

PY 2024– Logan County, Ohio

ANALYSIS OF IMPEDIMENTS

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LOGAN-UNION-CHAMPAIGN REGIONAL PLANNING COMMISSION

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Acknowledgments

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 2024 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, and organizations for completing the survey: Tay; Sharon DeVault; Residential Administrators, Inc.; Washington Township; and Harrison Township.

Additional thanks are given to COLCAS, who meet monthly and serve as the task force for fair housing.

Survey Results

A review of the summary comments showed a variety of responses and contradictions between individuals' responses. The survey was designed to ask a yes or no question, with a follow-up question asking for further comments about the response they gave. Some respondents responded to only the yes or no and didn't provide further comments to explain why they answered the way they did.

For example, one respondent answered multiple questions about discrimination in brokerage services, or from brokers indicating that this was an issue while not providing further context on any question. While another respondent, responded they don't know of any discrimination in this area. Having two diverse opinions on a subject is normal, but it's hard to identify areas where training should happen or further information provided because the respondent provides no details, or information regarding this.

One respondent stated fair housing training programs should be planned and implemented by the local township or village authorities. The fair housing program has focused on training local townships and village authorities and will continue to do so.

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 the information provided. All documents used in the creation of this document have been listed in the Works Cited.

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 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 a 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 for Ohio's Native American people, under the Treaty of Greenville. Logan County is 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.¹

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
2018	45,307	-0.4%	U.S. Census Bureau Estimate
2019	45,316	0.2%	U.S. Census Bureau Estimate
2020	46,150	1.81%	U.S. Census Bureau
2021	45,997	-0.33%	U.S. Census Bureau Estimate
2022	46,098	0.22%	U.S. Census Bureau Estimate

(U.S. Census Bureau, n.d.)

Logan County's poverty rate is higher in most categories than neighboring counties Union and Champaign. In comparison to the previous AI, Logan County's poverty rate has reduced in the categories All People, All Families, Married Couples Families, and Female-headed households. For the category, Age 65 and over, poverty has increased from 6.8% to 9.6%. The largest decrease in poverty was documented for female-headed households. The previous AI reported this category at 34.9% and the 2022 ACS estimate has it as 23.5%. Logan County's poverty rate is below the State of Ohio, except in the

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

Married Couples category where it's just a little higher. 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	10.9%	4.6%	9.2%	13.4%
Age 65 and Over	9.6%	6.0%	6.4%	10.3%
All families	7.5%	2.2%	6.9%	9.3%
Married Couples Families	4.3%	1.4%	2.7%	4.0%
Female-headed households	23.5%	9.6%	24.0%	28.3%

(ACS 2022 1-Year Estimates)

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.²

Table 3 - Hourly Wages

Hourly Wages	One Adult	One Adult, One Child	Two Adults (One Working)	Two Adults (One, Working), One Child	Two Adults (Both Working), Two Children
Living Wage	\$15.10	\$32.30	\$24.71	\$30.93	\$23.25
Poverty Wage	\$6.53	\$8.80	\$8.80	\$11.07	\$6.67
Minimum Wage	\$10.10	\$10.10	\$10.10	\$10.10	\$10.10

(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 \$32.30 to support the household. An hourly wage of \$8.80 is considered a poverty wage for this household. The Living Wage Calculation website shows further scenarios for different family configurations than shown in 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

² Glasmeier, Dr. Amy K., The Living Wage Calculator

expenses that went into the living wage estimate. Values vary by family size, composition, and the current location.³

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 (Both Working), Two Children
Food	\$4,010	\$5,919	\$7,352	\$9,159	\$11,812
Child Care	\$0	\$9,118	\$0	\$0	\$18,236
Medical	\$3,262	\$8,604	\$6,471	\$8,614	\$8,540
Housing	\$7,194	\$9,707	\$7,379	\$9,707	\$9,707
Transportation	\$5,356	\$9,634	\$9,634	\$11,780	\$14,164
Other	\$4,811	\$8,394	\$8,394	\$9,905	\$10,871
Required Annual Income After Taxes	\$27,725	\$57,386	\$45,239	\$55,862	\$82,414
Annual Taxes	\$3,688	\$9,798	\$6,167	\$8,479	\$14,301
Required Annual Income Before Taxes	\$31,413	\$67,184	\$51,407	\$64,341	\$96,715

(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	\$109,008
Business and Financial Operations	\$70,617
Computer and Mathematical	\$87,585
Architecture and Engineering	\$85,733
Life, Physical and Social Science	\$71,400
Community and Social Services	\$52,547
Legal	\$83,043
Education, Training and Library	\$66,803
Arts, Design, Entertainment, Sports and Media	\$52,856
Healthcare Practitioner and Technical	\$68,897
Healthcare Support	\$32,426
Protective Service	\$52,304
Food Preparation and Serving Related	\$25,138
Building and Grounds Cleaning and Maintenance	\$32,712
Personal Care and Services	\$27,244
Sales and Related	\$32,569
Office and Administrative Support	\$41,566
Farming, Fishing and Forestry	\$34,531

³ Glasmeier, Dr. Amy K., The Living Wage Calculator

Construction and Extraction	\$53,969
Installation, Maintenance and Repair	\$52,712
Production	\$41,577
Transportation and Material Moving	\$40,584

(Glasmeier, n.d.)

Logan County's population is predominately white with the next highest demographic being two or more races.

Table 6 - Racial Composition

Year	White	African American	American Indian/Alaskan Native	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
2020	42,049	677	99	327	451	2,533	1,004

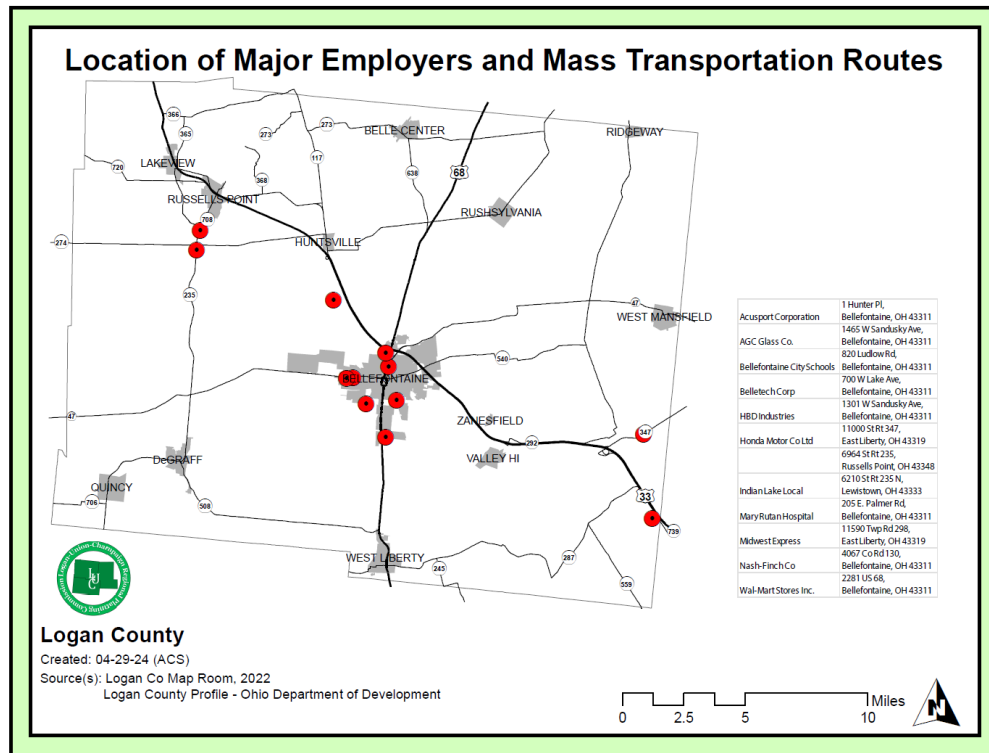
(Bureau, n.d.)

Employment

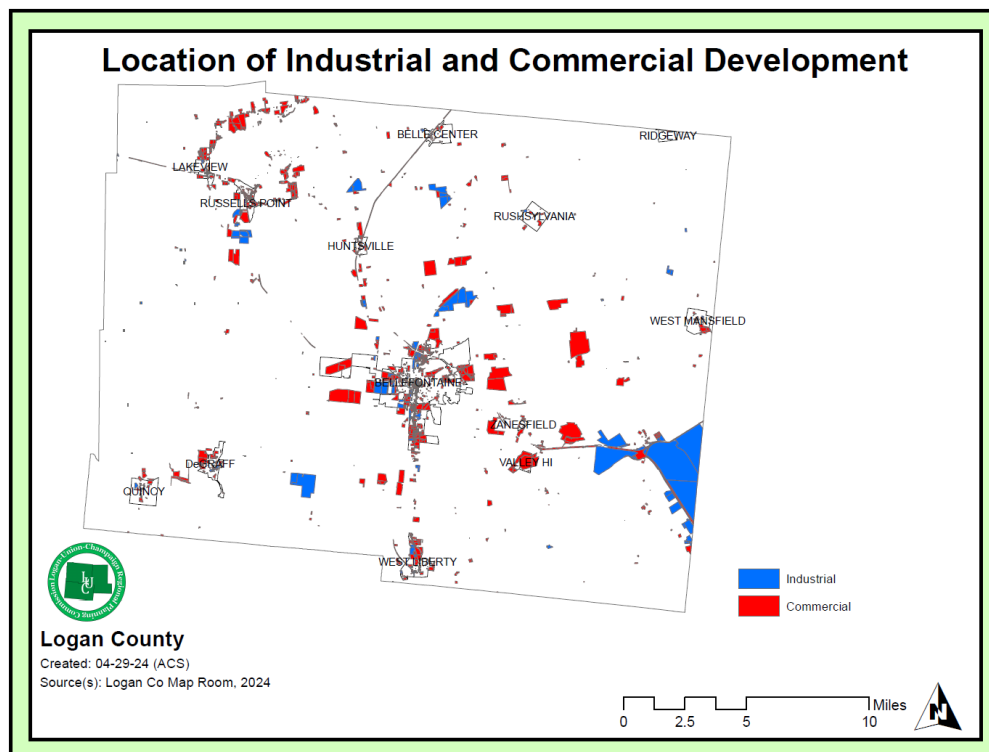
The Logan County Economic Development website provides a list of the top 30 employers for the county and identifies those that are located split between Logan and Union Counties. The top ten employers are listed below with the number of employees and those split between two counties are designated with an asterisk.

- Honda East Liberty – 2,750 employees
- Midwest Express* - 1,278 employees
- Honda Transmission Manufacturing – 1,144 employees
- AGC Manufacturing – 660 employees
- NEX Transport – 597 employees
- Logan County – 596 employees
- Mary Rutan Hospital – 571 employees
- Bellefontaine City Schools – 342 employees
- Transportation Research Center* - 318 employees
- Spartan Nash – 244 employees

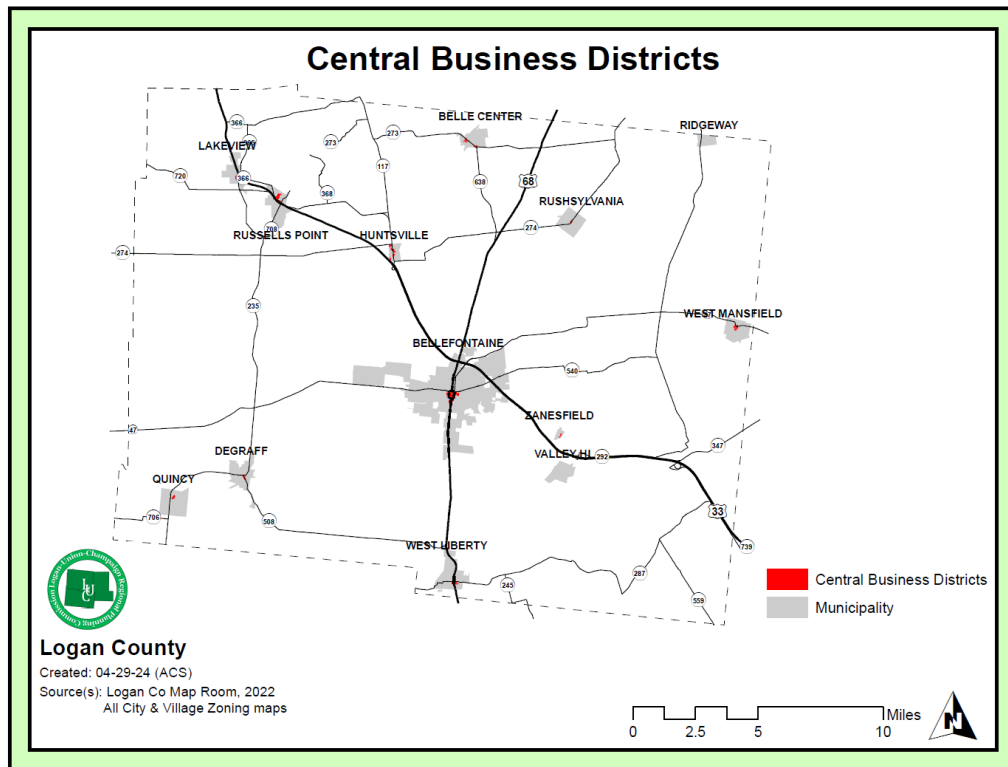
Map 1



Map 2



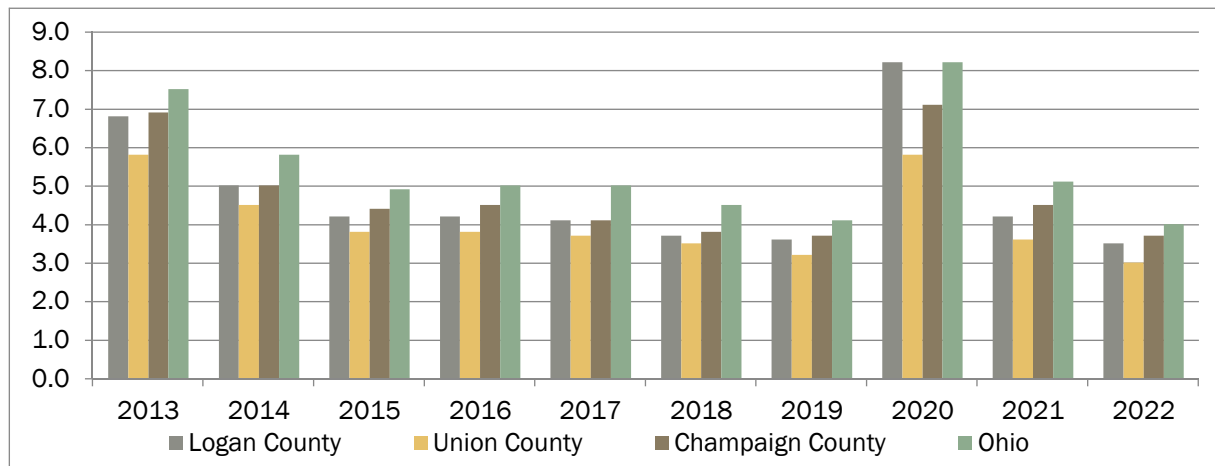
Map 3



The County's population over the age of 16 is 37,079 (US Census) with an estimate of 60.8% of these persons in the labor force. As can be seen in Figure 1, Logan County's unemployment rate has significantly decreased since the high in 2020.

The chart below shows the average annual unemployment rate for Logan County. Logan County's unemployment rate has declined from the peak seen during 2020. In comparison, Logan County's unemployment is lower than the State of Ohio and Champaign County for 2022. The unemployment rate for 2022 is Logan County's lowest rate for the ten years displayed.

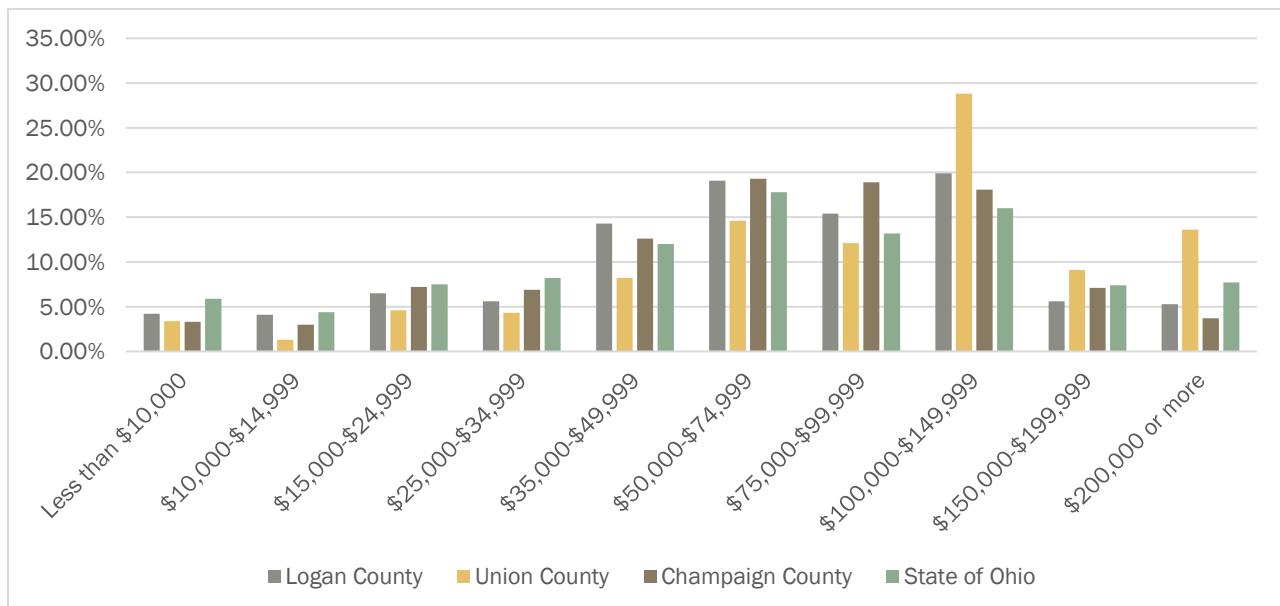
Figure 1 – Annual Average Unemployment Rate



ODJFS

The median income for the County in 2022 was \$69,125, a little higher than the State of Ohio's \$65,720 (Census).

Figure 2 – Income and Benefits - Total Households



ACS, 2022

Transportation

Logan County has recognized the need for transportation options. Logan County Mobility Management serves to identify mobility gaps and needs within the community and to work with county agencies to find solutions. The website for these services is www.logancountyrides.com. This website identifies the transportation options and is

easy to use for the average user. The site provides public transportation options, specialized transportation options, and options available for those over the age of 60 and those in need of transportation for employment.

Further information on commuting, buses, ambulances, and services for veterans or those on Medicaid is available. This site also provides information on bike trails, or services for those receiving cancer treatment. For those new to the area, or in need of transportation services, the website provides a thorough overview of what is available in Logan County.

The cost of owning and maintaining an automobile, as well as the cost of insurance is taxing families that are living in poverty, or even at times, the middle class. Public transportation can open doors to better employment opportunities for those who do not own a vehicle or cannot afford to maintain a vehicle.

Land Use

Logan County is a rural county with 77.83% of its land classified as agriculture. Logan County has 1 city, 9 villages, and 16 townships. There is not county-wide zoning so each of these jurisdictions has its own zoning, and some have their own land-use plan. All zoning and land use for the City is decided by the 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 which creates commonality 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 from being built, 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 the City Council. The minimum ground floor area for apartments is 500 square feet, 900 square feet for a single-family one-story dwelling, and 650 square feet 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 Office of Research, 79.8% of the County's housing is occupied.

Table 7 - Year Housing Structure Built

Year Structure Built	Logan County	Champaign County	Union County	State of Ohio
2020 or later	0.4%	0.4%	4.4%	1.1%
2010 - 2019	5.0%	2.7%	19.8%	5.9%
2000 - 2009	10.1%	8.6%	17.0%	9.8%
1990 - 1999	16.0%	12.6%	16.3%	10.9%
1980 - 1989	9.2%	10.7%	6.2%	8.5%
1970 - 1979	11.9%	13.0%	10.5%	14.1%
1960 - 1969	9.0%	8.3%	7.3%	11.7%
1950 - 1959	9.6%	7.5%	3.0%	13.2%
1940 - 1949	4.9%	4.4%	1.4%	5.5%
1939 or earlier	24.1%	31.8%	13.9%	19.1%

(ACS, 2022)

Three-quarters of the housing in Logan County is owner-occupied with only 25.8% being renter-occupied. The table below shows the gross rent being paid in occupied rental homes.

Table 8 - Gross Rent

Gross Rent	Logan County	Union County	Champaign County	State of Ohio
Less than \$500	15.3%	5.9%	11.0%	9.8%
\$500 - \$999	61.8%	25.4%	57.1%	45.8%
\$1,000 - \$1,499	18.9%	49.0%	27.4%	30.8%
\$1,500 - \$1,999	3.6%	10.8%	4.0%	9.2%
\$2,000 - \$2,499	0.3%	4.4%	0.0%	2.4%
\$2,500 - \$2,999	0.0%	2.0%	0.0%	0.9%
\$3,000 or more	0.1%	2.4%	0.6%	1.2%

(Bureau, n.d.)

In Logan County the fair market rent (FMR) for a two-bedroom unit, is \$832, slightly higher than Champaign County's rate of \$822, but significantly lower than Union County's \$1,185 cost. To afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$39,702 annually in Logan County. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$19.09.⁴

⁴ National Low Income Housing Coalition

In Ohio, a minimum wage worker earns an hourly wage of \$10.10. To afford the FMR for a one-bedroom apartment, a minimum wage earner must work 60 hours per week, 52 weeks per year. In Logan County, the estimated mean (average) wage for a renter household is \$20.61 an hour.

Supplemental Security Income (SSI) payments for an individual are \$10,968 a year. An affordable rent for a person receiving SSI would be \$274 per month.

The 2023 Fair Market Rent as reported by the National Low-Income Housing Coalition is shown in the following table:

Table 9 - 2023 Fair Market Rent

Unit	Logan County	Union County	Champaign County	State of Ohio
Zero-Bedroom	\$615	\$859	\$643	\$704
One-Bedroom	\$632	\$900	\$647	\$789
Two-Bedroom	\$832	\$1,185	\$822	\$993
Three-Bedroom	\$1,068	\$1,442	\$1,128	\$1,278
Four-Bedroom	\$1,118	\$1,592	\$1,193	\$1,398

(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. According to the data from the US Census Bureau, 40.4% of Logan County renters are paying more than 30% of their income towards 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%

(Bureau, n.d.)

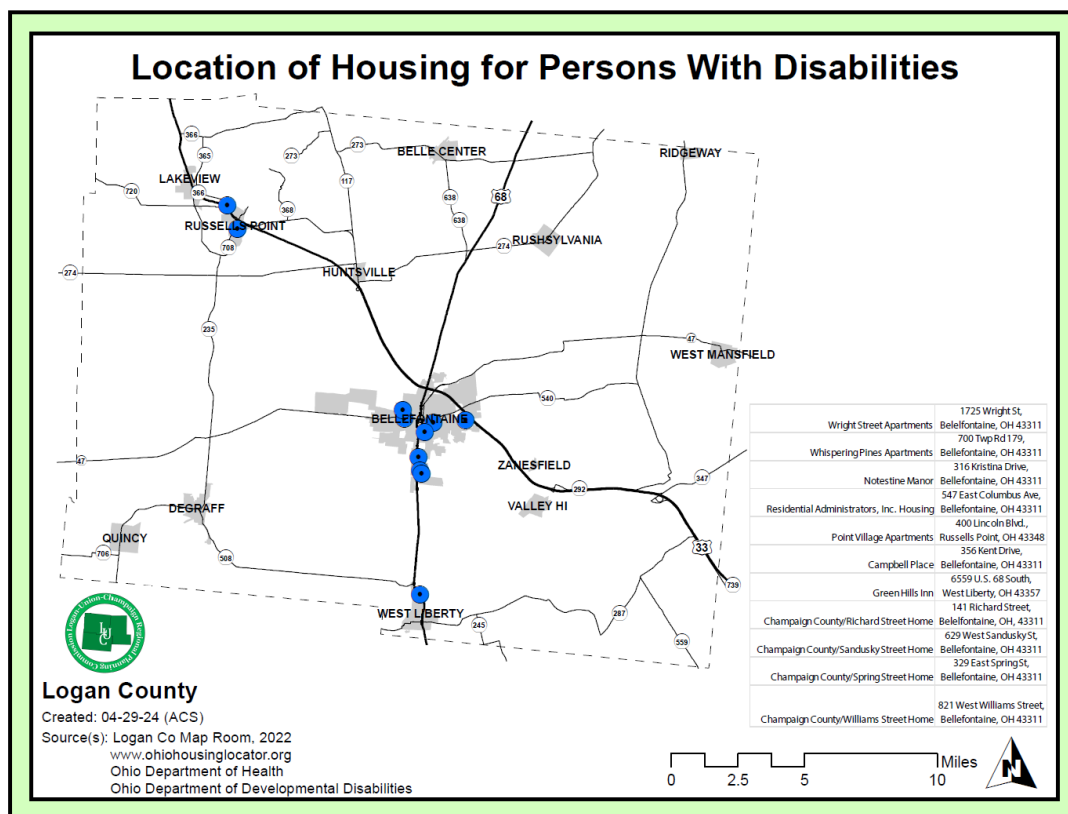
When a household pays more than 30% of their income towards rent, it allows less disposable income for the renter, putting them at a higher risk. When a renter pays a higher cost for their rent, it could affect not only the renter, but the owner, and indirectly the county. A renter, who is living on 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 must 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.

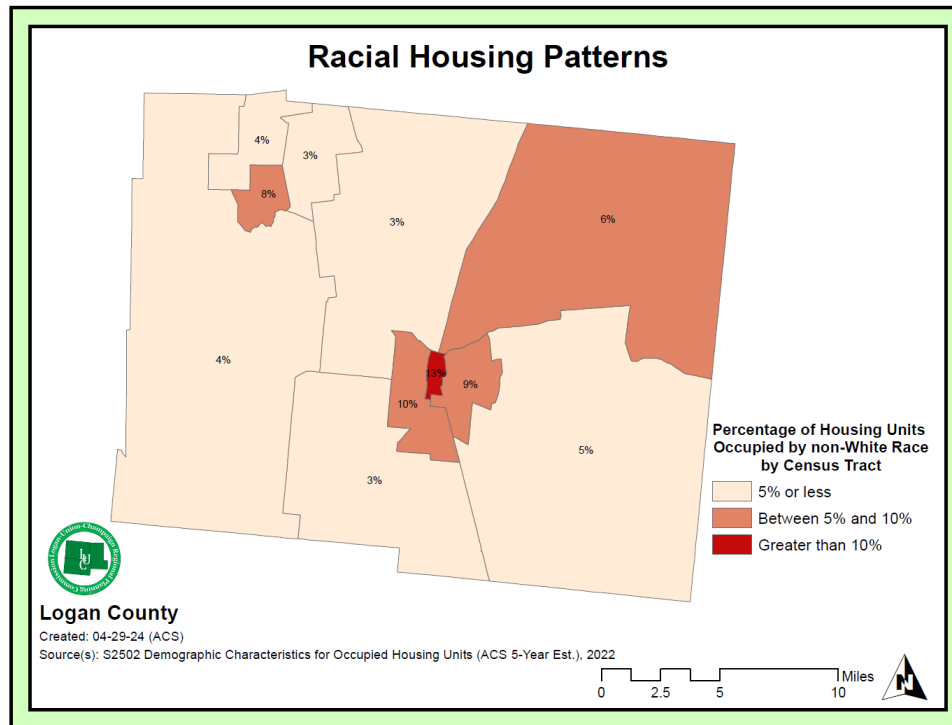
Additionally, the County needs to decide if they have enough affordable housing to meet the needs of the aging population. There may be very few options for independent living in the County due to the higher fair market price. The townships need to be cognitive of this need when changing zoning, to not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

Housing Maps

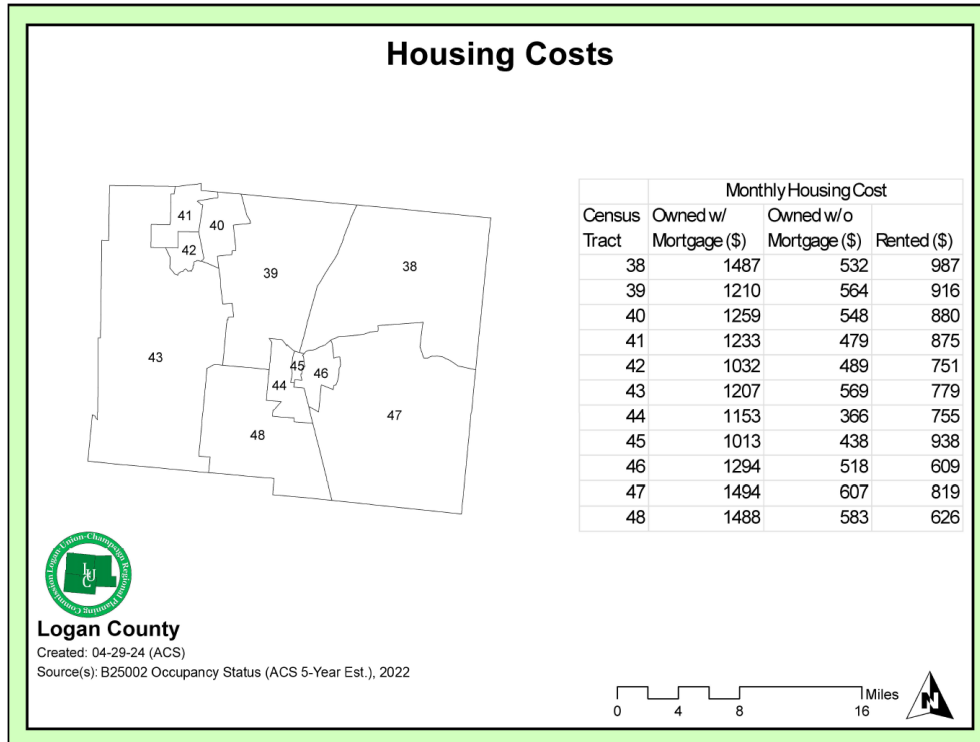
Map 4



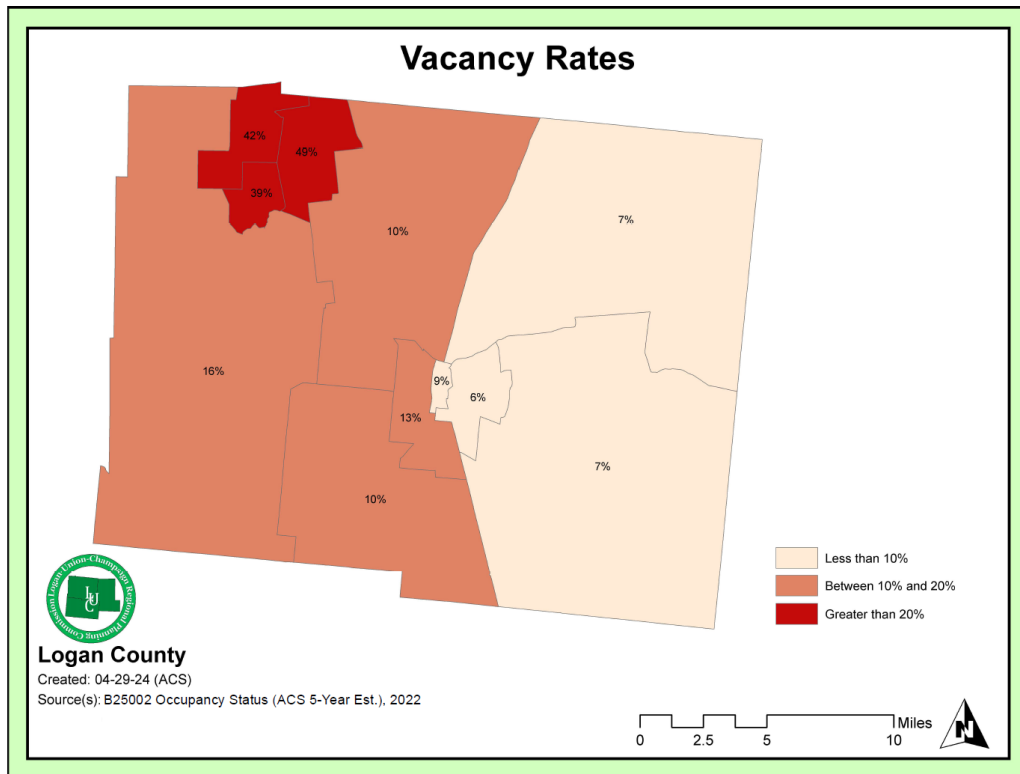
Map 5



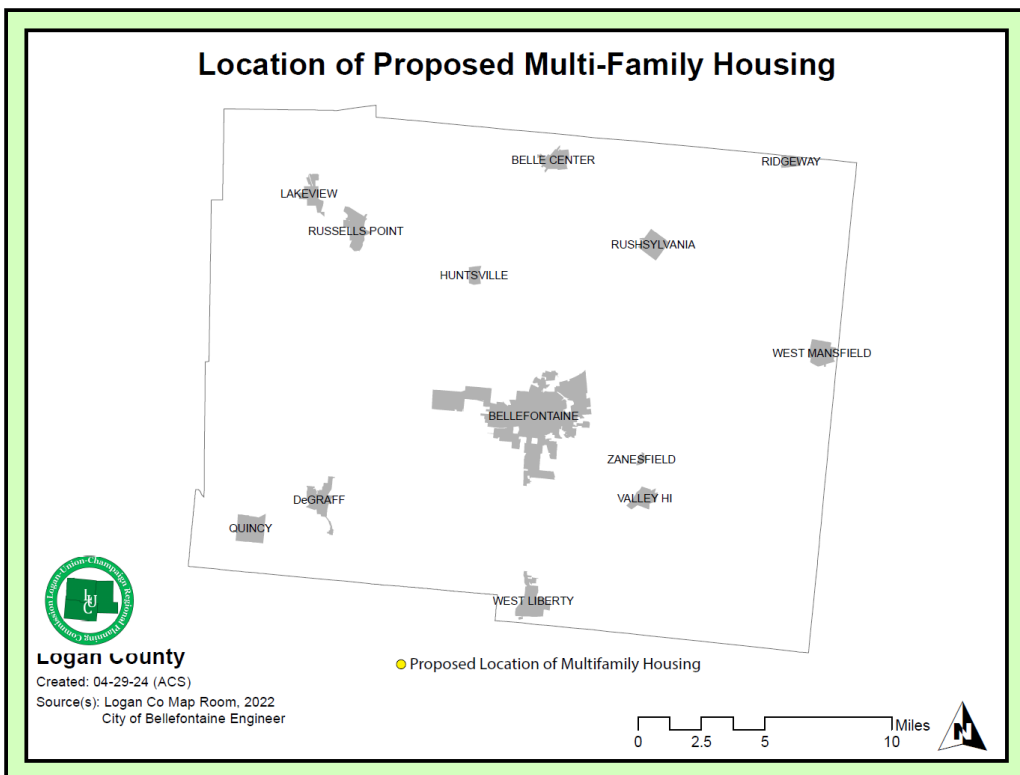
Map 6



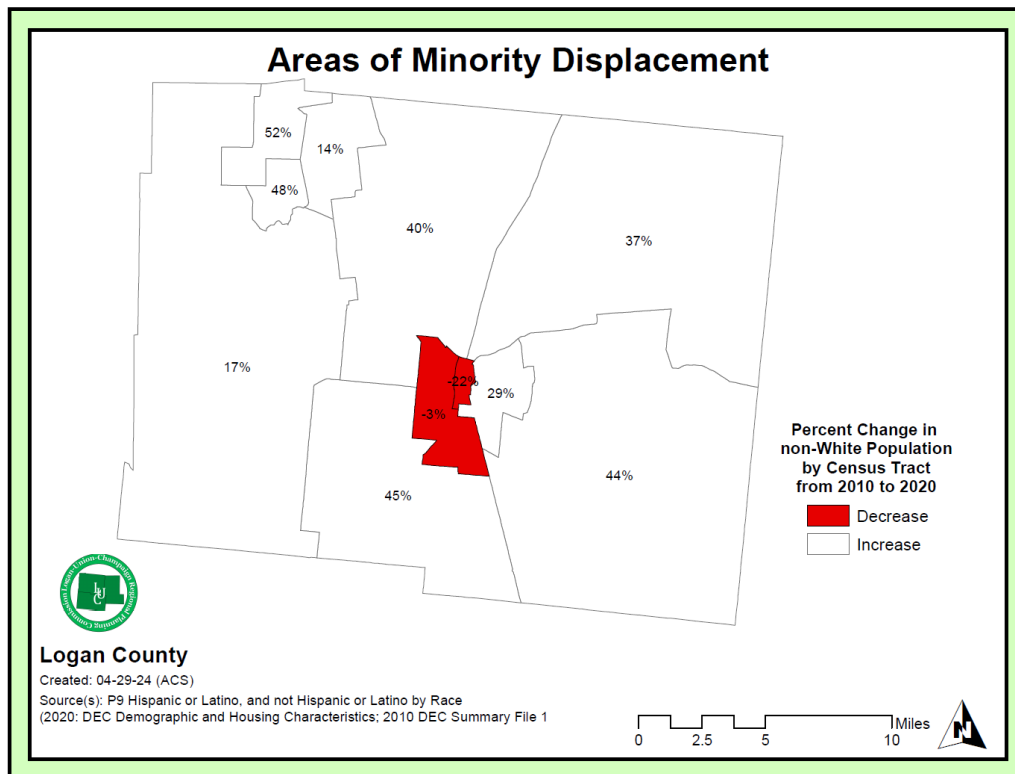
Map 7



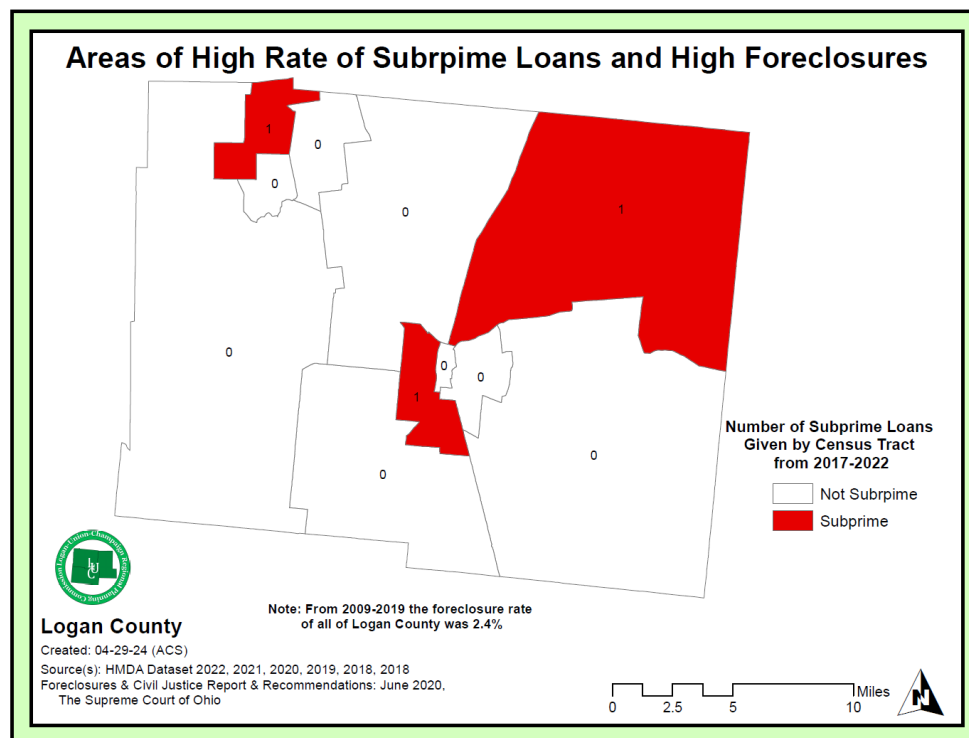
Map 8



Map 9



Map 10



Education

Logan County has four public schools. One school within the City of Bellefontaine, and three schools that serve the rural areas, Benjamin Logan, Indian Lake, and Riverside. Career training programs are offered to students in grades 11 and 12 through the 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
Bellefontaine City	NC	1.5%	3.1%	5.2%	12.2%	77.7%
Ben Logan	NC	NC	NC	2.3%	3.5%	93.6%
Indian Lake	NC	NC	NC	2.3%	5.9%	90.9%
Riverside	NC	NC	NC	1.9%	6.4%	90.7%

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
Bellefontaine City	92.3%	95%
Ben Logan	94.1%	98.3%
Indian Lake	94.2%	95.6%
Riverside	93.3%	98.1%

(Education, n.d.)

Table 13 - Spending per Pupil Data

	Bellefontaine City	Ben Logan	Indian Lake	Riverside	State
Operating Spending per Pupil	\$11,637	\$11,218	\$12,791	\$13,574	\$11,916
Classroom Instruction	\$7,310	\$6,819	\$8,332	\$8,577	\$8,044
Non-Classroom Spending	\$4,327	\$4,400	\$4,459	\$4,997	\$3,871

(Education, n.d.)

Table 14 - Source of Revenue

Source of Funds:	Local	State	Federal	Other Non-Tax	Total
Bellefontaine City	\$10,646,930	\$15,088,396	\$6,713,894	\$1,829,221	\$34,278,441
Ben Logan	\$9,923,164	\$8,061,272	\$2,091,522	\$4,682,769	\$24,758,727
Indian Lake	\$13,621,706	\$7,220,359	\$4,360,727	\$2,109,301	\$27,312,093
Riverside	\$3,107,260	\$5,875,410	\$1,916,310	\$873,296	\$11,772,273

(Education, n.d.)

Park/Recreation

Logan County has many parks and recreation throughout the county. The City of Bellefontaine has fourteen parks, a dog park, walking tracks, a bike trail, a public swimming pool, a nature preserve, tennis/pickleball courts, and a Frisbee golf course.

Logan County is 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 Lakeview is a part of the Indian Lake area. Lakeview has two parks available. The Village of Russells Point is also a part of the Indian Lake area. Russells Point has ball fields, an inclusive playground, and pickleball courts available. Russells Point also has a nature trail, community garden, and picnic area.

The Village of Huntsville is also a part of the Indian Lake area. Huntsville has three parks, a one-and-a-half-mile walking track, soccer fields, and baseball fields. The Village of West Liberty offers a park, soccer fields, baseball fields, and a midget race car track. The Village of DeGraff Parks is home to numerous sports fields, playground equipment, a walking track, a Log Cabin Learning Center, and a 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 Village of Belle Center also has two parks which include play areas and 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.

Evaluation of Jurisdiction's Current Fair Housing Profile

Fair Housing Complaints, Compliance Reviews

There were eight calls and one email from individuals regarding landlord-tenant issues, and one call for possible discrimination. Callers with landlord-tenant issues were given phone numbers for the Logan County Health Department, the JusticeMobile, or Legal Aide when needed. Tenants were given information about how to request repairs to their unit, and the steps needed, and, in several cases, were emailed or directed to the LUC website for further guidance.

Regarding the caller with potential discrimination, he stated he already had an attorney for his issue. He was provided a number for HUD and the Civil Rights of Ohio. A follow-up call was completed with him a week after his initial call, and he had not received a return phone call from either agency.

Existence 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 training has been held for citizens in the City of Bellefontaine, the Metropolitan Housing Authority, residents of the Village of Quincy, residents of the Village of DeGraff, Municipal BZA Officials (Villages & City), Miami Township Zoning Inspector, LUC Regional Planning Commission staff, and Zoning Inspectors. Training was offered to the citizens of Logan County via Zoom.

Fair Housing Outreach was done for the City of Bellefontaine, Habitat for Humanity, Village of Belle Center, Logan County Board of DD, Logan County Commissioners, Logan County MHA, Logan County DJFS, Village of Lakeview, Bellefontaine Public Library, Village of DeGraff, Village of Russells Point, and the Logan County Senior Center.

Identification of Impediments to Fair Housing Choice

Training of Decision Makers – City of Bellefontaine

Impediment:

The City Engineering Department issues zoning permits. Applicants come into the Engineering Office and submit their plans. Staff review plans for compliance with 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 are then heard by the

Board of Zoning Appeals. Also, depending on the type of work the applicant is requesting, they may need to get a Building Permit from the Logan County Building Department.

Conditional uses are listed in the Planning & Zoning Code by 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 whether the findings for 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 is 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 when, 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 an important goal for the City, for their protection and to be proactive for future development. The Fair Housing Coordinator should complete these trainings within five years of this plan.

Action:

At a training provided to the Municipalities of Logan County, fair housing was provided to attendees. This included Bellefontaine BZA members and various Village members.

Fair Housing Resolution – Logan County

Impediment:

Currently, 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 the 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:

Currently, 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 the required number of meetings, but it should be possible for adoption within the five years of this plan.

Action:

Update Zoning Codes to Remove Fair Housing Barriers

Impediment:

Zoning Codes may have Fair Housing barriers such as floor plan size, definitions, etc. The Fair Housing Coordinator created a document on typical fair housing barriers concerning zoning codes and reviewed zoning codes within the county to identify any potential fair housing barriers.

Recommendation:

LUC staff will encourage jurisdictions to update this language. As zoning codes are updated, the spreadsheet will be updated to reflect any changes to these barriers.

Time Frame:

Updating zoning codes and languages is a time-consuming process. The goal will be to have these updates completed within five years of this plan if the jurisdictions are willing to make the changes.

Action:

Create Model Text Recommendations for Fair Housing Barriers in Zoning

Impediment:

Zoning Codes may have Fair Housing barriers such as floor plan size, definitions, etc. The Fair Housing Coordinator created a document on typical fair housing barriers concerning zoning codes and reviewed zoning codes within the county to identify any potential fair housing barriers.

Recommendation:

LUC will create model text recommendations based on the review of these areas. As residential codes are updated, it will be recommended that they update with the model text provided. This review includes information on public water and sewer availability because many jurisdictions do not have this available, which would make multi-family housing difficult and expensive.

Time Frame:

Updating zoning codes and languages is a time-consuming process. The goal will be to have these updates completed within five years of this plan if the jurisdictions are willing to make the changes.

Action:

Training of Jurisdictions

Impediment:

Zoning Codes may have Fair Housing barriers, such as floor plan size, definitions, etc. The Fair Housing Coordinator created a document on typical fair housing barriers concerning zoning codes and reviewed zoning codes within the county to identify any potential fair housing barriers.

Recommendation:

Township officials, zoning inspectors, planning commission members, and board and zoning official members change frequently, so training these officials needs to continue.

Time Frame:

The training of these different members will take place yearly, as trainings are scheduled.

Action:

Fair Housing training has been incorporated into all training with jurisdictions, and this training continues to take place.

Signature Page

Logan County Commissioner

Chief Elected Official

Community Development Consultants, Inc

CDBG Program Administrator

Logan-Union-Champaign Regional Planning Commission

Housing Program Administrator

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