

PY 2019– Logan County, Ohio

# ANALYSIS OF IMPEDIMENTS

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## Acknowledgements

Many people contributed to the completion of the Logan County Analysis of Impediments (AI) to Fair Housing. A comprehensive survey was completed for the analysis in 2015/2016 utilizing SurveyMonkey. The Survey Monkey link was shared out of the Logan-Union-Champaign Regional Planning Commission.

We would like to thank the following individuals, businesses, organizations for completing the survey: Union Station of Logan County; Village of Lakeview; William Bruce; Consolidated Care Inc; Community Action Organization DMU/CLS; Residential Administrators; Washington Township Zoning; Village of Russells Point; Unidentified Citizens.

Additional thanks are given to the Logan County Continuum of Care (CoC), who meet quarterly and COLCAS, who meet monthly and serve as the task force for fair housing.

## Survey Results

In reviewing the results of the survey, these items were noted:

- Regarding question: Have there recently been incidents of negative community attitudes resulting from moves by minorities into non-minority, white neighborhoods, or vice versa? Moves by persons with disabilities into, for example, groups homes in certain area?
  - Two individuals noted that there had been incidents, but they did not provide further information.
- Regarding question: Does the jurisdiction review the impact of foreclosures on the community and if foreclosures were due to faulty, discriminatory appraisal practices?
  - One respondent answered no and suggested there be an Ordinance in place for "Abandoned Property Registrations".

## The History of Fair Housing

In 1968, the Fair Housing Act was passed providing the right to own, rent, and finance dwellings, private and public, without regard to race, color, sex, religion and national origin. In 1988, the Act was amended to add familial status and handicap; and in 2008 the Act was modified to include military status as a protected class. Housing discrimination does not only apply to owners renting their property, but also to banks and realtors.

Discrimination can occur in many forms, and very rarely is it blatant. Examples of this may be an owner advertising, or only willing to rent to a mature person, a single person, or a couple.

## Why is Fair Housing Important?

Housing discrimination affects every individual in the United States. In today's shifting economic times, housing discrimination can be subtle, compounded by a lack of low-income affordable housing, affordable housing and homelessness. Many people may not realize the damage that is done in their area, by the lack of fair housing. By not treating this as an important issue, areas don't realize the damage they are inflicting on their communities, as well as, the people living through this difficult issue.

## Introduction/General Summary of Analysis

### Who Conducted the Analysis of Impediments?

Logan County has conducted the Analysis of Impediments to Fair Housing (AI) to identify impediments to fair housing and to develop strategies to eliminate these impediments. The goal of this analysis is to serve as a basis for plans and actions that a community undertakes to meet the requirements to affirmatively further fair housing.

This analysis was conducted for the County by the Logan-Union-Champaign Regional Planning Commission and contains graphs, maps and tables to help offer a visual of information provided. All documents used in the creation of this document have been listed in the Acknowledgments. In addition, a glossary of terms is included in this document to clarify any possible miscommunication of terms used.

### Summary

Many of the townships and villages within Logan County have limited zoning options for group homes, or affordable housing districts due to the rural nature of these areas. Very few townships or villages have the infrastructure needed to support a multi-family development. Additionally, these areas are not always ideal when creating a group home as they are not located near services and there is very limited public transport option available.

## Jurisdictional Background Data

On December 30, 1817, the Ohio government authorized the creation of Logan County. Residents named the county in honor of Benjamin Logan, a hero of the American Revolution and wars with Ohio's Native American population. Previously, the County had been part of land reserved to Ohio's Native American people, under the Treaty of Greenville. Logan County is located in northwestern Ohio. It is predominantly rural, with

less than one percent of the county’s 458 square miles consisting of urban areas. The county seat is Bellefontaine.<sup>1</sup>

Table 1 - Population

Year	Population	%Increase	Source
1950	31,329	5.8%	U.S. Census Bureau
1960	34,803	11.1%	U.S. Census Bureau
1970	35,072	0.8%	U.S. Census Bureau
1980	39,155	11.6%	U.S. Census Bureau
1990	42,310	8.1%	U.S. Census Bureau
2000	46,016	8.8%	U.S. Census Bureau
2002	46,225	0.5%	U.S. Census Bureau Estimate
2004	46,454	0.5%	U.S. Census Bureau Estimate
2006	46,197	-0.6%	U.S. Census Bureau Estimate
2007	46,523	0.7%	U.S. Census Bureau Estimate
2008	46,537	0.03%	U.S. Census Bureau Estimate
2009	46,537	0.1%	U.S. Census Bureau Estimate
2010	45,858	-1.6%	U.S. Census Bureau
2011	45,621	-0.5%	U.S. Census Bureau Estimate
2012	45,454	-0.4%	U.S. Census Bureau Estimate
2013	45,466	.03%	U.S. Census Bureau Estimate
2014	45,507	.09%	U.S. Census Bureau Estimate
2015	45,484	-.05%	U.S. Census Bureau Estimate
2016	45,388	-.21%	U.S. Census Bureau Estimate
2017	45,323	-.14%	U.S. Census Bureau Estimate

(American Fact Finder, n.d.)

Though some areas of poverty remain high in Logan County, the numbers show improvement from previous AI reports. Logan County’s poverty rate is higher in most categories over neighboring counties Union and Champaign. Logan County’s poverty rate is slightly under the State of Ohio, except in the Married Couples category where it’s just a little higher. The significant poverty level for Female-headed households in Logan County are elevated when compared to neighboring counties and the entire state. A high level of poverty among any group creates a need for affordable housing.

Table 2 - Poverty Rates by Category

Category	Logan County % in Poverty	Union County % in Poverty	Champaign County % in Poverty	State of Ohio % in Poverty
All People	13.7%	7.4%	11.1%	14.9%

<sup>1</sup> Ohio History Central, an Online Encyclopedia of Ohio History.  
<http://www.ohiohistorycentral.org/entry.php?rec=2021>

Age 65 and Over	6.8%	8.4%	5.2%	8%
All families	10.3%	4.7%	8.3%	10.8%
Married Couples families	4.6%	3.4%	4%	4.3%
Female-headed households	34.9%	17.1%	27.5%	32.3%

(American Fact Finder, n.d.)

The living wage is an hourly rate that an individual must earn to support their family, if they are the sole provider and work full-time (2080 hours per year). The State minimum wage is the same for all individuals regardless of how many dependents they may have. The poverty rate is typically quoted as gross annual income but has been converted to an hourly wage for comparison. Wages that are less than the living wage will be shown in red in the following tables.<sup>2</sup>

Table 3 - Hourly Wages

Hourly Wages	One Adult	One Adult, One Child	Two Adults (One Working)	Two Adults (One Working), One Child	Two Adults (One Working), Two Children
Living Wage	\$10.87	\$22.49	\$17.37	\$20.82	\$23.41
Poverty Wage	\$5.84	\$7.91	\$7.91	\$9.99	\$12.07
Minimum Wage	\$8.34	\$8.30	\$8.30	\$8.30	\$8.30

(Glasmeier, n.d.)

The table above shows that for a household with one adult and one child, the head of household would need to earn an hourly wage of \$22.49 to support the household. An hourly wage of \$7.91 is considered a poverty wage for this household. The Living Wage Calculation website shows further scenarios for different family configurations than shown on the table above. If readers are interested in further information, it can be found at <http://livingwage.mit.edu/counties/39091>. The table below shows the typical expenses that went into the living wage estimate. Values vary by family size, composition, and the current location.<sup>3</sup>

Table 4 - Estimated Yearly Expenses

Annual Expenses	One Adult	One Adult, One Child	Two Adults (One Working)	Two Adults (One Working), One Child	Two Adults (One Working), Two Children
Food	\$3,058	\$4,508	\$5,607	\$6,979	\$9,012
Child Care	\$0	\$7,037	\$0	\$0	\$0

<sup>2</sup> Glasmeier, Dr. Amy K., The Living Wage Calculator

<sup>3</sup> Glasmeier, Dr. Amy K., The Living Wage Calculator

Medical	\$2,332	\$6,081	\$5,182	\$5,737	\$5,819
Housing	\$6,528	\$9,072	\$6,816	\$9,072	\$9,072
Transportation	\$4,866	\$8,867	\$8,867	\$10,426	\$12,063
Other	\$2,785	\$4,633	\$4,633	\$5,030	\$5,855
Required Annual Income After Taxes	\$19,570	\$40,197	\$31,104	\$37,244	\$41,820
Annual Taxes	\$3,032	\$6,580	\$5,026	\$6,071	\$6,866
Required Annual Income Before Taxes	\$22,601	\$46,777	\$36,130	\$43,315	\$48,686

(Glasmeier, n.d.)

The table below shows the typical annual salary for various professions in Logan County. Wages that are below the living wage for one adult supporting one child are marked in red.

Table 5 – Annual Salaries for Professions

Occupational Area	Typical Annual Salary
Management	\$97,903
Business and Financial Operations	\$64,624
Computer and Mathematical	\$78,933
Architecture and Engineering	\$76,187
Life, Physical and Social Science	\$61,867
Community and Social Services	\$43,906
Legal	\$67,515
Education, Training and Library	\$52,392
Arts, Design, Entertainment, Sports and Media	\$40,593
Healthcare Practitioner and Technical	\$61,579
Healthcare Support	\$26,366
Protective Service	\$41,046
Food Preparation and Serving Related	\$20,225
Building and Grounds Cleaning and Maintenance	\$25,029
Personal Care and Services	\$22,807
Sales and Related	\$26,654
Office and Administrative Support	\$34,709
Farming, Fishing and Forestry	\$28,897
Construction and Extraction	\$47,835
Installation, Maintenance and Repair	\$44,986
Production	\$36,550
Transportation and Material Moving	\$31,314

(Glasmeier, n.d.)

Logan County is slowly becoming more diverse. As can be seen by the table below, Racial Composition, the population has increased in all categories.



Table 6 - Racial Composition

Year	White	African American	Asian	Some Other Race	Two or More Races	Hispanic of Any Race
1980	38,277	712	65	12	--	202
1990	41,156	804	240	52	--	159
2000	44,233	786	185	123	571	332
2010	43,385	728	238	40	810	539
% Increase from 1980 to 2010	13.3%	2.2%	266.2%	233.3%	--	166.8%

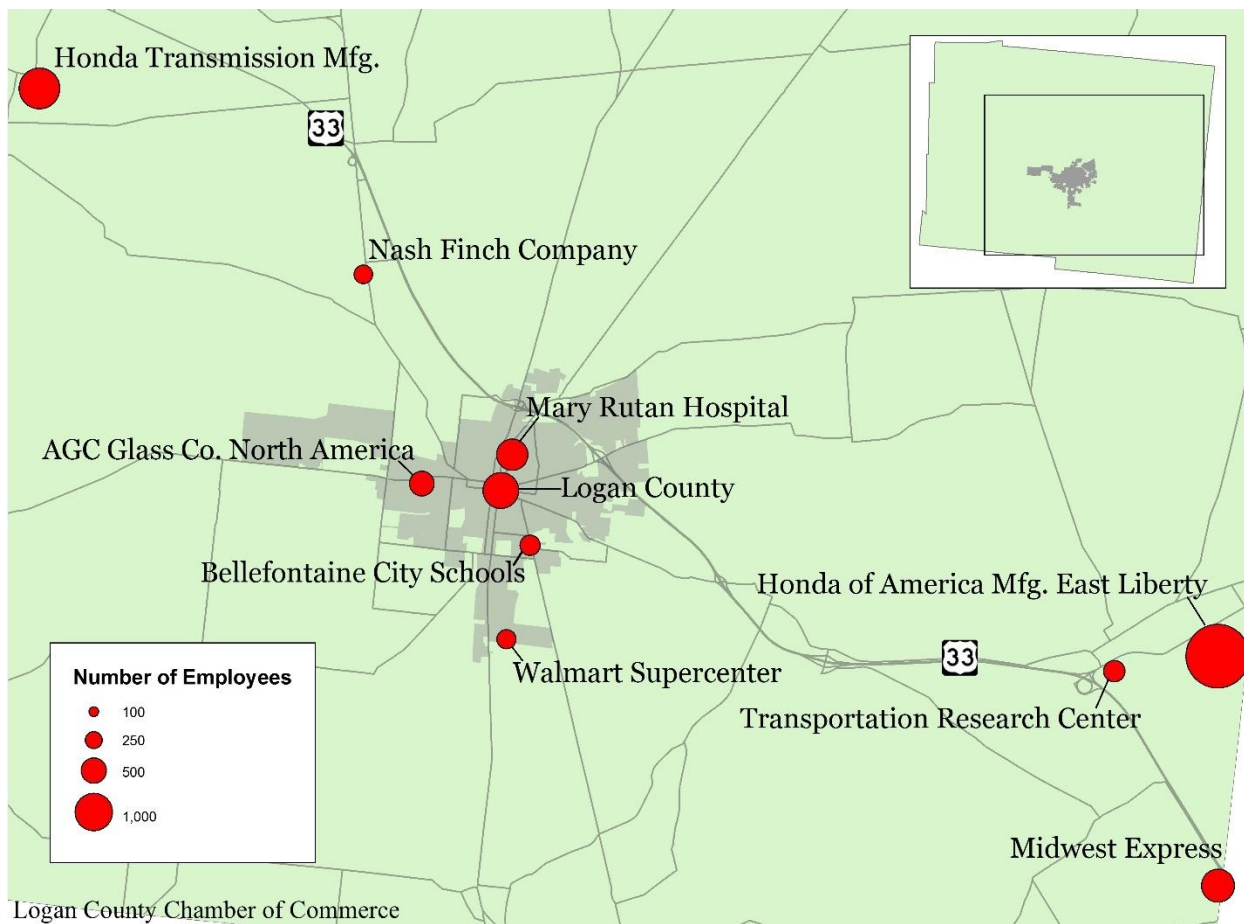
(American Fact Finder, n.d.)

### Employment

The top trades are Manufacturing; Trade, Transportation and Utilities; Professional and Business Services; and Local Government, as classified by the State of Ohio Office of Research are:

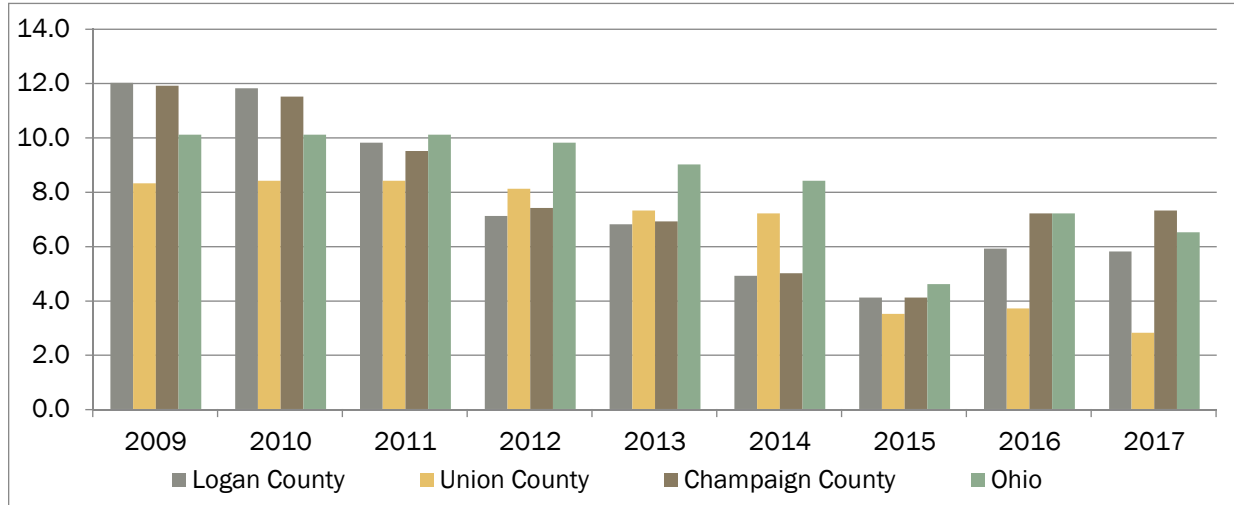
- Acusport Corporation - Trade
- AGC Glass Co - Manufacturing
- Bellefontaine City Schools - Government
- Belletech Corporation - Manufacturing
- HBD Industries - Manufacturing
- Honda Motor Co Ltd - Manufacturing
- Indian Lake Local - Government
- Mary Rutan Hospital - Service-Providing
- Nash-Finch Co - Trade
- Wal-Mart Stores Inc - Trade

Map 1 - Employers



The County's population over the age of 16 is 36,053 with an estimate of 41% of these persons in the labor force. As can be seen in Figure 1, Logan County's unemployment rate has decreased each year since 2009 when it hit its peak.

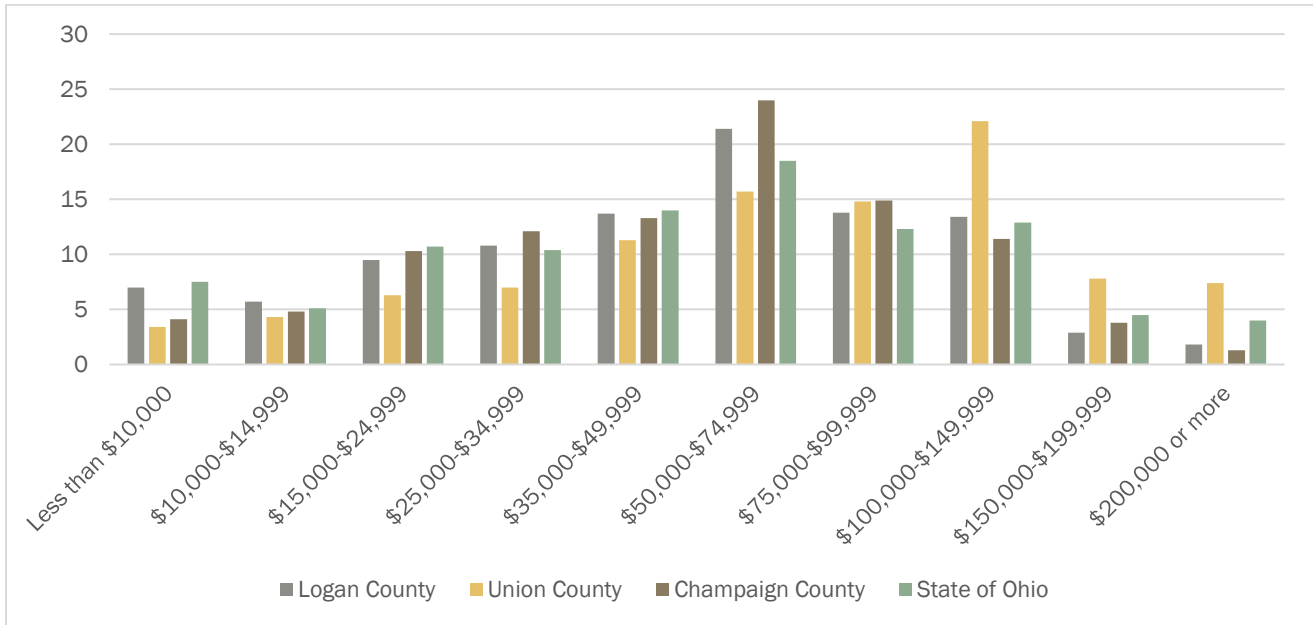
Figure 1 - Unemployment Rate



(American Fact Finder, n.d.)

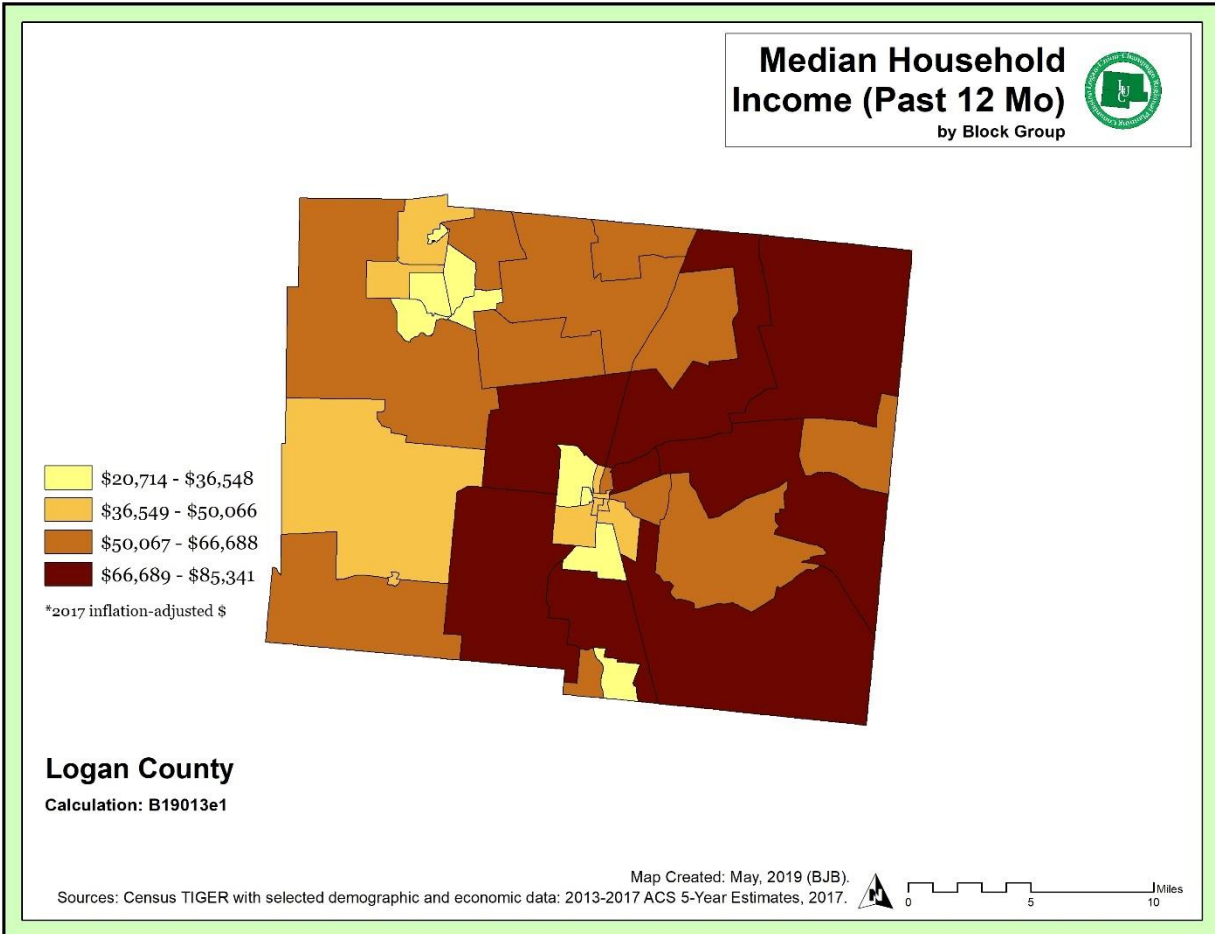
The median income for the County in 2017 was \$53,041, a little higher than the State of Ohio \$52,407.

Figure 2 - Income and Benefits - Total Households



(American Fact Finder, n.d.)

## Map 2 - Median Income



### Transportation

The County's only form of public transportation, excluding taxi's, is through RTC Services. There are three transportation programs offered for public transportation. The first is Transportation for Logan County (TLC) which provides transportation within Logan County. Limited transportation is available for out-of-county but must be within a 100-mile radius of Logan County and must be scheduled ahead of time. Transportation is provided Monday through Friday, between the hours of 7:30 am – 5:00 pm. Transportation in the evening and weekends is not available. The cost of this service varies from as little as \$3.00 for a one-way trip within Bellefontaine or within another town/village, \$4.00 for a one-way trip crossing the city or town/village limits, \$5.00 for a one-way trip crossing through multiple zones. The out of County rate is \$1.00 per mile from origin to destination. This transportation system is very helpful for seniors and others without any means of travel to get to appointments but may not be as useful for people who need transportation to work, especially when outside of the county limits, or working second or third shift.

The second option is Community Employment Transportation. Any person who qualifies for services from Logan or Champaign County Board of DD is eligible to use this transportation. This service provides transportation to and from work for any person in the county with a disability. The cost is \$2.00 per trip within Logan County. The service runs Monday through Friday, between the hours of 7:00 am – 10:00 pm. Transportation on the weekends is not available. Transportation must be scheduled two days in advance. The transportation system utilizes a coupon system requiring users to buy a coupon ahead of time for service.

A third option for transportation is a new system for Logan County, the Go 2 Work Transportation. Logan County recognized there was a need for transportation to and from work places and have created the first step in this solution. Currently this service will deliver to three major employers, Honda, MEI and NEX, which are located outside the city limits. There are four pick-up locations in Bellefontaine. This service is offered only for first shift workers and costs \$2.00 each way. This service is available only Monday-Friday and only closed on Thanksgiving and Christmas. This is a great new service in the county and allows those without transportation to find better employment. Of course, the downside is the service is currently only available for first shift, and doesn't include weekends, which many of these employers would require. The County has shown foresight in recognizing that these employers need employees and there's a disconnect for some who cannot afford to maintain a vehicle.

According to the American Community Survey for years 2013-2017, 80.4% of the County's population drove alone to work, 12% carpooled, 0.2% used public transportation; 1.3% walked; 1.0% used other means; and 5.1% worked at home. The cost of owning and maintaining an automobile, as well as, the cost of insurance is taxing on those families that are living in poverty, or even at times, the middle class. Public transportation can open doors to better employment opportunities to those who do not own a vehicle or cannot afford to maintain a vehicle.

## Land Use

Logan County is a rural county with 85% of its land classified as agriculture. Logan County has 1 city, 9 villages, and 16 townships. There is no county-wide zoning so each of these jurisdictions has their own zoning and some have their own land-use plan. All zoning and land use for the City is decided by their City Council. The villages and their respective councils make the decisions regarding all zoning and land use. Zoning for the Logan County townships is required by the Ohio Revised Code to be reviewed by the local regional planning commission. Townships can seek help from the local regional planning commission to create zoning text. Because of using the local regional planning commission, there may be some commonality in zoning text among the townships.

The townships and local regional planning commission should ensure that they do not create zoning text that will discriminate against protected classes. This would include creating zoning that prevents group homes for the disabled, recovery housing for drug rehabilitation, or zoning square footage that is so large that it prevents affordable housing being built for protected classes, for townships that have the infrastructure to support these multi-family units.

All zoning and land use for the City of Bellefontaine is decided by their City Council. The minimum square footage for apartments is 500 square foot, 900 square foot for a single-family one-story dwelling, and 650 square foot for a one and one-half to two story dwelling. The City allows for group home type use as a conditional use which requires approval of the Building and Zoning Appeals Board in the R3 District.

In 2018, the City of Bellefontaine Council adopted an expanded Property Maintenance ordinance. Interior inspections can be completed after a complaint is received and permission is granted by the owner or occupant, for unsafe and deficient structure issues, electrical, heating and plumbing issues.

## Housing Profile

According to the American Community Survey for years 2013-2017, 79.8% of the County's housing is occupied.

Table 7 - Year Housing Structure Built

Year Structure Built	Logan County	Union County	Champaign County	State of Ohio
2014 or later	0.2%	2.2%	0.0%	.5%
2010 - 2013	1.1%	2.2%	0.6%	1.4%
2000 - 2009	10.6%	22.6%	8.6%	9.8%
1990 - 1999	14.1%	22.5%	15.1%	11.9%
1980 - 1989	8.6%	7.9%	10.2%	9.0%
1970 - 1979	14.1%	11.3%	14.4%	14.3%
1960 - 1969	8.6%	7.3%	8.3%	12.2%
1950 - 1959	8.8%	5.2%	9.6%	14.2%
1940 - 1949	7.0%	3.2%	3.4%	6.3%
1939 or earlier	27.0%	15.6%	29.8%	20.5%

(US Census, n.d.)

Three-quarters of the housing in Logan County is owner-occupied with only 26.2% being renter-occupied. The table below shows the gross rent being paid in occupied rental homes.

### Map 3 - Vacant Houses

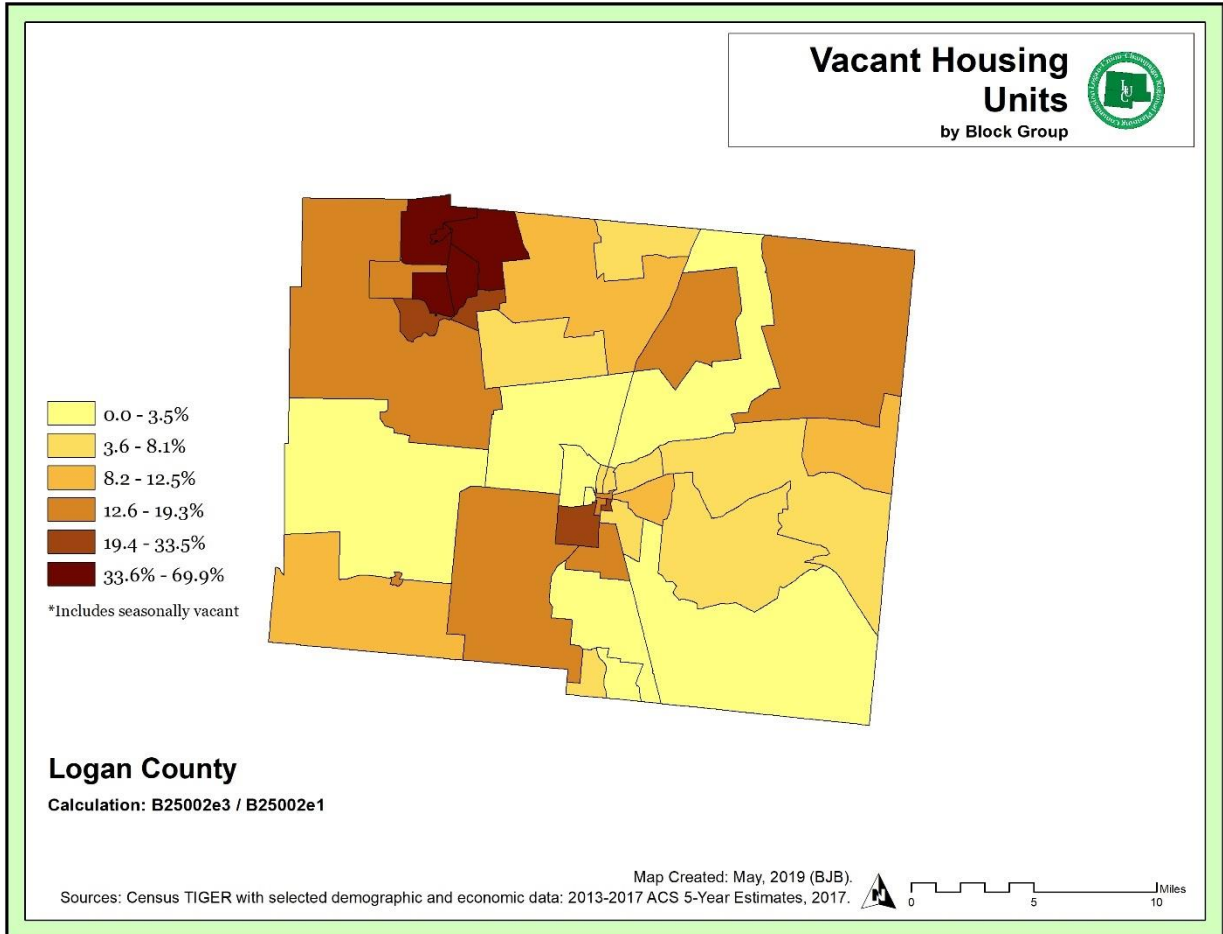


Table 8 - Gross Rent

Gross Rent	Logan County	Union County	Champaign County	State of Ohio
Less than \$500	18.3%	0.5%	15.9%	15.8%
\$500 - \$999	68.2%	15.0%	68.4%	60.9%
\$1,000 - \$1,499	13.0%	32.3%	15.3%	18.7%
\$1,500 - \$1,999	0.5%	25.9%	0.4%	3.1%
\$2,000 - \$2,499	0.0%	13.1%	0.0%	0.9%
\$2,500 - \$2,999	0.0%	6.6%	0.0%	0.3%
\$3,000 or more	0.0%	6.6%	0.0%	0.4%

(American Fact Finder, n.d.)

In Ohio, the Fair Market Rent (FMR) for a two-bedroom apartment is \$793 and in Logan County, it's \$756. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$30,240 annually in Logan



County. Assuming a 40-hour work week, 52 weeks per year, and this level of income translates into a Housing Wage of \$14.54.<sup>4</sup>

In Ohio, a minimum wage worker earns an hourly wage of \$8.30. In order to afford the FMR for a one-bedroom apartment, a minimum wage earner must work 70 hours per week, 52 weeks per year.

In Logan County, the estimated mean (average) wage for a renter is \$13.12 an hour. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 44 hours per week, 52 weeks per year.

Supplemental Security Income (SSI) payments for an individual are \$9,000 a year. An affordable rent for a person receiving SSI would be \$225 per month.

The 2018 Fair Market Rent as reported by the National Low-Income Housing Coalition is shown in the following table:

Table 9 - 2018 Fair Market Rent

Unit	Logan County	Union County	Champaign County	State of Ohio
Zero-Bedroom	\$544	\$587	\$495	\$533
One-Bedroom	\$568	\$668	\$546	\$619
Two-Bedroom	\$756	\$889	\$695	\$793
Three-Bedroom	\$948	\$1,194	\$1,009	\$1,047
Four-Bedroom	\$1,061	\$1,211	\$1,181	\$1,173

(National Low Income Housing Coalition, n.d.)

When talking about the need for affordable housing, the difficulty is that there is not one set cost to define what is affordable. Affordable housing is when a person is not paying more than 30% for their housing expenses, meaning not just rent, but expenses to maintain their home. As reported in the 2013-2017 American Community Survey, 40.4% of Logan County renters are paying 30.0% or more of their income to rent.

Table 10 - Gross Rent as a Percentage of Household Income

% of Household Income	Logan County	Union County	Champaign County	State of Ohio
Less than 15.0%	16.1%	21.4%	21.1%	15.2%
15.0 - 19.9%	15.9%	14.6%	18.6%	13.8%
20.0 - 24.9%	15.6%	15.6%	11.5%	12.7%
25.0 - 29.9%	11.9%	12.5%	9.0%	11.6%
30.0 - 34.9%	6.5%	7.1%	8.1%	8.5%
35.0% or more	33.9%	28.8%	31.7%	38.1%

<sup>4</sup> National Low Income Housing Coalition

(American Fact Finder, n.d.)

When a household pays more than 30% of their income towards rent, it allows less disposable income for the renter, putting them at a higher risk. When a renter pays a higher cost for their rent, it could affect not only the renter, but the owner, and indirectly the county. A renter, who is living on a tight budget due to paying a higher rent, has less disposable money to spend. Additionally, if this renter has an emergency, such as a car repair or medical expense, to meet the needs of that emergency, they will have to use money meant for other bills, such as the rent. If the renter is late, or unable to pay their rent, this causes issues for the landlord who still may have a mortgage on the rental property, as well as taxes. The landlord then has to pay the cost for eviction, if necessary, leaving more of his funds tied up in the rental property and less disposable income available to the landlord.

Additionally, the County needs to decide if they have enough affordable housing to meet the needs of the aging population. There may be very few options for independent living in the County due to the higher fair market price. The townships need to be cognitive of this need when changing, or redistricting zoning, to not exclude affordable housing.

#### 2019 Point-In-Time Count

On January 22, 2019, a Point-In-Time (PIT) Count was conducted across the United States. The purpose of the count is that on one day, every person who has a housing issue is counted to give an idea of what the homeless population looks like. This count is not 100% effective, but it does give a picture of the homeless within each county. The PIT counts the homeless and the precariously housed. The Housing and Urban Development (HUD) definition of Homeless is a person residing in something not meant for human habitation. On this day in January, there were 26 adults and 18 children found to be homeless in Logan County.

During the count there were 67 precariously housed individuals, 44 adults and 23 children. Precariously housed, or couch surfers, are those without their own permanent address and run the risk of being homeless.

Logan County has a Metropolitan Housing Authority with a high waiting list. There is a higher need of Section 8 voucher than actual vouchers; many residents in the County give up on receiving a voucher long before they come near the top of the list.

Logan County currently has a duplex that serves as a shelter with room for two families and/or individuals to be served at a time. As of 2016, Logan County has received funding and opened a Domestic Violence Shelter which can house up to 15 people, or 5 families.

## Education

Logan County has four public schools. One school within the City of Bellefontaine, and three schools that serve the rural children, Benjamin Logan, Indian Lake and Riverside. Career training programs are offered to students in grades 11 and 12 through Ohio Hi-Point Career Center in Bellefontaine.

Table 11 - Enrollment by Race

School District	Am. Indian/ Alaskan Native	Asian or Pacific Islander	Black, Non- Hispanic	Hispanic	Multiracial	White, Non- Hispanic
<b>Bellefontaine City</b>	NC	1%	2.9%	2.5%	10.9%	82.6%
<b>Ben Logan</b>	NC	NC	NC	1.6%	4.5%	93%
<b>Indian Lake</b>	NC	NC	NC	2.8%	4.9%	91.5%
<b>Riverside</b>	NC	NC	NC	1.8%	4.1%	93.2%

NC = Not Calculated because there are fewer than 10 in the group  
(Education, n.d.)

Table 12 - Attendance Rate and Graduation Rate

School District	Attendance Rate	Graduation Rate
<b>Bellefontaine City</b>	94.8%	95.5%
<b>Ben Logan</b>	95.8%	97.4%
<b>Indian Lake</b>	96%	96.8%
<b>Riverside</b>	94.9%	96.9T

(Education, n.d.)

Table 13 - Spending per Pupil Data

	Bellefontaine City	Ben Logan	Indian Lake	Riverside	State
<b>Operating Spending per Pupil</b>	\$8,992	\$10,064	\$9,817	\$8,918	\$9,353
<b>Classroom Instruction</b>	\$6,196	\$6,634	\$6,823	\$6,027	\$6,326
<b>Non-Classroom Spending</b>	\$2,796	\$3,431	\$2,995	\$2,890	\$3,027

(Education, n.d.)

Table 14 - Source of Revenue

Source of Funds:	Local	State	Federal	Other Non-Tax	Total
<b>Bellefontaine City</b>	\$7,101,411	\$15,697,030	\$2,578,318	\$2,412,569.25	\$27,789,326.25
<b>Ben Logan</b>	\$8,395,122	\$8,687,891	\$916,868.25	\$2,966,952.25	\$20,966,833.50
<b>Indian Lake</b>	\$10,615,664	\$6,138,174	\$1,515,510.30	\$2,290,496.25	\$20,559,844.38
<b>Riverside</b>	\$2,898,212.50	\$5,766,129	\$640,944.50	\$952,846.80	\$10,258,132.80

(Education, n.d.)

## Park/Recreation

Each village has their own park system, soccer fields, ball fields, and in some cases walking tracks and bicycling paths. The City of Bellefontaine has five parks, two walking tracks, a bike trail and a Frisbee golf course. Logan County is also home to the Indian Lake State Park. Other area attractions at Indian Lake are Old Field Beach and Fox Island Beach. Indian Lake has two hiking paths and a four-mile bike path that winds along the lake. Fishing is a favorite activity at Indian Lake. The Village of Huntsville has two parks, a one and one-half mile walking track, soccer fields and baseball fields. The Village of West Liberty offers a park, soccer fields, baseball fields, and midget race car track.

The Village of DeGraff Parks is home to numerous sports fields, playground equipment, walking track, Log Cabin Learning Center and Recycling Center. The Village of West Mansfield has a large playground, paved walking track, ball diamond, basketball court, and a shelter house. The Village of Quincy has a park with ball fields. The Logan County YMCA is located outside the City of Bellefontaine and provides a full-service fitness center including an indoor swimming pool and basketball courts. The Village of Belle Center also has two parks.

## Evaluation of Jurisdiction’s Current Fair Housing Profile

### Fair Housing Complaints, Compliance Reviews

There have been 21 calls from individuals regarding Landlord Tenant issues. Callers with landlord-tenant issues were given phone numbers for the Logan County Health Department, or Legal Aide, when needed. Tenants were given information about how to request repairs to their unit, the steps needed and, in several cases, mailed, e-mailed or directed to the LUC web-site for further guidance.

### Existences of Fair Housing discrimination filed by the Department of Justice

At this time, there are no reports of Fair Housing discrimination filed by the Department of Justice within Logan County.

### Assessment of Current Public and Private Fair Housing Programs/Activities in the Jurisdiction

Fair Housing trainings have been provided to Green Hills Community; West Mansfield Residents; Quincy Residents; Logan County Residents; Villages’ Elected Officials; Logan County BZA & Zoning Inspectors.

Fair Housing Outreach was done for the Village of DeGraff; City of Bellefontaine; Logan County Commissioners; Village of Quincy; Village of Lakeview; Logan County Board of DD; Logan County Metropolitan Housing Authority; Logan County Department of Job & Family Services; Village of West Mansfield; Bellefontaine Public Library; Bridges Community Action Partnership; Catholic Charities; Logan County Board of Health. A packet of fair housing information was sent one time to a local apartment complex, Brookstone Apartments.

## Identification of Impediments to Fair Housing Choice

### Training of Decision Makers – City of Bellefontaine

#### *Impediment:*

Zoning permits are issued by the City Engineering Department. Applicants come into the Engineering Office and submit their plans. Staff reviews plans for compliance to the applicable zoning regulations in the Planning and Zoning Code. If plans don't meet the required regulations, the applicant has the option to request a variance or appeal the decision of the Zoning Inspector. The appeal and variance request is then heard by the Board of Zoning Appeals. Also, depending on the type of work the applicant is requesting, they may also need to get a Building Permit from Logan County Building Department.

Conditional uses are listed in the Planning & Zoning Code as such per zoning district. If an applicant requests a conditional use, the request goes before the Board of Zoning Appeals (BZA). At the BZA meeting the Board may either approve or deny the request based on if the findings for a conditional use can be met or not. The Board also has the authority to place conditions on an approval to make sure the use does not negatively impact the public's health, safety and welfare.

Changes to the City's Zoning Ordinances can be started by the City Council, Planning Commission or a citizen. The Planning Commission typically is the party that begins any zoning changes

*Recommendation:*

The members of the Planning Commission, Board of Zoning Appeals, and City Council make the decisions regarding zoning and how it affects housing for the City. It would be strongly recommended that the City provide Fair Housing training, including how fair housing laws apply to zoning, to these members. Though most members would not make an obvious decision discriminating against fair housing, there could come a time that inadvertently a decision is made that could result in discrimination. For these key members of the City, knowledge is power.

*Time Frame:*

The Fair Housing Coordinator has created a training regarding Zoning and Fair Housing Laws. Training of the key members is a fairly important goal for the City, for their protection and to be proactive on future development. The Fair Housing Coordinator should complete these trainings within the five years of this plan.

*Action:*

## Fair Housing Resolution – Logan County

*Impediment:*

At this time, Logan County does not have a Fair Housing Resolution.

*Recommendation:*

The County should consider adopting a Fair Housing Resolution. A sample Resolution can be provided to the County that does not obligate the county to enforce fair housing laws but merely establishes a commitment to the law.

*Time Frame:*

The process to adopt this could be time consuming due to required number of meetings, but it should be possible for adoption within the five years of this plan.

*Action:*

## Fair Housing Resolution – City of Bellefontaine

*Impediment:*

At this time, the City of Bellefontaine does not have a Fair Housing Resolution.

*Recommendation:*

The City should consider adopting a Fair Housing Resolution. A sample Resolution can be provided to the City that does not obligate the city to enforce fair housing laws but merely establishes a commitment to the law.

*Time Frame:*

The process to adopt this could be time consuming due to required number of meetings, but it should be possible for adoption within the five years of this plan.

*Action:*

## Create a List of Fair Housing Barriers in Zoning

*Impediment:*

Zoning Codes may have Fair Housing barriers such as floor plan size, definitions, etc.

*Recommendation:*

The Fair Housing Coordinator will create a document of typical fair housing barriers in relation to zoning codes. The document will then be shared through the LUC web-site.

*Time Frame:*

The document will be created within the third year of the program and will be updated as necessary.

*Action:*

## Signature Page

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Logan County Commissioner

**Chief Elected Official**

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John Cleek, Community Development Corporation

**CDBG Program Administrator**

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Heather Martin, Logan-Union-Champaign Regional Planning Commission

**Operations Manager**



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