specific institutions that the Federal Deposit Insurance Corporation (FDIC) has examined. These banks are rated “outstanding,” “satisfactory,” “needs to improve,” or “substantial noncompliance.” The most recent HMDA information available for the financial institutions in Greene County is as follows :

## Home Mortgage Disclosure Act Aggregated Statistics For Year 2009

	A) FHA, FSA/RHS & VA Home Purchase Loans		B) Conventional Home Purchase Loans		C) Refinancings		D) Home Improvement Loans		F) Non-occupant Loans on < 5 Family Dwellings (A B C & D)	
	Numb er	Average Value	Numb er	Average Value	Numb er	Average Value	Numb er	Average Value	Numb er	Average Value
LOANS ORIGINATED	38	\$234,921	63	\$213,254	345	\$210,472	4	\$25,250	0	\$0
APPLICATIONS APPROVED, NOT ACCEPTED	0	\$0	2	\$140,000	19	\$215,316	1	\$20,000	0	\$0
APPLICATIONS DENIED	3	\$179,667	2	\$306,500	58	\$194,914	0	\$0	0	\$0
APPLICATIONS WITHDRAWN	1	\$263,000	2	\$308,000	36	\$230,500	0	\$0	1	\$305,000
FILES CLOSED FOR INCOMPLETENESS	0	\$0	0	\$0	10	\$281,100	0	\$0	0	\$0

## Private Mortgage Insurance Companies Aggregated Statistics For Year 2009

	<u>A) Conventional Home Purchase Loans</u>		<u>B) Refinancings</u>	
	Number	Average Value	Number	Average Value
LOANS ORIGINATED	10	\$237,000	12	\$252,583
APPLICATIONS APPROVED, NOT ACCEPTED	9	\$342,444	6	\$237,167
APPLICATIONS DENIED	0	\$0	3	\$185,000
APPLICATIONS WITHDRAWN	3	\$228,000	2	\$222,500
FILES CLOSED FOR INCOMPLETENESS	0	\$0	0	\$0

## Home Mortgage Disclosure Act Statistics for this county, Zip Code 45434, Tract 2106.03 - Office of the Comptroller of the Currency (OCC)

WACHOVIA BANK NA (NC): 3 Loans Originated in 2003: Refinancings for an average of \$181,000

JPMORGAN CHASE BANK (OH) - Home Mortgage Disclosure Act Statistics For Year 2009

	B) Conventional Home Purchase Loans		C) Refinancings	
	Number	Average Value	Number	Average Value
LOANS ORIGINATED	1	\$276,000	15	\$246,467
APPLICATIONS DENIED	1	\$196,000	4	\$199,250

## Greene County, Ohio

FILES CLOSED FOR INCOMPLETENESS      0            \$0                            1            \$209,000

### US BANK, N.A. (OH) - Home Mortgage Disclosure Act Statistics For Year 2009

	<b>A) FHA, FSA/RHS &amp; VA Home Purchase Loans</b>		<b>B) Conventional Home Purchase Loans</b>		<b>C) Refinancings</b>	
	<b>Number</b>	<b>Average Value</b>	<b>Number</b>	<b>Average Value</b>	<b>Number</b>	<b>Average Value</b>
LOANS ORIGINATED	2	\$246,000	2	\$237,500	8	\$199,250
APPLICATIONS DENIED	0	\$0	0	\$0	1	\$217,000

NATIONAL CITY BANK OF KENTUCKY (KY): 1 Application Approved, Not Accepted in 2000: Home Improvement Loan for \$3,000

FLEET NATIONAL BANK (RI): 2 Loans Originated in 2001: Refinancings for an average of \$17,500

FIRST TENNESSEE BANK NA (TN):

- 2008: 1 Loan Originated: Refinancing for \$185,000
- 2007: 1 Loan Originated: Refinancing for \$358,000
- 2001: 1 Loan Originated: Refinancing for \$37,000

NATIONAL CITY BANK (OH) - Home Mortgage Disclosure Act Statistics For Year 2008 in Zip Code 45434, OH, Tract 2106.03

	<b>A) FHA, FSA/RHS &amp; VA Home Purchase Loans</b>		<b>B) Conventional Home Purchase Loans</b>		<b>C) Refinancings</b>		<b>D) Home Improvement Loans</b>	
	<b>Number</b>	<b>Average Value</b>	<b>Number</b>	<b>Average Value</b>	<b>Number</b>	<b>Average Value</b>	<b>Number</b>	<b>Average Value</b>
LOANS ORIGINATED	3	\$282,667	6	\$150,000	13	\$213,462	0	\$0
APPLICATIONS APPROVED, NOT ACCEPTED	0	\$0	1	\$118,000	2	\$68,000	1	\$160,000
APPLICATIONS WITHDRAWN	0	\$0	0	\$0	1	\$280,000	0	\$0

NATIONAL CITY BANK OF INDIANA (IN) - Home Mortgage Disclosure Act Statistics For Year 2005

	<b>A) FHA, FSA/RHS &amp; VA Home Purchase Loans</b>		<b>B) Conventional Home Purchase Loans</b>		<b>C) Refinancings</b>	
	<b>Number</b>	<b>Average Value</b>	<b>Number</b>	<b>Average Value</b>	<b>Number</b>	<b>Average Value</b>
LOANS ORIGINATED	0	\$0	15	\$241,000	6	\$140,667
APPLICATIONS APPROVED, NOT ACCEPTED	1	\$245,000	0	\$0	2	\$157,500

## Greene County, Ohio

APPLICATIONS DENIED	0	\$0	1	\$48,000	0	\$0
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FARMERS & MECHANICS NATL BANK (MD): 1 Loan Originated in 2000: Conventional Home Purchase Loan for \$19,000

PNC BANK, NA (PA) - Home Mortgage Disclosure Act Statistics For Year 2009

	<b>B) Conventional Home Purchase Loans</b>		<b>C) Refinancings</b>	
	<b>Number</b>	<b>Average Value</b>	<b>Number</b>	<b>Average Value</b>
LOANS ORIGINATED	3	\$270,000	35	\$216,000
APPLICATIONS DENIED	0	\$0	4	\$221,500
APPLICATIONS WITHDRAWN	0	\$0	1	\$249,000
FILES CLOSED FOR INCOMPLETENESS	0	\$0	1	\$177,000

CITIBANK, N.A. (NV) - Home Mortgage Disclosure Act Statistics For Year 2008

	<b>Number</b>	<b>Average Value</b>
APPLICATIONS DENIED	1	\$75,000

WELLS FARGO BANK, NA (SD) - Home Mortgage Disclosure Act Statistics For Year 2009 in Greene County, OH, Tract 2106.03

	<b>A) FHA, FSA/RHS &amp; VA Home Purchase Loans</b>		<b>B) Conventional Home Purchase Loans</b>		<b>C) Refinancings</b>	
	<b>Number</b>	<b>Average Value</b>	<b>Number</b>	<b>Average Value</b>	<b>Number</b>	<b>Average Value</b>
LOANS ORIGINATED	7	\$264,429	4	\$154,250	25	\$221,600
APPLICATIONS DENIED	0	\$0	0	\$0	3	\$242,667
APPLICATIONS WITHDRAWN	1	\$263,000	2	\$308,000	7	\$236,143

SECOND NAT'L BANK C/O SKY BANK (OH):

- 2003: 1 Loan Originated: Conventional Home Purchase Loan for \$250,000
- 2003: 3 Loans Originated: Refinancings for an average of \$74,667
- 2002: 1 Application Approved, Not Accepted: Refinancing for \$65,000

SECURITY NATIONAL BANK (OH):

- 2007: 1 Loan Originated: Conventional Home Purchase Loan for \$102,000
- 2006: 1 Loan Originated: Refinancing for \$44,000
- 2004: 1 Loan Originated: Refinancing for \$64,000
- 2003: 2 Loans Originated: Refinancings for an average of \$207,000

## Greene County, Ohio

- 2003: 1 Application Withdrawn: Refinancing for \$126,000
- 2002: 1 Loan Originated: Refinancing for \$198,000
- 2000: 1 Application Withdrawn: Conventional Home Purchase Loan for \$150,000

BANK ONE, NA (OH) - Home Mortgage Disclosure Act Statistics For Year 2003 in Zip Code 45434, OH, Tract 2106.03

	C) Refinancings		D) Home Improvement Loans	
	Number	Average Value	Number	Average Value
LOANS ORIGINATED	5	\$179,400	0	\$0
APPLICATIONS APPROVED, NOT ACCEPTED	7	\$88,714	0	\$0
APPLICATIONS DENIED	3	\$131,333	1	\$30,000

THE HUNTINGTON NATIONAL BANK (OH) - Home Mortgage Disclosure Act Statistics For Year 2009

	A) FHA, FSA/RHS & VA Home Purchase Loans		B) Conventional Home Purchase Loans		C) Refinancings	
	Number	Average Value	Number	Average Value	Number	Average Value
LOANS ORIGINATED	1	\$241,000	5	\$205,800	18	\$217,000
APPLICATIONS APPROVED, NOT ACCEPTED	0	\$0	0	\$0	3	\$155,333
APPLICATIONS WITHDRAWN	0	\$0	0	\$0	1	\$293,000

1ST NATIONAL BANK (OH): 1 Loan Originated in 2004: Refinancing for \$96,000

PARK NATIONAL BANK (OH):

- 2009: 2 Loans Originated: Refinancings for an average of \$202,500
- 2008: 1 Loan Originated: Conventional Home Purchase Loan for \$282,000
- 2008: 1 Loan Originated: Refinancing for \$303,000

SOMERVILLE NATIONAL BANK (OH): 1 Loan Originated in 2003: Conventional Home Purchase Loan for \$197,000

BANK OF AMERICA, N.A. (NC) - Home Mortgage Disclosure Act Statistics For Year 2009

	A) FHA, FSA/RHS & VA Home Purchase Loans		B) Conventional Home Purchase Loans		C) Refinancings		F) Non-occupant Loans on < 5 Family Dwellings (A B C & D)	
	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value
LOANS ORIGINATED	3	\$228,333	3	\$225,333	11	\$215,091	0	\$0
APPLICATIONS DENIED	0	\$0	0	\$0	1	\$262,000	0	\$0
APPLICATIONS WITHDRAWN	0	\$0	0	\$0	1	\$305,000	1	\$305,000

## Greene County, Ohio

### UNION PLANTERS BANK (TN):

- 2004: 1 Loan Originated: Conventional Home Purchase Loan for \$206,000
- 2004: 1 Loan Originated: Refinancing for \$229,000
- 2002: 3 Loans Originated: Refinancings for an average of \$205,667
- 2001: 2 Loans Originated: Refinancings for an average of \$207,000

BANK OF OKLAHOMA, NA (OK): 1 Application Approved, Not Accepted in 2003: Refinancing for \$79,000

### CAPITAL ONE NA (LA):

- 2009: 1 Loan Originated: Home Improvement Loan for \$20,000
- 2009: 1 Application Approved, Not Accepted: Home Improvement Loan for \$20,000
- 2008: 1 Application Approved, Not Accepted: Home Improvement Loan for \$15,000

### BROOKVILLE NATIONAL BANK (OH):

- 2005: 1 Loan Originated: Refinancing for \$180,000
- 1999: 1 Loan Originated: Conventional Home Purchase Loan for \$230,000

UNIZAN BANK NATIONAL ASSOC. (OH): 1 Loan Originated in 2002: Refinancing for \$163,000

KEYBANK NATIONAL ASSOCIATION (OH) - Home Mortgage Disclosure Act Statistics For Year 2009 in Greene County, OH, Tract 2106.03

	B) Conventional Home Purchase Loans		C) Refinancings	
	Number	Average Value	Number	Average Value
LOANS ORIGINATED	2	\$172,500	1	\$417,000
APPLICATIONS DENIED	0	\$0	1	\$257,000

### COMMUNITY NATIONAL BANK (OH):

- 2009: 1 Application Approved, Not Accepted: Conventional Home Purchase Loan for \$125,000
- 2006: 1 Application Withdrawn: Refinancing for \$98,000
- 2002: 1 Application Approved, Not Accepted: Refinancing for \$183,000

EAGLE NATIONAL BANK - MTG DIV (PA): 1 Loan Originated in 2002: Refinancing for \$195,000

WACHOVIA BANK OF DELAWARE (DE): 1 Application Approved, Not Accepted in 2001: Refinancing for \$109,000

### CHASE MANHATTAN BANK USA, NA (DE):

- 2007: 1 Loan Originated: Refinancing for \$155,000
- 2006: 1 Loan Originated: Refinancing for \$253,000
- 2005: 1 Loan Originated: Refinancing for \$310,000

US BANK NORTH DAKOTA (ND) - Home Mortgage Disclosure Act Statistics For Year 2009

## Greene County, Ohio

### C) Refinancings

	Number	Average Value
APPLICATIONS DENIED	1	\$50,000
FILES CLOSED FOR INCOMPLETENESS	1	\$800,000

#### NATIONAL BANK OF KANSAS CITY (KS):

- 2009: 1 Loan Originated: Refinancing for \$311,000
- 2008: 1 Loan Originated: FHA, FSA/RHS & VA Home Purchase Loan for \$302,000

#### THE CITIZENS NATIONAL BANK OF (OH):

- 2009: 1 Loan Originated: Conventional Home Purchase Loan for \$250,000
- 2002: 1 Loan Originated: Conventional Home Purchase Loan for \$260,000

#### MBNA AMERICA DELAWARE, N.A. (DE):

- 2006: 1 Application Denied: Refinancing for \$169,000
- 2005: 1 Application Denied: Refinancing for \$254,000
- 2004: 2 Applications Denied: Refinancings for an average of \$51,000
- 2004: 1 Application Denied: Non-occupant Loan on < 5 Family Dwellings for \$40,000
- 2004: 1 Application Withdrawn: Refinancing for \$48,000
- 2003: 2 Applications Denied: Refinancings for an average of \$169,000

COUNTRYWIDE BANK, N.A. (VA) - Home Mortgage Disclosure Act Statistics For Year 2006 in Zip Code 45434, OH, Tract 2106.03

	B) Conventional Home Purchase Loans		C) Refinancings	
	Number	Average Value	Number	Average Value
LOANS ORIGINATED	0	\$0	2	\$77,500
APPLICATIONS APPROVED, NOT ACCEPTED	2	\$95,500	0	\$0
APPLICATIONS DENIED	0	\$0	1	\$33,000
APPLICATIONS WITHDRAWN	1	\$40,000	0	\$0

#### CHARTER ONE BANK (OH):

- 2006: 1 Loan Originated: Home Improvement Loan for \$49,000
- 2003: 2 Loans Originated: Refinancings for an average of \$140,000
- 2003: 1 Application Approved, Not Accepted: Refinancing for \$64,000
- 2002: 1 Loan Originated: Refinancing for \$569,000
- 2002: 1 Application Denied: Refinancing for \$569,000

SOUTH CENTRAL BANK (IL): 1 Application Withdrawn in 2008: Home Improvement Loan for \$23,000

SOUTHERN OHIO MORTGAGE, LLC (OH): 1 Loan Originated in 2005: Conventional Home Purchase Loan for \$114,000

## Greene County, Ohio

### CITIMORTGAGE, INC (MO):

- 2003: 2 Loans Originated: Conventional Home Purchase Loans for an average of \$166,000
- 2003: 1 Loan Originated: Refinancing for \$232,000
- 2000: 1 Application Denied: Refinancing for \$25,000

### CITIMORTGAGE, INC (NY) - Home Mortgage Disclosure Act Statistics For Year 2009

	<b>C) Refinancings</b>	
	<b>Number</b>	<b>Average Value</b>
LOANS ORIGINATED	1	\$179,000

### CCO MORTGAGE (RI):

- 2006: 1 Loan Originated: Conventional Home Purchase Loan for \$50,000
- 2005: 1 Loan Originated: Conventional Home Purchase Loan for \$163,000
- 2005: 1 Application Approved, Not Accepted: Conventional Home Purchase Loan for \$225,000

HSBC MORTGAGE CORP (NY): 1 File Closed For Incompleteness in 2004: Refinancing for \$171,000

CAPITAL ONE HOME LOANS, LLC (KS): 1 Application Denied in 2007: Refinancing for \$176,000

### CHASE MANHATTAN MORTGAGE CORP. (NJ) - Home Mortgage Disclosure Act Statistics For Year 2004 in Zip Code 45434, OH, Tract 2106.03

	<b>B) Conventional Home Purchase Loans</b>		<b>C) Refinancings</b>	
	<b>Number</b>	<b>Average Value</b>	<b>Number</b>	<b>Average Value</b>
LOANS ORIGINATED	2	\$234,500	5	\$140,000
APPLICATIONS DENIED	1	\$195,000	0	\$0
FILES CLOSED FOR INCOMPLETENESS	0	\$0	1	\$156,000

### NATIONAL CITY MORTGAGE CORPORA (OH) - Home Mortgage Disclosure Act Statistics For Year 2003

	<b>A) FHA, FSA/RHS &amp; VA Home Purchase Loans</b>		<b>B) Conventional Home Purchase Loans</b>		<b>C) Refinancings</b>	
	<b>Number</b>	<b>Average Value</b>	<b>Number</b>	<b>Average Value</b>	<b>Number</b>	<b>Average Value</b>
LOANS ORIGINATED	6	\$230,667	18	\$155,167	63	\$178,413
APPLICATIONS APPROVED, NOT ACCEPTED	0	\$0	0	\$0	1	\$137,000
APPLICATIONS WITHDRAWN	0	\$0	0	\$0	1	\$184,000
FILES CLOSED FOR INCOMPLETENESS	0	\$0	0	\$0	2	\$192,500

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### THE HUNTINGTON MORTGAGE CO. (OH):

- 2002: 5 Loans Originated: Refinancings for an average of \$157,400
- 2002: 1 Loan Originated: Non-occupant Loan on < 5 Family Dwellings for \$160,000
- 2001: 1 Loan Originated: Refinancing for \$164,000

### LEGACY MORTGAGE (CA):

- 2009: 2 Loans Originated: Conventional Home Purchase Loans for an average of \$148,500
- 2009: 2 Loans Originated: Refinancings for an average of \$182,500
- 2008: 4 Loans Originated: Conventional Home Purchase Loans for an average of \$203,750
- 2008: 3 Loans Originated: Refinancings for an average of \$279,000
- 2007: 15 Loans Originated: Conventional Home Purchase Loans for an average of \$215,733
- 2007: 2 Loans Originated: Refinancings for an average of \$146,500
- 2006: 2 Loans Originated: FHA, FSA/RHS & VA Home Purchase Loans for an average of \$208,500
- 2006: 2 Loans Originated: Conventional Home Purchase Loans for an average of \$191,500
- 2005: 4 Loans Originated: Conventional Home Purchase Loans for an average of \$165,500
- 2005: 2 Loans Originated: Refinancings for an average of \$200,500
- 2005: 1 Application Approved, Not Accepted: Conventional Home Purchase Loan for \$251,000

PNC MORTGAGE CORP OF AMERICA (IL): 1 Loan Originated in 2000: FHA, FSA/RHS & VA Home Purchase Loan for \$169,000

ABN AMRO MTG GROUP INC (MI) - Home Mortgage Disclosure Act Statistics For Year 2005 in Greene County, OH, Tract 2106.03

	B) Conventional Home Purchase Loans		C) Refinancings	
	Number	Average Value	Number	Average Value
LOANS ORIGINATED	2	\$136,000	0	\$0
APPLICATIONS DENIED	0	\$0	1	\$124,000
FILES CLOSED FOR INCOMPLETENESS	0	\$0	1	\$220,000

FIRST FRANKLIN FINANCIAL CORP. (CA) - Home Mortgage Disclosure Act Statistics For Year 2003 in Zip Code 45434, OH, Tract 2106.03

	C) Refinancings	
	Number	Average Value
APPLICATIONS APPROVED, NOT ACCEPTED	1	\$115,000
APPLICATIONS DENIED	1	\$167,000

### WELLS FARGO FUNDING, INC (IA):

- 2009: 1 Loan Originated: Refinancing for \$259,000
- 2004: 1 Loan Originated: Conventional Home Purchase Loan for \$199,000
- 2002: 1 Loan Originated: Conventional Home Purchase Loan for \$220,000

## Greene County, Ohio

- 2002: 1 Loan Originated: Refinancing for \$195,000

FIRST HORIZON HOME LOAN CORP (TX):

- 2006: 1 Application Denied: Refinancing for \$69,000
- 2005: 2 Loans Originated: Conventional Home Purchase Loans for an average of \$138,000
- 2005: 1 Loan Originated: Refinancing for \$66,000
- 2003: 2 Loans Originated: Refinancings for an average of \$153,500
- 2002: 2 Loans Originated: Refinancings for an average of \$170,000
- 2000: 1 Loan Originated: Refinancing for \$100,000

HOMEOWNERS LOAN CORPORATION (AL): 1 Application Approved, Not Accepted in 2002: Refinancing for \$189,000

WACHOVIA MORTGAGE (NC):

- 2007: 1 Application Approved, Not Accepted: Refinancing for \$230,000
- 2006: 1 Loan Originated: Refinancing for \$54,000
- 2004: 1 Loan Originated: Refinancing for \$199,000

NATIONSCREDIT FINANCIAL SERVICE (TX): 1 Application Denied in 2000: Refinancing for \$180,000

WELLS FARGO HOME MORTGAGE (IA) - Home Mortgage Disclosure Act Statistics For Year 2003

	A) FHA, FSA/RHS & VA Home Purchase Loans		B) Conventional Home Purchase Loans		C) Refinancings		F) Non-occupant Loans on < 5 Family Dwellings (A B C & D)	
	Number	Average Value	Number	Average Value	Number	Average Value	Number	Average Value
LOANS ORIGINATED	2	\$180,000	8	\$147,250	31	\$159,129	1	\$173,000
APPLICATIONS APPROVED, NOT ACCEPTED	1	\$256,000	1	\$159,000	3	\$189,667	0	\$0

UNITY NATIONAL BANK (OH): 2 Loans Originated in 2001: Refinancings for an average of \$104,000

**Home Mortgage Disclosure Act Statistics for Greene County, Ohio, Tract 2106.03 - Federal Reserve System (FRB)**

IRWIN UNION BANK (IN):

- 2004: 2 Applications Denied: Refinancings for an average of \$144,000
- 2003: 1 Loan Originated: Refinancing for \$302,000

MANUFACTURERS AND TRADERS TRUS (NY): 1 Loan Originated in 2007: Conventional Home Purchase Loan for \$273,000

FIFTH THIRD BANK (OH) - Home Mortgage Disclosure Act Statistics For Year 2000

C) Refinancings		D) Home Improvement Loans	
Number	Average Value	Number	Average Value

## Greene County, Ohio

LOANS ORIGINATED	1	\$158,000	0	\$0
APPLICATIONS APPROVED, NOT ACCEPTED	0	\$0	1	\$50,000
APPLICATIONS DENIED	0	\$0	1	\$12,000

SKY BANK C/O HUNTINGTON BANK (OH) - Home Mortgage Disclosure Act Statistics For Year 2007 in Greene County, OH, Tract 2106.03

	B) Conventional Home Purchase Loans		C) Refinancings		D) Home Improvement Loans	
	Number	Average Value	Number	Average Value	Number	Average Value
LOANS ORIGINATED	5	\$252,400	4	\$200,000	1	\$64,000
APPLICATIONS WITHDRAWN	1	\$300,000	1	\$268,000	0	\$0

PROVIDENT BANK (OH):

- 2004: 1 Application Approved, Not Accepted: Refinancing for \$373,000
- 2001: 2 Applications Approved, Not Accepted: Home Improvement Loans for an average of \$19,000

WESBANCO BANK, INC. (WV): 1 Application Approved, Not Accepted in 2007: Conventional Home Purchase Loan for \$226,000

FIFTH THIRD BANK (OH) - Home Mortgage Disclosure Act Statistics For Year 2009

	C) Refinancings	
	Number	Average Value
LOANS ORIGINATED	5	\$120,600
APPLICATIONS DENIED	1	\$46,000
APPLICATIONS WITHDRAWN	2	\$201,000

BANC ONE FINANCIAL SERVICES (IN): 3 Applications Withdrawn in 1999: Refinancings for an average of \$132,667

CITIFINANCIAL, INC. (MD):

- 2009: 1 Application Denied: Refinancing for \$82,000
- 2007: 1 Application Denied: Home Improvement Loan for \$50,000
- 2005: 2 Loans Originated: Refinancings for an average of \$169,000
- 2005: 1 Application Approved, Not Accepted: Refinancing for \$16,000
- 2005: 1 Application Denied: Refinancing for \$78,000
- 2004: 1 Loan Originated: Refinancing for \$73,000
- 2004: 1 Application Approved, Not Accepted: Refinancing for \$58,000
- 2004: 1 Application Denied: Refinancing for \$340,000
- 2003: 1 Application Approved, Not Accepted: Refinancing for \$195,000
- 2002: 1 Application Approved, Not Accepted: Refinancing for \$15,000
- 2001: 1 Application Approved, Not Accepted: Refinancing for \$20,000
- 2001: 1 Application Denied: Refinancing for \$40,000
- 2000: 1 Loan Originated: Refinancing for \$41,000
- 1999: 1 Loan Originated: Refinancing for \$36,000

## Greene County, Ohio

FIFTH THIRD BANK MICHIGAN (MI): 1 Application Approved, Not Accepted in 2006: Refinancing for \$48,000

1ST SOURCE BANK (IN): 1 Loan Originated in 2007: FHA, FSA/RHS & VA Home Purchase Loan for \$277,000

SUNTRUST MORTGAGE, INC (VA):

- 2007: 1 Loan Originated: Conventional Home Purchase Loan for \$271,000
- 2005: 1 Loan Originated: Conventional Home Purchase Loan for \$187,000
- 2004: 1 Loan Originated: Conventional Home Purchase Loan for \$202,000
- 2003: 1 Loan Originated: Refinancing for \$148,000
- 2001: 1 Loan Originated: Conventional Home Purchase Loan for \$275,000

WACHOVIA MORTGAGE (NC):

- 2002: 1 Loan Originated: Conventional Home Purchase Loan for \$156,000
- 2002: 3 Loans Originated: Refinancings for an average of \$150,667
- 2000: 1 Application Withdrawn: Conventional Home Purchase Loan for \$250,000

IRWIN MORTGAGE CORPORATION (IN):

- 2004: 1 Loan Originated: Conventional Home Purchase Loan for \$142,000
- 2004: 1 Loan Originated: Refinancing for \$83,000
- 2002: 1 Loan Originated: Refinancing for \$117,000
- 1999: 1 Loan Originated: Conventional Home Purchase Loan for \$142,000

RESOURCE BANK (VA): 1 Loan Originated in 2004: Conventional Home Purchase Loan for \$242,000

HSBC MORTGAGE CORPORATION (NY): 1 Loan Originated in 2002: Refinancing for \$202,000

BANK OF BLUE VALLEY (KS): 1 Application Withdrawn in 2003: Refinancing for \$220,000

BANK ONE MORTGAGE CORPORATION (IN): 1 Loan Originated in 1999: Conventional Home Purchase Loan for \$59,000

HOMESIDE MORTGAGE, INC. (FL):

- 2001: 1 Loan Originated: Refinancing for \$155,000
- 2000: 2 Loans Originated: FHA, FSA/RHS & VA Home Purchase Loans for an average of \$152,500
- 2000: 1 Application Approved, Not Accepted: Conventional Home Purchase Loan for \$155,000
- 1999: 1 Loan Originated: FHA, FSA/RHS & VA Home Purchase Loan for \$174,000

CHASE MANHATTAN MORTGAGE CORP (NJ):

- 2003: 25 Loans Originated: Refinancings for an average of \$168,520
- 2003: 1 Application Approved, Not Accepted: Refinancing for \$156,000
- 2003: 1 Application Denied: Refinancing for \$194,000
- 2002: 6 Loans Originated: Refinancings for an average of \$198,667
- 2002: 1 Application Denied: Refinancing for \$159,000
- 2002: 1 Application Withdrawn: Refinancing for \$153,000

## Greene County, Ohio

### COUNTRYWIDE HOME LOANS (CA) - Home Mortgage Disclosure Act Statistics For Year 2007

	B) Conventional Home Purchase Loans		C) Refinancings	
	Number	Average Value	Number	Average Value
LOANS ORIGINATED	6	\$195,000	0	\$0
APPLICATIONS DENIED	0	\$0	1	\$320,000
APPLICATIONS WITHDRAWN	0	\$0	2	\$103,500

## Home Appraisal Practices

As of this writing, we did not uncover any evidence of discriminatory practices by home appraisers regarding properties in Greene County.

## Greene County Real Estate Firms/ Real Estate Advertising

Real estate firms tend to be the first place where members of the public learn about how the Fair Housing Act can affect them. A regulation issued by the U.S. Department of Housing and Urban Development requires all real estate offices to prominently display the Fair Housing Poster (HUD form HUD-928.1A(8-93)).

Several real estate firms serving Greene County were selected at random for review for this Analysis of Impediments. This random sampling included a review of 14 offices of all sizes. Websites and other advertising for these 14 randomly selected real estate firms were reviewed in order to identify the racial/ethnic composition of their agents. The sex and racial/ethnic composition of the 150 agents pictured at the fourteen firms examined breaks down as follows:

- 76 of the agents pictured were female;
- 74 of the agents pictured were male;
- 146 of the agents pictured were White;
- 4 of the agents pictured were African American; and
- 0 of the agents pictured were Latino/Hispanic

This effort was not intended to be a thorough, scientific examination of the racial composition of the professional sales staff at the Greene County real estate offices. It does suggest that more thorough research would be prudent to determine which real estate offices prominently display the HUD fair housing poster, the hiring practices of real estate offices, and their advertising practices.

There are several real estate firms practicing within the confines of Greene County. Websites for a number of these companies were not found, therefore this study is unable to determine the race and sex of agents associated with these firms.

## Apartment Leasing Firms

Similarly, the leasing offices of apartment complexes are required to display the HUD Fair Housing Poster in a prominent location. While not all leasing offices of apartment complexes in Greene County were visited. Those visited did show compliance.

# Chapter 11: Public Sector Compliance Issues

## Affordable Housing and Building Codes

### Affordable Housing

When it comes to the cost of housing, Greene County's prosperity and desirability has become a double-edged sword. While homeowners enjoyed unusually rapid increases in property values during the decade or so preceding 2008, these increases have outpaced increases in household income and altered the affordability landscape in Greene County as well as in similar surrounding communities.

Economists and housing experts have long used the rule of thumb that the a home is affordable when its purchase price is no more than two and a half or three times the buyer's gross annual income. Their other test that applies to both owner *and* tenant households is that housing is affordable if the household spends no more than 30 percent of its gross monthly income on housing. This is not an arbitrary figure. Spending more than 30 percent on housing, leaves a typical lower-, middle-, and upper-middle class household less money for essentials like food, clothing, furniture, transportation, health care, savings, and health insurance. Local businesses suffer the most from this reduction in spending money due to high housing costs. Spending more than 30 percent on housing denies spending to other sectors of the economy unless households strapped for cash go into credit card debt. While it is not surprising that households with modest incomes face the tightest housing cost squeeze, data for Greene County shows that the squeeze is also affecting higher income owners of single-family homes to an unanticipated degree.

Housing units in structures:

- One, detached: 42,947
- One, attached: 2,661
- Two: 1,763
- 3 or 4: 2,177
- 5 to 9: 3,041
- 10 to 19: 2,357
- 20 or more: 2,407
- Mobile homes: 835
- Boats, RVs, vans, etc.: 36

Housing units in Greene County with a mortgage: 25,754 (*3,287 second mortgage, 3,819 home equity loan, 130 both second mortgage and home equity loan*)

Housing units in Greene County without a mortgage: 9,287

Greene County: 73.5% with mortgage

State of Ohio: 69.3% with mortgage

Estimated median household income in 2009: \$57,011 (it was \$48,656 in 2000)

## Greene County, Ohio

Estimated per capita income in 2009: \$28,115 (Per capita income in 2000: \$23,057)

The 2000 U.S. Census data indicated that 5.2% of all families residing in Greene County were living below the poverty level. It also indicated that 8.5% of individuals living in Greene County were living below the poverty level. The median income for a household in Greene County was \$48,656, and the median income for a family was \$57,954.

### Affordability of Ownership Housing

To make sense of the plethora of available data, many researchers report on median household incomes and median home values. The median is the middle. For example, half of Greene County's households have incomes above the median and half below it.

In 2000, a household with the median income in Greene County (\$ 57,954) could afford a house costing \$173,862. The median value of a single-family detached house was \$ 121,200, \$ 52,662 less than what a median income Greene County household could afford. So more than half of the county's residents could afford to buy a single-family detached house in Greene County — in 2000.

Between 2000 and 2009, the median household income in Greene County rose approximately 19 percent from \$ 57,954 to \$ 70,662 while the median value of single-family detached dwellings rose approximately 23 percent from \$121,200 to \$156,000. While that was good news for existing Greene County homeowners, it was bad news for any household earning less than \$52,000, the gross annual income needed to afford the median priced house in Greene County in 2009.

Another finding reflected in the data reported by the U.S. Census Bureau includes the following: In 2000, about 17.5 percent of Greene County's homeowners were spending 30 percent or more of their monthly income for housing. In 2009, 24.3 percent of Greene County's single-family detached homeowners with a mortgage were spending 30 percent or more of their monthly income to own their houses.

In June 2010, The City of Xenia revised their City Ordinances regarding the square footage requirements for single family residential homes located in areas zoned R-2, R-3, R-4 and R-O.

This revision now requires that the minimum floor area requirement for single-family structure in the R-2, R-3, R-4 and R-O be 1,400 square feet.

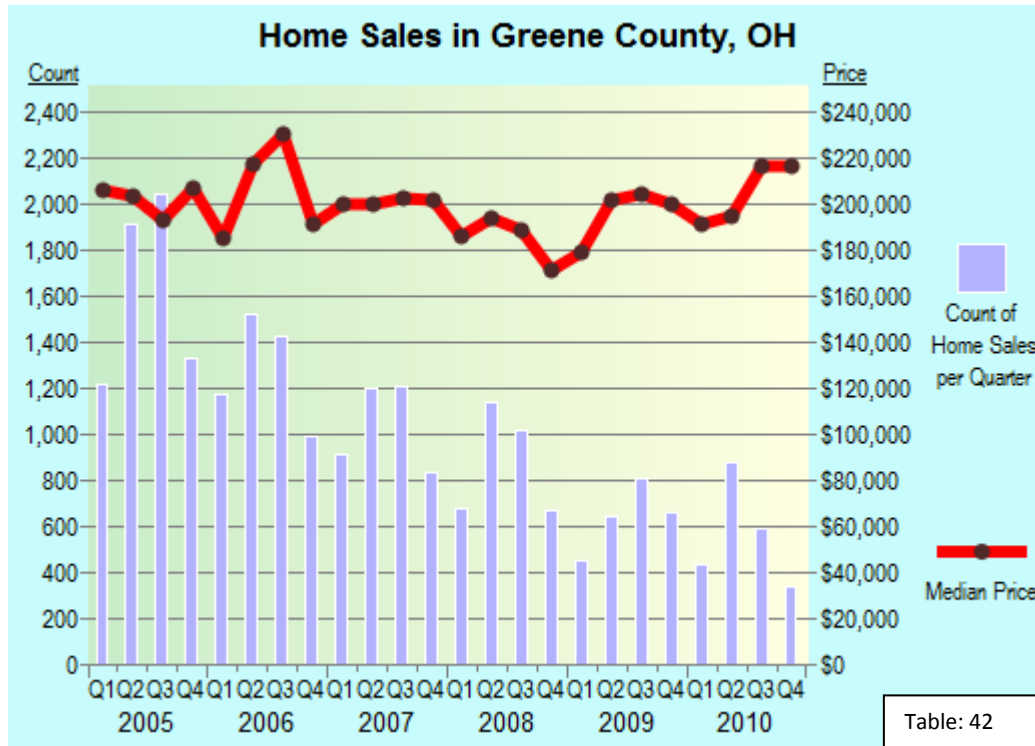
Other cities within the county have been investigated to determine their zoning requirement on in-fill new construction and the following requirements were found:

	<i>Xenia</i>	<i>Bellbrook</i>	<i>Fairborn</i>	<i>Beavercreek</i>
<i>RIAA</i>	<i>n/a</i>	<i>n/a</i>	*	<i>1600</i>
<i>RIA</i>	<i>2000</i>	<i>n/a</i>	*	<i>1200</i>
<i>RIB</i>	<i>1600</i>	<i>n/a</i>	*	<i>1000</i>
<i>RIC</i>	<i>1400</i>	<i>n/a</i>	*	<i>n/a</i>

*\*Fairborn has lot restrictions on specific PUD's and this investigation was based on in-fill only.*

## Greene County, Ohio

Beavercreek develops the vast majority of its residential housing stock utilizing the PUD process as very few in-fill lots exist in the community. The City of Beavercreek currently has an LMI % rate of 16.4% given the highly competitive and market driven interest that exists in the community.



### Mean price in 2009:

#### Detached houses: \$180,021

Greene County: \$180,021

State of Ohio: \$165,947

#### Townhouses or other attached units: \$120,722

Greene County: \$120,722

State of Ohio: \$149,379

#### In 2-unit structures: \$209,333

Greene County: \$209,333

State of Ohio: \$118,479

#### In 3-to-4-unit structures: \$215,726

Greene County: \$215,726

State of Ohio: \$128,262

## Greene County, Ohio

### In 5-or-more-unit structures: **\$127,599**

Greene County: \$127,599

State of Ohio: \$119,997

### Mobile homes: **\$43,847**

Greene County: \$43,847

State of Ohio: \$32,066

### Single-family new house construction building permits:

- 2007: 517 buildings, average cost: \$278,400
- 2008: 453 buildings, average cost: \$233,100
- 2009: 295 buildings, average cost: \$288,800

### Housing units in structures:

- One, detached: 42,947
- One, attached: 2,661
- Two: 1,763
- 3 or 4: 2,177
- 5 to 9: 3,041
- 10 to 19: 2,357
- 20 or more: 2,407
- Mobile homes: 835
- Boats, RVs, vans, etc.: 36

Housing units in Greene County with a mortgage: 25,754 (3,287 second mortgage, 3,819 home equity loan, 130 both second mortgage and home equity loan)

Houses without a mortgage: 9,287

Greene County: 73.5% with mortgage

State of Ohio: 69.3% with mortgage

### Year House Built 2005-2009 Census Update

<ul style="list-style-type: none"><li>• Built 2005 or later: 1,966</li><li>• 2000-2004: 5,917</li><li>• 1990 to 1999: 9,265</li><li>• 1980 to 1989: 5,898</li><li>• 1970 to 1979: 12,257</li><li>• 1960 to 1969: 10,941</li><li>• 1950 to 1959: 10,799</li><li>• 1940 to 1949: 2,913</li><li>• 1939 or earlier: 7,127</li></ul>	Table: 43
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## Greene County, Ohio

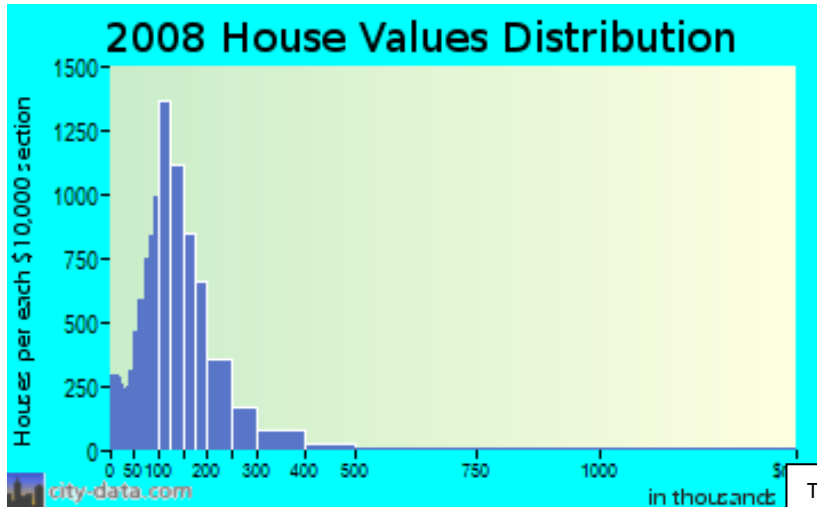


Table: 44

### *Estimate of home value of owner-occupied houses in 2009 in Greene County, OH:*

- Less than \$50,000: 1,129
- \$50,000 to \$99,999: 8,024
- \$100,000 to \$149,999: 10,681
- \$150,000 to \$199,999: 9,836
- \$200,000 to \$299,999: 7,898
- \$300,000 to \$499,999: 3,887
- \$500,000 to \$999,999: 792
- \$1,000,000 or more: 97

Table: 45

Median value of Owner-occupied houses in Greene County (2000 Census): \$ 121,200.

Median value of Owner-occupied houses in Greene County (2009 Census update): \$ 156,000

**Housing units in structures:**

- One, detached: 42,947
- One, attached: 2,661
- Two: 1,763
- 3 or 4: 2,177
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**Single-family new house construction building permits issued in Greene County:**

- 2007: 517 buildings, average cost: \$278,400
- 2008: 453 buildings, average cost: \$233,100
- 2009: 295 buildings, average cost: \$288,800

Table: 46

**Habitat for Humanity of Greene County, Ohio**

Building better homes and lives – one house at a time. They are currently building a house at 416 N. Columbus Street, Xenia, OH.

- Meet the International goal worldwide by tithing 10%;
- Make housing issues a matter of conscience and action;
- Motivate and challenge others to become involved;
- Recruit volunteers for fund raising, acquire donated materials, house building, labor & administrative purposes;
- Build partnerships – bring diverse people together who share common goals;
- We are working on our 27th house in Greene County;
- Greene County Habitat tithes 10% of the cost of each house dedicated by us to Habitat for Humanity International. This tithe is earmarked for housing in Thailand

Habitat for Humanity of Greene County is an ecumenical Christian housing ministry that works in partnership with God and people everywhere, from all walks of life, to develop communities with God's people in need. Habitat for Humanity of Greene County builds houses it sells to families, so there are decent houses in decent communities, in which people can live and grow into all God intended.



## Affordability of Rental Housing

In Ohio, the Fair Market Rent (FMR) for a two-bedroom apartment is \$696. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$2,320 monthly or \$27,843 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$13.39.

In Ohio, a minimum wage worker earns an hourly wage of \$7.30. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 73 hours per week, 52 weeks per year. Or, a household must include 1.8 minimum wage earner(s) working 40 hours per week year-round in order to make the two bed-room FMR affordable.

In Ohio, the estimated mean (average) wage for a renter is \$11.99 an hour. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 45 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.1 worker(s) earning the mean renter wage in order to make the two-bedroom FMR affordable.

Monthly Supplemental Security Income (SSI) payments for an individual are \$674 in Ohio. If SSI represents an individual's sole source of income, \$202 in monthly rent is affordable, while the FMR for a one-bedroom is \$560.

*A unit is considered affordable if it costs no more than 30% of the renter's income.*

About 35.5 percent of Greene County's housing stock is rental.

***However, a substantial number of Greene County's tenants (approximately 40%) earn less than Greene County's median income. Higher income households tend to own rather than rent.*** Consequently, it is essential to look at the percentage of income rental households are spending on rent to determine actual affordability to tenants.

Within Greene County, 52.0 percent of all rental households were spending over 30 percent of their gross monthly income on rent according to the census update of 2009. Spending over 30 percent of one's income on rent is stretching it; spending 40 or 50 percent or more poses a serious affordability problem

## Greene County, Ohio

with negative implications for the local economy.

According to the 2005-2009 census update, 86.1 percent of all renters in Greene County were paying more than \$500.00 per month in gross rent. In light of that fact, rental housing continues to become less and less affordable to most county tenant households.

With lower median incomes for residents of Greene County, a portion of households could find Greene County's housing of any type more than they could afford.

Median gross rent in Greene County, OH in 2009: \$687 (*Gross rent being the rent paid to the landlord plus the cost of tenant paid utilities.*)

Renter-occupied apartments: 16,789  
% of renters here:  30%  
State:  31%

Median contract rent in 2009 for apartments: \$590 (lower quartile is \$459, upper quartile is \$751)

Greene County: \$590  
State: \$528

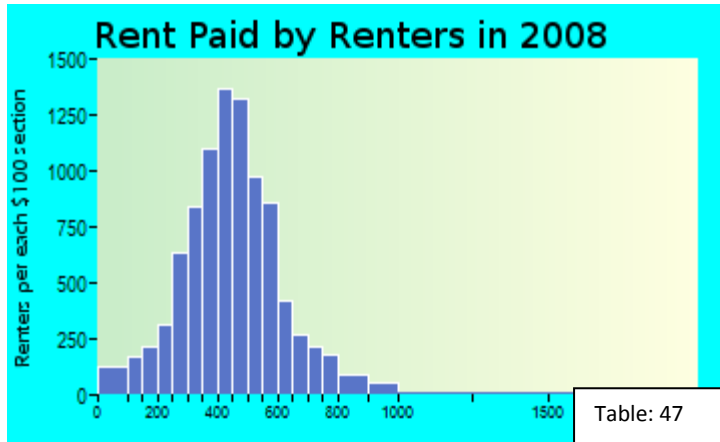
Area name: Dayton, OH HUD Metro FMR Area

Fair market rent in **2006** for a 1-bedroom apartment in Greene County was \$499 a month.  
Fair market rent in **2006** for a 2-bedroom apartment in Greene County was \$615 a month.  
Fair market rent in **2006** for a 3-bedroom apartment in Greene County was \$828 a month.

Fair market rent in **2010** for a 1-bedroom apartment in Greene County is \$565 a month.  
Fair market rent in **2010** for a 2-bedroom apartment in Greene County is \$696 a month.  
Fair market rent in **2010** for a 3-bedroom apartment in Greene County is \$937 a month.  
Fair market rent in **2010** for a 4-bedroom apartment in Greene County is \$1,118 a month

Greene County **2010** HUD Payment Standards (as provided by Greene Metropolitan Housing Authority.  
Payment standards are gross rent amounts):

1 bedroom unit:	\$509.00
2 bedroom unit:	\$626.00
3 bedroom unit:	\$843.00
4 bedroom unit:	\$1,006.00



*Gross Rent paid by renters in Greene County (2009 census update):*

- Less than \$200: 359
- \$200 to \$299: 609
- \$300 to 499: 1,592
- \$500 to \$749: 6,445
- \$750 to \$999: 6,064
- \$1,000 to \$1,499: 2,757
- \$1,500 or more: 650

Table: 48

## Treatment of Proposals to Build Affordable Housing

According to the information found on Greene County's Regional Planning website, there are local policies in place regarding local building, and occupancy codes that may affect the availability of housing for minorities, families with children and persons with disabilities. However nothing could be found regarding requirements for universal, accessible design.

There are local policies in place affecting the approval of sites and other building requirements used in the approval process for the construction of public (assisted) and private housing. These policies include the equalization of municipal services, local tax policy and demolition and displacement decisions pertaining to assisted housing and the removal of slums and blight.

There are local policies in place concerning community development and housing activities such as single family and multifamily construction, and the application of site and neighborhood standards for new construction activities. However nothing could be found regarding the application of accessibility standards for new construction and alterations. Nor is there specific mention of guidelines regarding activities causing displacement, and demolition of low-income housing which affects opportunities of minority households to select housing inside or outside of minority concentration or individuals with disabilities to select housing that is accessible and is in accessible locations.

## Conclusions on Affordable Housing

In the past, for people in professions that provide essential community services such as teachers, police, firefighters, nurses, and city employees, the relatively high cost of housing in Greene County greatly reduced the opportunity to find affordable housing, especially ownership housing.

Ownership of single-family detached houses in portions of Greene County had become less and less

## Greene County, Ohio

affordable to middle-income households. Even the county's rental stock has become more and more unaffordable to households earning at the median, while options for lower-income households such as the elderly, recent high school and college graduates, and service-sector employees, continue to shrink.

While the steady increase in housing values has since been reversed since 2008 due in large part to the nationwide mortgage default crisis, a sizeable affordability gap remains in Greene County.

In June 2010, The City of Xenia revised their City Ordinances regarding the square footage requirements for single family residential homes located in areas zoned R-2, R-3, R-4 and R-O.

This revision now requires that the minimum floor area requirement for single-family structure in the R-2, R-3, R-4 and R-O be 1,400 square feet.

This action raises a red flag as an area of possible concern regarding the affordability of housing in Greene County and the City of Xenia specifically. Since building costs vary widely from area, it is impossible to calculate the exact cost of a single family residential dwelling containing a minimum of 1,400 square feet. However, if one uses the industry standard estimate of \$100.00 per square foot for a basic "no frills" home that meets governmental thermal standards and includes Energy-Star appliances, the base cost of the dwelling it's self totals out to be \$140,000. That is for the dwelling alone. That figure does not include the cost of the building lot. In order for a home costing in excess of \$140,000 to be affordable under HUD guidelines (not costing the homeowner more than 30% of their gross income) the homeowner must make a minimum of \$ 42,000 per year or \$20.20 per hour.

Other cities within the county have been investigated to determine their zoning requirement on in-fill new construction and the following requirements were found:

	<i>Xenia</i>	<i>Bellbrook</i>	<i>Fairborn</i>	<i>Beavercreek</i>
<i>RIAA</i>	<i>n/a</i>	<i>n/a</i>	<i>*</i>	<i>1600</i>
<i>RIA</i>	<i>2000</i>	<i>n/a</i>	<i>*</i>	<i>1200</i>
<i>RI B</i>	<i>1600</i>	<i>n/a</i>	<i>*</i>	<i>1000</i>
<i>RIC</i>	<i>1400</i>	<i>n/a</i>	<i>*</i>	<i>n/a</i>

*\*Fairborn has lot restrictions on specific PUD's and this investigation was based on in-fill only.*

Beavercreek develops the vast majority of its residential housing stock utilizing the PUD process as very few in-fill lots exist in the community. The City of Beavercreek currently has an LMI % rate of 16.4% given the highly competitive and market driven interest that exists in the community.

Greene Metropolitan Housing Authority is located in Greene County. The residents of Greene County wanting to or eligible to participate in the Section 8 Housing Choice Voucher Program or the Public Housing Program must obtain their housing vouchers from Greene Metropolitan Housing Authority. The waiting list for the Section 8 Housing Choice Voucher Program at the housing authority was recently closed for approximately 1 year. Currently, there are a limited numbers of Section 8 Housing Choice Vouchers available each month. Information received for this analysis indicates that number falls somewhere between 25-30 vouchers per month depending on attrition/turn-over.

## Greene County, Ohio

Greene Metropolitan Housing Authority's funding is capped, by HUD, at providing 1,344 Section 8 Housing Choice Vouchers. Information received for this analysis indicated that currently Greene Metropolitan Housing Authority is providing 1,390 Section 8 Housing Choice Vouchers to needy eligible residents of Greene County. Information also received for this analysis indicates that currently in Greene County there are no vacancies in any of the public housing facilities.

## Chapter 12: Accessing Information about Fair Housing

### Assistance on Fair Housing Complaints

“Who do you call?” remains the question for anybody who thinks they’ve been victimized by fair housing discrimination in Greene County. It’s a substantial barrier to fair housing choice when somebody who thinks they may have been discriminated against is not immediately referred to the proper fair housing person by the first person to whom they speak .

The Greene County has sought to provide an available local fair housing resource by making a staff person in the Greene County Department of Development, the Community Development Specialist, the county’s local Fair Housing contact/advocate.

Greene County should make it as easy as possible for people who think they may have been victimized by housing discrimination to get assistance. The county should train all of its operators (including everybody who might answer the phone at the sheriff/police department) to refer callers about fair housing to the designated staff person in county government. The designated individual should be well-versed in fair housing law and practices. At least one backup individual should be assigned to field calls for when the designated individual is not available.

A citizen trying to find out whom to contact stills runs into some barriers. However, once a potential complainant reaches the local Fair Housing contact, he will be well served. Staff will provide specific information regarding possible fair housing violations and/or how to file a complaint with OCRC or HUD. If the complainant is interested filing a complaint, Greene County fair housing staff provides the appropriate complaint forms and contact information.

The county’s web portal is basically user-friendly. While the fair housing information provided is broad-based and fairly complete, it could be considered somewhat complicated to find. One must first access the Greene County Web Portal, then click on the heading “Development”. From there one must click on the heading “Community Development”; then the heading “Fair Housing”. If one is looking for more than the basic of fair housing information, one must then go to the table titled “Additional Information”. While this process could be considered to be just time consuming to the average computer literate individual, someone who is unfamiliar with computers or who is unfamiliar with the Departments within county government could find accessing this information difficult and extremely frustrating. Keeping in mind that on average the person looking for fair housing information is someone who is in immediate need of this information, a suggestion would be for the IT Department or Provider for Greene County to “rethink” the way fair housing information is accessed. This could be remedied by adding another tab specifically labeled “Fair Housing information “.

It should be noted that the fair housing link does contain a telephone number for not only the local fair housing contact but to the appropriate Ohio Civil Rights Commission office and HUD.

## Observation

It would be extremely helpful if somewhere on the “Development” page could be placed a tab entitled “Fair Housing” with an easily accessible link to the “Complaint Process.” With the addition of this material, the website could be made very informative and easy to use. It would be ideal if an aggrieved party could download a complaint form; review the fair housing ordinances of the county; see a list of actions that constitute housing discrimination; read examples of statements that constitute housing discrimination; see several ways to contact the Fair Housing contact about a possible complaint; and get some ‘fair housing tips’ when searching for a place to live. Links could be provided to the ORDC Fair Housing Director, Ohio Civil Right Commission, and the Office of Fair Housing and Equal Opportunity of the U.S. Department of Housing and Urban Development.

## Recommendation:

In August 2011, the EEO/Civil Rights Specialist from the Ohio Department of Development, Office of Housing and Community Partnerships provided to all identified fair housing contacts a recommended sample of a suggested Fair Housing Resolution/Ordinance.

It can be confirmed that Greene County is following the federal guidelines for ensuring that the protected classes are informed of their rights. Each April a resolution is passed by the Greene County Commissioners recognizing the significance of Fair Housing Month. Many in-depth training sessions are conducted for agencies and service organizations through-out the county during every CDBG program year.

While it is very apparent that Green County is working diligently to further fair housing education, this analysis would strongly suggest that Greene County might be well served to adopt a county-wide Fair Housing Resolution (similar to the one provided by OHCP) and then take a proactive approach to disseminating information about the resolution. If the county chooses to adopt such a resolution they might wish to consider the following:

**1.** *Create a fair housing brochure with a clear explanation of what the county’s Fair Housing Resolution means, what classes are covered, the deadline for filing a complaint, and instructions on how to easily obtain a complaint form and file a complaint. The brochure could include the specific URL for the county’s web page on fair housing where examples of illegal behavior can be posted. The entire brochure could then be made available as a PDF file to download from the county’s website.*

## Chapter 13: Additional Possible Impediments and Possible Solutions

### Private Sector Impediments

Impediments to fair housing choice in Greene County can emanate from the private sector; and private sector impediments can be as interrelated as are many of the solutions.

It is likely that some real estate practices — not unique to Greene County—may have had a hand in the smaller number of African Americans and Hispanics in some of Greene County’s cities and villages. Real estate professionals are required by law to complete a minimum of three hours of Fair Housing continuing education every three years in order to maintain their licenses.

It is also possible that these smaller numbers are a result of self-steering. Individuals and families making the choice to locate in one area over another for purely economic or personal reasons.

However, to determine if local real estate practitioners are involved in creating impediments to fair housing choice in Greene County, the County administration should consider contracting with an organization experienced in fair housing testing to conduct periodic testing of real estate agents, developers, landlords, and apartment managers. (Many private Fair Housing agencies work with the Ohio Civil Rights Commission to conduct these tests.) These tests will help determine and identify steering of any of the seven federally protected classes and if it is occurring within the county. Such testing should include controlled samples that are large enough to provide statistically significant results and findings. Findings could be shared with the U.S. Department of Housing and Urban Development for possible prosecution of fair housing law violators.

### Prevention

Both rental and ownership real estate practices that direct minorities only to integrated neighborhoods and predominantly minority neighborhoods, and that direct whites only to virtually all-white neighborhoods constitute one of the most substantial impediments to assuring that people of all races and ethnicities enjoy the full range of housing choices envisioned by the Fair Housing Act and Community Development Block Grant Program.

Many areas of Greene County have extremely low numbers of minority groups living in them. As previously noted, it is also possible that this is a matter of self-steering and not a result of any discriminatory or illegal practices. Individuals and families may choose to locate in one area over another for purely economic or personal reasons.

It is suggested that the county be pro-active to identify and curtail any discriminatory practices before they can lead to increased racial, ethnic, or socio-economic segregation.

Real estate practices such as steering impose a major barrier to ensuring that people of all races consider

the full range of housing choices they can afford. Such impediments to fair housing choice can quickly change the racial/ethnic make- up of a neighborhood. It is hard to imagine that any apartment manager or real estate broker is unaware of fair housing laws especially since real estate professionals are required by law to complete a minimum of three hours of Fair Housing continuing education every three years in order to maintain their licenses.

Training of real estate professionals and apartment managers, leasing agents and local landlords should be offer at the local level to discourage steering based on race, ethnicity, familial status, or disability, the four primary bases of fair housing complaints.

One way to insure that all the real estate related professionals in Greene County could be made aware of these fair housing laws would be for the county to consider establishing a mandatory periodic training program for all real estate professionals practicing in the county. This mandatory periodic training would candidly examines fair housing issues, illegal practices, and proper practices to make housing related practitioners more sensitive to fair housing issues and less likely to engage in illegal practices.

### Expanding Housing Choices

When display ads and brochures for real estate—ownership or rental—depict residents of only one race or ethnicity, they send a clear message of who is welcome and not welcome in an area, thus limiting the housing choices home seekers perceive as available to them. Greene County should work closely with local developers and landlords to include people of all races as well as Hispanics in their display advertising and brochures. The county may want to consider filing fair housing complaints against those developers and landlords who fail to use racially/ethnically-diverse models in their display advertising and brochures.

Greene County may wish to consider requiring an “affirmative marketing” plan from all new residential developments and buildings in order to receive any and all appropriate building permits, zoning, or subdivision approvals. The underlying concept would be to make home seekers aware of the full array of housing choices available to them.

For the developer, affirmative marketing means taking special steps to promote traffic from particular racial or ethnic groups that are otherwise unlikely to compete for their housing. These steps can include:

1. Advertising targeted to the racial or ethnic groups that have not been competing for the housing in addition to normal marketing methods;
2. Using press releases, photographs, promotions, and public service announcements to dispel stereotypes and myths concerning multi-racial living patterns;
3. Training and educating all personnel participating in real estate sales and rentals and in marketing in affirmative marketing techniques and the facts about multi-racial living;
4. Using public relations to place newspaper and television features that focus on individuals and groups that represent racial diversity; and
5. Educating residents about racially/ethnically-diverse living.

The key to maintaining racially-diverse neighborhoods is to maintain demand for housing from all races and ethnic groups.

As previously noted, testing is a highly effective tool that can help alert the county to illegal real estate practices like steering that distort the housing market and lead to the development of minority concentrations, exclusively white neighborhoods, and the potential for re-segregation.

## Condominium Associations

No fair housing complaints regarding condominiums were found or made available for this analysis. However, fair housing complaints from other geographical areas suggest that the practices of some condominium associations and their managers have established barriers to fair housing choice, especially for households with disabilities or children. The refusal to make reasonable accommodations for people with disabilities by allowing some modification to enable them to enjoy their property or common area like anybody else places a substantial barrier to fair housing choice as do practices hostile to families with children.

## Mortgage Lending

When it comes to home loan lending practices, it would appear that little has changed over the years. African Americans and other minorities continue to be denied home mortgage loans at greater rates than Caucasians. It would appear there is a need to provide members of minority groups, especially African Americans, with financial counseling to better prepare applicants **before** they submit a mortgage loan application. Such counseling should include educating potential home buyers to recognize what they can actually afford to purchase, preventing the use of subprime mortgages and predatory loans that have produced the current nationwide wave of foreclosures, budgeting monthly ownership costs, building a reserve fund for normal and emergency repairs, recognizing racial steering by real estate agents, and encouraging consideration of the full range of housing choices available. The county could contract with an organization to provide this service and arrange with real estate firms and lenders serving Greene County to identify applicants who are likely to benefit from such counseling. While this impediment is not unique to Greene County, in the absence of an effective statewide or national effort to overcome it, local action is warranted.

## Public Sector Impediments

### Building a Climate to Overcome Private Sector Impediments

As many of the recommendations for overcoming the private sector impediments suggest, they cannot be mitigated without a solid commitment from Greene County. It will take a public–private partnership to enable Greene County to establish a discrimination free market in housing. Greene County should continue embracing the concept of stable, racially, ethnically, and socio-economically–integrated communities as a goal and commit itself to achieving this goal. The leadership of elected officials will be key to implementing these recommendations and to building community support for this goal.

County officials might want to consider continuing to promote Fair Housing Month (April of each year) by establishing a community dialogue on the need to fully expand housing choices. They should continue with their on–going public education efforts to help citizens learn the facts on these issues including that stable, racially and ethnically–diverse neighborhoods increase property values and better prepare their children for the racially and ethnically–diverse workplaces in which they will be employed.

## Greene County's Planning Process

It appears that issues like affordable housing and fair housing in Greene County as a whole have generally been treated separately from the rest of the county's planning and/or implementation efforts. Our review of Greene County's planning documents found only very minimal mention of housing affordable to people of modest incomes and no mention of fair housing concerns. Greene County's Plan Perspectives 2020, does very briefly mention the need and desirability for affordable housing but provides no specific guidance on how to address this issue. This bifurcation of the planning process inevitably leads to treatment of affordable housing and fair housing as a secondary issue.

Previously completed inventories, analysis, and forecasts concerning utilities, physical resources, population, economy, and existing land uses have provided an insight into the areas of concern/issues which must be addressed in planning for the future of Greene County. These concerns/issues characterize the problems that the county could face in the future. And yet, while previously completed inventories, analysis and forecasts have provided insights into areas of concern/issues which must be addressed in planning for the future of Greene County, no mention has been made of actions taken to create racially, ethnically and economically diverse communities. Neither has mention been made of actions instituted to insure affording the seven federally protected classes the protections they are entitled to under the law.

### Recommendation.

Planning for affordable housing and fair housing in Greene County should be fully integrated into the comprehensive planning and implementation process. A mechanism should be developed to include members of the County's Housing Consortia (Housing Advisory Committee/HAC) and Fair Housing representatives in the comprehensive planning process to help assure that issues of affordable housing and fair housing are incorporated into the county's routine planning and implementation processes. Members of the HAC (Housing Advisory Committee/Housing Consortia) should be thought of as partners in the planning process. At a bare minimum, the appropriate members of the HAC should be notified in a timely manner of all meetings that involve planning or new developments.

This recommendation does not suggest that the HAC become a shadow planning commission. It does suggest that members of the HAC be treated as equal partners with the planning commission when it comes to matters that affect affordable housing or fair housing. To fully integrate planning for affordable housing and fair housing into the planning and implementation processes, staff review of every development proposal that includes residences should include an explicit evaluation of its impact on providing affordable housing and on promoting fair housing. The county must be careful to assure that new affordable housing is dispersed throughout the county and not concentrated or clustered together in just a few locations where affordable housing may already be in place.

This analysis leads us to conclude that there is a substantial need to expand Greene County's housing stock that is affordable to its workers of modest incomes. It is crucial, however, that the County keep its existing affordable housing affordable, thus mitigating any gaps and preventing gaps from starting. In the long run, prevention of a problem is far less costly to taxpayers.

## Chapter 14: Summary, Recommendations and Conclusion

### Summary:

In compiling this analysis one can be lead to conclude that there is a substantial need to expand Greene County's housing opportunities that are assessable, safe, decent, and affordable to its workers of modest incomes. However, it is crucial that the County keep its existing affordable housing affordable, thus mitigating any gaps and preventing gaps from expanding.

Another conclusion is that Greene County should continue to embrace the many opportunities for diversity that are available. Having the opportunity to live and work in an atmosphere of diversity and acceptance can help to assist in developing caring, compassionate and well-rounded individuals.

The final conclusion is that by giving consideration to the recommendations made herein, with the many positive attributes that can be found within its borders, Greene County could have the best of everything.

### Recommendations:

These recommendations are observations made from the information obtained while compiling this analysis. This does not constitute an action plan, although some of these recommendation may be found in the Fair Housing Action Plan.

Education on the issue of how fair housing relates to planning and land-use should be made available to elected and appointed county officials and professional county staff who deal with planning, zoning and code enforcement. At the beginning of each new term the County Commissioners and other elected and appointed administrators, the housing/planning committee, and the Zoning Board/committee should attend a workshop sponsored and provided by the county's Fair Housing contact or a similarly trained individual. The county should provide an adequate budget for this workshop to be conducted shortly after each county election.

This *Analysis of Impediments* strongly urges that the above suggestion be given careful consideration in order to eliminate the practices that create an impediment to fair housing choice and emphasize the importance of county officials to take a stance that strongly counters "not in my back yard" attitudes.

Other Recommendations in this *Analysis of Impediments* include:

1. Greene County should make it as easy as possible for people who think they may have been victimized by housing discrimination to get assistance. The county should train all of its operators (including everybody who might answer the phone at the police/sheriff's department) to refer callers about fair housing to the designated staff person in county government. The designated individual should be well-versed in fair housing law and practices. At least one backup individual should be assigned to field calls for when the

## Greene County, Ohio

designated individual is not available.

The county's web portal is basically user-friendly. While the fair housing information provided is broad-based and fairly complete, it could be considered somewhat complicated to find. One must first access the Greene County Web Portal, then click on the heading "Development". From there one must click on the heading "Community Development"; then the heading "Fair Housing". If one is looking for more than the basic of fair housing information, one must then go to the table titled "Additional Information". While this process could be considered to be just time consuming to the average computer literate individual, someone who is unfamiliar with computers or who is unfamiliar with the Departments within county government could find accessing this information difficult and extremely frustrating. Keeping in mind that on average the person looking for fair housing information is someone who is in immediate need of this information, a suggestion would be for the IT Department or Provider for Greene County to "rethink" the way fair housing information is accessed. This could be remedied by adding another tab specifically labeled "Fair Housing information".

It should be noted that the fair housing link does contain a telephone number for not only the local fair housing contact but to the appropriate Ohio Civil Rights Commission office and HUD.

2. Information provided by the local Housing Consortia for this analysis of impediments confirms that there is no structured or organized Landlord's Association or group in Greene County. Based on the number of complaint calls received by not only by the Ohio Civil rights Commission, and Greene County's local fair housing contact but by tenants rights organizations across the state of Ohio regarding questionable landlord practices, it would be recommended that Greene County and the Cities of Beavercreek, Bellbrook, Fairborn and Xenia work together and give serious consideration to establishing an organization of local landlords. This organization could be the platform from which informational and educational materials could be made available.

3. The following impediments, which were identified in the 2009 analysis of impediments update, were once again identified and discussed during the preparation of this Analysis of Impediments in 2011.

- Limited accommodations for persons with mental illness;
- Lack of affordable rental housing and for sale properties;
- Single persons are faced with the lack of emergency housing resources;
- Zoning restrictions could limit affordable new housing construction; and
- Neighborhood Perceptions.

In preparing this analysis of impediments to fair housing choice it could be safe to conclude that since the same concerns and impediments identified by Greene County in 2009 were once again identified and discussed in 2011, that little constructive action has been able to be taken. While this *Analysis of Impediments* acknowledges that not all issues/concerns are within the realm of county government to rectify, it would be recommended that appropriate partnerships be created with other agencies in order to fill the gaps that have been identified. It would be recommended that serious attention be directed to these concerns as they could prove to be the basis of a future complaint of fair housing discrimination.

4. In August 2011, the EEO/Civil Rights Specialist from the Ohio Department of Development, Office of Housing and Community Partnerships provided to all their identified fair housing contacts a recommended sample of a suggested Fair Housing Resolution.

It can be confirmed that Greene County is following the federal guidelines for ensuring that the protected classes are informed of their rights. Each April, a resolution is passed by Greene County recognizing the significance of Fair Housing Month. Many in-depth training sessions are conducted for agencies and service organizations through-out the county during every CDBG program year.

While it is very apparent that Green County is working diligently to further fair housing education, this analysis would strongly suggest that Greene County might be well served to adopt a county-wide Fair Housing Resolution (similar to the one provided by OHCP) and then take a proactive approach to disseminating information about the resolution. If the county chooses to adopt such a resolution they might wish to consider the following:

*1. Create a fair housing brochure with a clear explanation of what the county's Fair Housing Resolution means, what classes are covered, the deadline for filing a complaint, and instructions on how to easily obtain a complaint form and file a complaint. The brochure could include the specific URL for the county's web page on fair housing where examples of illegal behavior can be posted. The entire brochure should also be available as a PDF file to download from the county's website.*

5. Greene County should require an "affirmative marketing" plan from all new residential developments and buildings in order to receive any and all appropriate building permits, zoning, or subdivision approvals. The underlying concept would be to make home seekers aware of the full array of housing choices available to them.

For the developer, affirmative marketing means taking special steps to promote traffic from particular racial, ethnic, or socio-economic groups that are otherwise unlikely to compete for their housing. These steps can include:

- 1. Advertising targeted to the racial, ethnic, or socio-economic groups that have not been competing for the housing in addition to normal marketing methods;*
- 2. Using press releases, photographs, promotions, and public service announcements to dispel stereotypes and myths concerning multi-racial living patterns;*
- 3. Training and educating all personnel participating in real estate sales and rentals and in marketing in affirmative marketing techniques and the facts about multi-racial living;*
- 4. Using public relations to place newspaper and television features that focus on individuals and groups that represent racial diversity; and*
- 5. Educating residents about racially/ethnically-diverse living.*

6. There has been no recent testing of housing practices in Greene County for signs of illegal discrimination.(The U.S. Department of Housing and Urban Development conducted a *Housing Discrimination Study* in 2002 that found that African American and Hispanic home buyers faced some form of discrimination in 25 percent of their interactions with real estate agents.)

Testing of real estate practices should be conducted to determine if any form of discrimination has or is occurring against any of the seven federally protected classes in Greene County.

7. Planning for affordable housing and fair housing in Greene County should be fully integrated into the comprehensive/land use planning and implementation process. A mechanism should be developed to

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include members of the County's Housing Consortia and Fair Housing representatives in the comprehensive/land use planning process to help assure that issues of affordable housing and fair housing are incorporated into the county's routine planning and implementation processes. Members of the Housing Consortia should be thought of as partners in the planning process. This recommendation does not suggest that the Housing Consortia become a shadow planning commission. It does suggest that members of the Housing Consortia be treated as equal partners with the planning commission when it comes to matters that affect affordable housing or fair housing.

The county must be careful to assure that new affordable housing is dispersed throughout the county and not concentrated or clustered together in just a few locations where affordable housing may already be in place.

8. This analysis leads us to conclude that there is a substantial need to expand Greene County's housing stock that is affordable to its workers of modest incomes. It is crucial, however, that the County keep its existing affordable housing affordable, thus mitigating any gaps and preventing gaps from starting.

It would be the recommendation of this analysis that zoning regulations establishing minimum square footage requirements for the construction of new residential dwellings be given serious review. If necessary, this review could be conducted by an unbiased third party to determine that the requirements are in line with the overall goal of providing affordable housing option to all the residents of Greene County.

## Conclusion

The legislative history of the Fair Housing Amendments Act of 1988 says that the act prohibits "the application or enforcement of otherwise neutral rules and regulations on health, safety and land-use in a manner which discriminates against people belonging to the protected classes."

Requirements imposed by any state agency also must comply with the Fair Housing Act. This analysis suggests that it would be highly prudent if Greene County were to review its current building codes to identify those provisions the county has been applying to residential homes and identify the specific factual basis for each provision.

If found to be necessary, the county should then amend their codes to eliminate those provisions found to be discriminatory, inadequate or in violation.

It is possible that in the sometime in the future Greene County could find itself in the position that nearly every community faces at one time or another.

One road follows an "it will never happen here" attitude and allows discriminatory practices that segregate neighborhoods and impoverish residents to continue.

The other road affirmatively advances fair housing choice.

The recommendations proposed in this analysis to identify and curtail practices that might be construed or found to be discriminatory and that could lead to segregated neighborhoods and impoverished residents can help Greene County continue to affirmatively advance fair housing.

## Data and Resource Material Sources:

Greene County (Greene CATS) Public Transit Website  
Ohio Department of Development County Profile; Greene County  
Scripps Gerontology Center and Miami University *"Profile & Projections of the 60+ Population"*  
United States Census Bureau; Greene County Characteristics 2000  
United States Census Bureau; Greene County Characteristics 2005-2009  
United States Census Bureau; Greene County Characteristics 2010  
Wikipedia  
*Dayton Daily News*  
Greene County School District Overview  
Ohio Department of Education; Website  
Public School Report.com  
Education.com  
Columbus Dispatch data center  
U.S. Census Bureau American Fact Finder  
Ohio Department of Job and Family Services  
www.citydata.com  
Greene County, Ohio official website  
Greene County Regional Planning website  
Greene County Visitors and Convention Bureau website  
City of Xenia ,Ohio official website  
City of Xenia, Ohio Community Development Department  
City of Beavercreek website  
City of Fairborn website  
Ohio Civil Rights Commission  
Ohio Department of Development; Office of Housing and Community Partnerships  
Greene County Housing Consortia members  
State Residential Rehabilitation Specialists  
Policy Matters Ohio; *Foreclosure Growth in Ohio 2009*  
Fair Housing Act

**Signature Page**

Analysis of Impediments to Fair Housing Choice  
Greene County, Ohio

Prepared by:  
Ohio Regional Development Corporation

\_\_\_\_\_  
President, Board of Commissioners      Date

\_\_\_\_\_  
Vice President, Board of Commissioners,      Date

\_\_\_\_\_  
Commissioner      Date

\_\_\_\_\_  
Development Director      Date

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