



2025-2029 **CONSOLIDATED PLAN**

PREPARED FOR:

The City of Fairborn
Community Development



Executive Summary

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

1. Introduction

The City of Fairborn is located in southwestern Ohio, within Greene County, just outside the gates of Wright-Patterson Air Force Base. As the largest military installation in Ohio and the state's largest single-site employer, the base plays a significant role in the region's economy and community. Fairborn is also home to Wright State University, an esteemed institution that serves a diverse population of over 34,000 students and residents, contributing to the city's dynamic and growing community.

As a designated HUD entitlement community under the Community Development Block Grant (CDBG) Program, Fairborn receives federal funding to support local initiatives aimed at improving economic development, housing, and overall community development. The City has worked in close collaboration with numerous agencies to develop this comprehensive plan, ensuring a thorough assessment of local needs and priorities. This process involved engagement with various stakeholders, including housing agencies, local government offices, and community service organizations, to create a strategic approach for sustainable growth and development.

While the City has benefited from extensive partnerships in shaping this plan, it holds full responsibility for preparing, submitting, and administering its CDBG funding directly from HUD. This funding allows Fairborn to address critical infrastructure improvements, expand affordable housing opportunities, and enhance public services to better serve its residents. The cooperative efforts reflected in this plan highlight the City's commitment to fostering economic vitality, supporting community well-being, and ensuring a high quality of life for all who call Fairborn home.

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

The City of Fairborn has successfully utilized CDBG funds by increasing affordable housing for low-and moderate-income persons. Our objectives are to support housing rehabilitation by providing loan and grant programs for homeowners and landlords in areas of the City to remedy blighted conditions. The City also supports neighborhood stabilization and code enforcement activities. Provide home repair assistance to homeowners as a preventative measure. The City of Fairborn received \$244,917.00 in CDBG funding for 2024. A total of \$143,947.59 in CDBG funds was expended in 2024.

3. Evaluation of past performance

For many years, the City of Fairborn has prioritized maintaining and increasing the availability of quality housing within the community. These efforts have been supported through various housing repair programs, code enforcement initiatives, and fair housing and landlord-tenant outreach and education

programs. This commitment remains strong, with continued investment in these programs to ensure safe, stable, and well-maintained housing for residents.

Among Fairborn's approximately 34,000 residents, over 100 homeowners have benefited from essential home repairs, including emergency water line replacements, HVAC system installations, roof replacements, and other critical improvements. With a significant pool of Community Development Block Grant (CDBG) funds available, the City is well-positioned to continue providing these vital services, ensuring that homeowners can maintain their properties and contribute to neighborhood stability.

Since 2001, Fairborn has also been successful in securing Community Housing Impact and Preservation (CHIP) funds through the Ohio Development Services Agency. These funds have facilitated the construction of a Habitat for Humanity home and supported over 50 home rehabilitation projects. These initiatives have strengthened the local housing infrastructure, increased homeownership opportunities, and revitalized residential areas throughout the city.

The City of Fairborn's performance during the 2020-2024 Consolidated Plan period set achievable goals in each of its five Annual Action Plans, leading to anticipated positive outcomes in the corresponding Consolidated Annual Performance & Evaluation Reports (CAPER). On an aggregate scale, most matrix goals were met. The 2024 CAPER is expected to further bridge any remaining gaps. Factors contributing to unmet goals may include unrealistic initial projections, delays in fund distribution, accomplishment goals not reflected in the CAPER due to drawdown delays, and unforeseen changes.

4. Summary of citizen participation process and consultation process

Community involvement was incorporated through various approaches during the consolidated planning process. While the plan primarily focuses on supporting low- and moderate-income residents in the City of Fairborn, it also serves as a platform for enhancing collaboration with governmental agencies and private sector partners. The objective is to develop a comprehensive strategy that promotes sustainable living conditions and expands economic opportunities for all residents of the community.

5. Summary of public comments

As part of the City of Fairborn's commitment to transparency and community-driven decision-making, multiple efforts were made to engage residents and gather input on the planning process. Two public meetings were scheduled to provide an overview of the process, share key information, and allow residents to voice their thoughts and opinions. However, despite efforts to encourage participation, no community residents attended these meetings.

Recognizing the importance of community feedback, the City took additional steps to ensure that residents had opportunities to share their thoughts and ideas. A Community Needs Survey was developed and widely distributed through various channels, including the City's social media platforms,

local service agencies, city staff, and various local functions held by businesses in the City. This approach aims at reaching a diverse range of residents, making it easier for them to participate and express their ideas and opinions.

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

All public comments were accepted.

7. Summary

The Proposed Consolidated Plan 2025-2029 established strategic priorities as a product of extensive consultation with community stakeholders, combined with data from the U.S. Census and other sources, which indicate specific housing and community development needs in the City of Fairborn. Combined with a needs assessment survey, under the Citizen Participation Plan, the City identified the following strategic priorities to address utilizing CDBG and HOME funds in conjunction with leveraging other public and private investments:

- Preservation of existing homes
- Increased homeownership opportunities
- Public Facilities and Improvements
- Affordable Housing
- Improving Public Services
- Fair Housing
- Program Administration and Planning

Over the next five years, the City will continue to focus on developing affordable housing opportunities for low-income families and supporting local efforts to address critical basic needs for families and individuals in need.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FAIRBORN	Lesley Adkins

Table 1 – Responsible Agencies

Narrative

The City of Fairborn Community Development Department is the lead agency responsible for the development, administration, and evaluating the 2025-2029 Consolidated Plan and 2025 Annual Action Plan. The City of Fairborn provides administrative support on financial matters, internal controls, and processes to ensure compliance with federal grant requirements. City staff, along with its consultants, conducted research and prepared this Plan, which outlines a comprehensive strategy to address the City's housing and community development needs using CDBG and HOME program funds.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Fairborn acknowledges that extensive coordination with service providers and the community is vital to compiling a comprehensive document to outline the programs for the coming years with our CDBG funds. To facilitate that effort, many service agencies shared statistics and program specific information to assist with this process. Those agencies include the Greene Metropolitan Housing Authority, Housing Solutions of Greene County, Miami Valley Community Action Partnership, Fairborn Development Corporation and the Family Violence Prevention Center.

In addition, a community survey was created to gather community insight on current programs and how they could envision use of these funds as well. This survey was shared on all of the city's social media platforms, at our local library, through the Chamber of Commerce membership, many service agencies and in our city utilities division. In total, over 190 residents completed the survey.

All of this data has been used to assist in the completion of this comprehensive document for the next 5 years.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Greene County has a population of approximately 167,000 people. Of that, over 34,000 live in the City of Fairborn. Our residents have access to the Greene Metropolitan Housing Authority who provides public housing and Section 8 vouchers for our residents. They have 32 public housing units in the city and offer roughly 1,200 vouchers annually to tenants.

Landmark Village Apartments and Fairborn Apartments are project-based housing complexes in the city where roughly 500 residents receive assistance for their housing needs.

All of these residents and staff of the agencies know they have staunch advocates for them in the Neighborhood Betterment Division in the city. This has been built on the foundation of a mutual desire to assist those who just need a hand-up. Ongoing communication with all agencies is vital to this process. It is and will always be the first and foremost avenue of assistance provided by everyone.

Coordination with our health and mental health agencies follows the same path as our housing providers. Interactive conversations are integral to ensuring the residents who need these services can receive it. For example, there are many instances that our code enforcement officers are called to a residence by our fire department for deplorable living conditions. In most cases, there is some sort of

mental deficiency causing this situation and medical intervention is necessary. City staff (code officers alongside fire and EMS staff) will work with our local health providers to coordinate care and assistance.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Greene County Continuum of Care (CoC) operates a Coordinated Entry System to connect individuals seeking housing assistance with the appropriate services. Trained staff assess applicants' needs and link them to resources like employment support, mental health services, and mainstream benefits. If these don't lead to stable housing, referrals are made for alternative options, such as market-rate rentals, supportive housing, or rapid re-housing programs. Ongoing follow-up ensures continued support based on priority needs. The Greene County Housing Coalition, which oversees the CoC, collaborates with local agencies, including the Greene Metropolitan Housing Authority (GMHA), Housing Solutions, and the Community Action Partnership (CAP), to address homelessness and housing challenges. The coalition meets quarterly, involving organizations like the Family Violence Prevention Center, CAP Donnellan Shelter, Women's Recovery Center, and the Interfaith Hospitality Network. Other participants include the Department of Developmental Disabilities, local schools, Legal Aid of Western Ohio, and local government agencies. Homeless individuals enter the system through CAP's centralized intake process, which connects them to services such as shelters, transitional housing, and mental health support. GMHA prioritizes those experiencing homelessness for housing programs. However, there are gaps in shelter availability for certain groups, particularly single men and pregnant women. These populations face limited emergency shelter options, and single individuals without disabilities are lower priority for subsidized housing. To address these gaps, the Housing Coalition is working to expand shelter options, improve access to rapid re-housing, enhance mental health and substance abuse outreach, and better coordinate service providers. Through collaboration and resource advocacy, the City of Fairborn and Greene County aim to provide comprehensive solutions to homelessness, ensuring all residents have access to stable housing.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City is not a recipient of ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Greene Metropolitan Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted in various ways, first by utilizing their resident portal for the sharing the Community Needs Survey, second by a face-to-face interview where many issues were discussed, such as: the number of vouchers disbursed annually; How are those disbursed to the following: Public housing. Project based. Tenant based. Special purpose. Disabled. Veterans affairs supportive Family unification; What was the average annual income at application; Average length of stay with voucher assistance; Average household size at application; # of homeless at admission; # of elderly participants; # of disabled families; # of single persons applying; # requesting accessibility features; # of DV victims; # of accessible units does the agency have; Current occupancy rates; 2024 data on the Analysis of waiting list for Section 8 and Public housing units 1)What are the most important needs of PH and voucher holders? 2) Have new landlords been attracted in the past few years? 3) What actions/programs are available for residents to become more involved and participate in homeownership activities? 4) Are any units expected to be lost from the inventory, i.e. sale, section 8 contract expiring? 5) What is the current revitalization/restoration needs of current units? 6) Does the agency have a strategy to improve the living environment of its LMI clients?

2	Agency/Group/Organization	Community Action Partnership
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Miami Valley Community Action Partnership serves all residents of Greene County by being the central Access Point as outlined by the State of Ohio. The homeless and transitional shelter director shared a lot of relevant information pertaining to this process, which is outlined in narrative throughout. Continued collaboration is expected under current administration.
3	Agency/Group/Organization	Family Violence Prevention Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Family Violence Prevention Center discussion was very insightful and always very generous in assisting when called upon. Continued collaboration is expected under current administration.
4	Agency/Group/Organization	FAIRBORN
	Agency/Group/Organization Type	Other government - Local Business Leaders Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Grantee staff solicited city residents and the Fairborn Development Corporation (our economic development arm), via a community survey to gather input on what areas they deemed important to concentrate efforts.
5	Agency/Group/Organization	Fairborn Fish Pantry
	Agency/Group/Organization Type	Food Pantry Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency is a very active community member that services our disadvantaged residents by providing food assistance. Annual assistance information is provided by the agency and shared throughout the community to educate those about the need and raise funds to continue operations. The City and the Pantry have an on-going collaboration where fair housing information/educational material is shared with the clients which will only continue and possibly expand.

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

All entities were considered for consultation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	GMHA	The City of Fairborn is committed to supporting low- to moderate-income residents and aligns closely with the mission of this organization. Both entities remain dedicated to identifying and implementing solutions to ensure that individuals in need have access to stable housing, while also providing fair housing education and resources. Additionally, efforts continue to focus on expanding and enhancing housing initiatives. For example, the City successfully secured another round of ODSA CHIP funding, with a portion of these funds allocated for Tenant-Based Rental Assistance, which will be administered by the Greene Metropolitan Housing Authority (GMHA).
Analysis of Impediments to Fair Housing, 2024	Greene County	Barriers to affordable housing opportunities from the Analysis of Impediments were included in this Consolidated Plan.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

As a city located within a major metropolitan area, Fairborn consistently collaborates and works closely with other political subdivisions in the region. These efforts span a wide range of activities, from providing backup fire protection to participating in long-term planning initiatives through the **Miami Valley Regional Planning Commission**. The City's cooperation also extends to various agencies that provide housing and support services to low-income households. Fairborn plans to continue fostering these partnerships and collaborative efforts in the years ahead. While some of these collaborative opportunities are already known, others may arise as circumstances and events evolve over time.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

To ensure broad representation of all demographics, the City of Fairborn collaborated with the community to establish goals and objectives that align with the needs of its residents. These goals are the direct outcome of feedback gathered through a community needs assessment, which was made available to individuals who live and/or work in Fairborn between November 6, 2024, and February 3, 2025. The survey was widely advertised through multiple channels, including social media, event participation, flyers, posters, utility bill inserts, and newsletters. 190 surveys were collected during this period. Special efforts were made to engage underserved populations, particularly by targeting census tracts with household incomes at or below the city's median, areas with higher concentrations of minority and underrepresented groups, and by partnering with organizations that serve individuals experiencing food insecurity and other resource challenges. These outreach strategies enabled the city to gather diverse input from a variety of demographic groups. The feedback received played a crucial role in shaping the CDBG goals, ensuring that funding priorities reflect the needs and preferences of the community. The citizen participation process facilitated a more inclusive and responsive approach to urban development, ensuring that the voices of Fairborn's residents were central in guiding the allocation of resources.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Survey	Non-targeted/broad community	190 surveys were received, representing .547% of Fairborn's 2023 population	Respondents called for more youth activities and facilities, like a new YMCA or community center, and emphasized the need to revitalize downtown with small businesses and improved infrastructure. There were concerns about homelessness, food insecurity, and mental health services, along with a desire for more family-friendly events and affordable housing.	N/A	https://survey123.arcgis.com/share/a9b96c420fe4931814a2676b6eb4b28
2	Social Media Outreach	Non-targeted/broad community	3 social media posts throughout the survey reached about 25,000 residents	See survey results	N/A	
3	Event participation	Underrepresented groups	Each event had over 200 individuals in attendance	See survey results	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

According to data provided by HUD, the 2020 Decennial Census, and the 2019-2023 American Community Survey (ACS) 5-year estimates, the following information outlines a summary of housing needs as well as the number and percentage of renters and homeowners potentially facing housing challenges, categorized by income level.

Table 5 provides a summary of housing needs while tables 6-12 present HUD-specific data derived from a "special tabulation" that is largely unavailable through standard Census products. These tables offer counts of households that align with combinations of HUD-defined criteria, such as housing needs, income thresholds (primarily 30%, 50%, and 80% of area median income), and household types of interest to planners and policymakers. Referred to as the Comprehensive Housing Affordability Strategy (CHAS) data, this information is used by local governments in housing planning and serves as a key element in the Consolidated Planning process.

These tables outline the specific needs of Fairborn and play a vital role in developing a practical and adaptive affordable housing strategy. The demographic, economic, and housing data collected for Fairborn provides essential metrics to support funding priorities and identify key areas of need within the city.

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

Summary of Housing Needs

The City of Fairborn is currently evaluating its housing requirements to guide future development and community planning efforts. Understanding the specific housing needs of the City is essential for formulating a practical and effective strategy for affordable housing. Consequently, an analysis of affordable rental options and single-family homes was conducted, drawing on the city's demographic, economic, and housing data. This assessment employed HUD's innovative eCon Planning Suite, which is part of the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite automatically populates the latest housing and economic data, aiding jurisdictions in determining funding priorities for the Consolidated Plan and Annual Action Plan. The HUD CHAS data highlights those issues such as overcrowding, extreme cost burden, inadequate kitchen facilities, and insufficient plumbing primarily impact the poor and working poor.

The tables show that out of the 17,007 housing units in Fairborn, 15,893 are occupied, resulting in a 93.4% occupancy rate within the city. The population of Fairborn increased 3.14% from 33,456 to 34,506, and the median household income in Fairborn increased from \$48,825 to \$55,966.

Forty-seven percent (47%) of Fairborn's residents have an income of 80% or less of the Area Median Income (AMI). Of those, 32% are single family households. Having a housing cost burden above 30% appears to be the issues households struggle with the most in Fairborn, with nearly 28% of all households paying more than 30% of their income for housing. Of the 47% of households that have 80% or less of the AMI, 48% also have severe housing problems.

Demographics	Base Year: 2020	Most Recent Year: 2023	% Change
Population	33,456	34,506	3%
Households	14,931	15,893	6%
Median Income	\$48,825.00	\$55,966.00	15%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2016-2020 ACS (Base Year)

Data Source Comments: 2016-2020 ACS (Base year), 2019-2023 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,385	1,955	3,135	1,705	6,325
Small Family Households	480	570	1,100	775	2,880
Large Family Households	80	14	215	100	305

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	395	315	565	180	1,295
Household contains at least one person age 75 or older	315	245	510	65	775
Households with one or more children 6 years old or younger	369	295	460	284	815

Table 6 - Total Households Table

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	40	4	0	0	44	0	0	0	10	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	20	10	0	40	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	1,235	215	50	0	1,500	235	45	25	0	305

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	310	1,035	575	0	1,920	205	195	205	105	710
Zero/negative Income (and none of the above problems)	70	0	0	0	70	10	0	0	0	10

Table 7 – Housing Problems Table

Alternate Data Source Name:

2017-2021 CHAS

Data Source

Comments:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,515	1,255	815	4	3,589	515	295	320	75	1,205
Having none of four housing problems	245	205	1,045	1,015	2,510	105	195	950	605	1,855
Household has negative income, but none of the other housing problems	55	0	0	0	55	45	0	0	0	45

Table 8 – Housing Problems 2

Alternate Data Source Name:

2017-2021 CHAS

Data Source

Comments:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	45	290	350	685	20	75	95	190
Large Related	10	4	0	14	0	4	0	4
Elderly	0	10	30	40	165	30	95	290
Other	160	570	215	945	0	30	15	45
Total need by income	215	874	595	1,684	185	139	205	529

Table 9 – Cost Burden > 30%

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	45	290	350	685	20	75	95	190
Large Related	10	4	0	14	0	4	0	4
Elderly	0	10	30	40	165	30	95	290
Other	160	570	215	945	0	30	15	45
Total need by income	215	874	595	1,684	185	139	205	529

Table 10 – Cost Burden > 30%

Alternate Data Source Name:

2017-2021 CHAS

Data Source

Comments:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	345	25	40	410	15	10	30	55
Large Related	70	0	0	70	0	4	0	4
Elderly	25	0	0	25	10	20	50	80
Other	715	165	15	895	100	0	0	100

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Total need by income	1,155	190	55	1,400	125	34	80	239

Table 11 – Cost Burden > 50%

Alternate Data Source Name:

2017-2021 CHAS

Data Source

Comments:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	10	0	69	0	79	0	4	0	0	4
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	10	0	69	0	79	0	4	0	0	4

Table 12 – Crowding Information – 1/2

Alternate Data Source Name:

2017-2021 CHAS

Data Source

Comments:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 13 – Crowding Information – 2/2

Data Source

Comments:

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

Single-person households make up a significant portion of the community and face distinct housing challenges. Individuals in these households who earn at or below the designated income threshold often spend a disproportionate amount of their income on housing, leading to financial instability. The shortage of affordable housing for low-income individuals greatly increases the risk of homelessness for single-person households. Beyond financial assistance, many individuals also require access to vital services such as job training, mental health care, and substance abuse treatment to obtain and maintain stable housing. Approximately 35% of all households are single person households in the City of Fairborn. This accounts for 5,532 housing units according to the 2019-2023 ACS 5-year estimates. Residents aged 65 years or older who live in single-person households constitute 10% of the total household population in Fairborn. Based on Greene Metropolitan Housing Authority's application requests, there are currently over 300 single persons seeking housing assistance. These persons would be in need of small units; 1 bedrooms or Single Room Occupancy units.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Determining the exact number of families in the City of Fairborn who are disabled or have experienced domestic violence, dating violence, sexual assault, or stalking, and who require housing assistance, is challenging due to the limited availability of publicly accessible data

The 2019-2023 ACS 5-year estimates indicate that 5,751 persons have a disability status in Fairborn. The City of Fairborn does not have data available to estimate the number of persons or households who are victims of domestic violence, dating violence, sexual assault or stalking. The labor participation rate of those with a disability status aged 16 and older is 46.1%. While the unemployment rate for the City of Fairborn is 4.1%, the unemployment rate for those with a disability status is 7.4%.

What are the most common housing problems?

By far, the most common housing problems in the City of Fairborn for both owners and renters are cost burdening and severe cost burdening. Tables 9 and 10 show that combined, there are approximately 3,084 households with incomes below 80% AMI in the city who spend more than 30% of their income on housing.

While substandard housing and overcrowding are an issue within the city, housing cost burdens and severe housing cost burdens are by far the biggest problem in Fairborn. The demand for affordable housing has outpaced supply, leading to a significant shortage. As a result, low-income families face an increased risk of eviction due to the lack of affordable housing options.

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

Housing challenges in the City of Fairborn have a significant impact on lower-income individuals, seniors, young adults, minorities, and essential workers. Many low-income families spend over 30-50% of their income on rent, which limits their ability to afford other basic needs like food, healthcare, and transportation. Retirees on fixed incomes are increasingly struggling with rising property taxes and maintenance costs, making it difficult for them to stay in their homes. Single parents, especially those working in minimum-wage jobs, often find it hard to secure safe and affordable housing. Additionally, Black and Hispanic households are disproportionately affected by housing instability, facing higher rent burdens and limited access to homeownership opportunities, a legacy of historical economic inequalities. Low-wage workers in industries like restaurants, retail, and hospitality are among those most heavily impacted by rent costs and have few affordable housing options. Low-income residents of the city are the most affected by these problems, especially those living in Census Tract 39057200700. Consistently, over 30% of their monthly income is allocated strictly to housing costs, classifying them as “rent-burdened”. It should be noted that while the median rent is only 13.91% lower than the state average, income in Census Tract 2007 is 56.85% lower than the state average.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals and families with children are at a high risk of homelessness, primarily due to spending 50% or more of their income on housing costs. This financial burden leaves them with inadequate resources for basic needs like food, healthcare, and transportation. Employment in sectors such as hospitality, retail, food service, and gig work often provide low wages, irregular hours, and no benefits, worsening their financial instability. Many of these individuals have little to no savings, making them especially vulnerable to unexpected costs like medical emergencies, car repairs, or job loss. While some rely on assistance programs like SNAP, TANF, Section 8, or childcare subsidies, these resources often have long waitlists or eligibility gaps. As a result, many families live in overcrowded conditions with extended relatives or in substandard rental properties that pose safety risks. The city has seen an increase in homelessness, leading to more individuals seeking help from organizations such as Family Promise of Greene County, Bridges of Hope, and Housing Solutions of Greene County, Ohio. Emergency housing and transitional programs are often overwhelmed, forcing many to live in vehicles, motels, or encampments.

Many families and individuals who were previously homeless and currently receiving rapid re-housing assistance are nearing the end of this support but still lack financial independence. This makes it difficult for them to afford rent without continued help. Challenges such as past evictions, poor credit histories, or long periods of homelessness complicate their ability to secure housing without financial aid. Some individuals work part-time or seasonal jobs that don't guarantee consistent income, and many lack a supportive network of family or friends who could offer temporary housing or financial assistance.

Additionally, many individuals face physical disabilities, PTSD, or other mental health issues, requiring ongoing support. Continued access to Housing Choice Vouchers (Section 8) or permanent supportive housing is critical for their stability, along with regular counseling and support groups.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Fairborn does not prepare estimates of its at-risk population. The Community Action Partnership operates an emergency shelter within the county and has identified several barriers to housing, including the lack of supplementary services, limited access to sufficient food resources, inadequate assistance with outstanding utility bills, and inconsistent employment. The domestic violence center reported that many individuals face housing challenges due to issues with substance abuse and court-mandated child visitation. Regrettably, this situation often results in significant hardships for all involved, particularly when children are caught in circumstances beyond their control. Frequently, tenants encounter difficulties that may lead landlords to cite disturbances that compromise the peaceful enjoyment of the property by all residents, potentially putting their housing situation at risk.

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

The primary housing issue linked to instability and an increased risk of homelessness is the shortage of affordable housing options. This lack of availability often forces families to share living spaces with relatives or friends, creating situations where these households are at risk of losing their homes due to overcrowding and various relational or financial challenges. Additionally, high utility costs, often combined with a lack of energy-efficient housing, place further strain on household budgets. Deteriorating housing conditions that make living spaces unsafe or uninhabitable also contribute to this risk, especially when families are unable to relocate. Overcrowded living conditions can also worsen mental health issues or interpersonal conflicts, adding to the financial burden on the primary household and increasing the likelihood of homelessness for individuals or families.

Discussion

Households are considered cost burdened when their housing expenses exceed 30% of their gross income and severely cost burdened when these expenses surpass 50% of their gross income. In the City of Fairborn, many households spend half of their gross monthly income on housing costs. The rising costs driven by inflation, including those for food, transportation, healthcare, utilities, and other essentials, make these households more vulnerable to eviction and homelessness. Additionally, unexpected life events such as illness, job loss, or other situations that reduce income or create unforeseen expenses can increase a household's risk. Limited or no income is often linked to instability and a greater likelihood of homelessness.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to the U.S. Department of Housing and Urban Development (HUD), a disproportionately higher need is present when individuals from a particular racial or ethnic group, at a given income level, experience housing difficulties at a significantly higher rate—specifically, 10 percentage points or more—compared to the overall income group. Tables 13 through 16 present data on the number of households encountering one or more of the four key housing issues, categorized by householder race, ethnicity, and income level. The four housing problems include: (1) cost burden (spending more than 30% of income on housing and utilities); (2) overcrowding (having more than one person per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities. Income categories are classified as extremely low income (below 30% of Area Median Income (AMI)); low income (30-50% AMI); moderate income (50-80% AMI); and middle income (80-100% AMI).

The demographics of Fairborn in the 2020 Decennial Census indicate that the 3 races with the highest proportions of the population of one race include White (85.64%), African American (9.63%), and Asian (3.72%). Native Hawaiian and Pacific Islanders were the group with the highest percentage of population below the poverty level at 100% according to the 2019-2023 ACS 5-year estimate. Asians and White population have the next highest poverty rates, at 24.6% and 14.6% respectively. Those of a Hispanic or Latino origin faced a 17.3% poverty rate in Fairborn.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,030	350	0
White	1,640	294	0
Black / African American	135	15	0
Asian	30	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	70	10	0
0	0	0	0

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,550	400	0
White	1,090	360	0
Black / African American	285	15	0
Asian	65	0	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	30	30	0
0	0	0	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,135	1,995	0
White	1,000	1,710	0
Black / African American	15	115	0
Asian	20	24	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	25	80	0
0	0	0	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	79	1,620	0
White	34	1,220	0
Black / African American	50	175	0
Asian	0	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	30	0
0	0	0	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI**Alternate Data Source Name:**

2017-2021 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The data presented in the tables above highlight the disparities in housing challenges faced by different racial or ethnic groups and income levels. A thorough analysis shows that White households, across all income brackets, experience the highest rates of housing issues. Blacks are the second-largest group affected by these challenges. This problem extends beyond just low-income households, as many individuals in moderate to high-income brackets also face housing difficulties. The four identified housing problems are significant barriers that prevent households from functioning effectively and securing affordable living conditions. Efforts to address housing deterioration by repairing essential facilities, such as kitchens and plumbing, will not only meet residents' basic needs but also help alleviate their financial burdens.

Of the four housing problems listed, it would appear that the concentration of the city's issues relates more to the cost burden. Census and code enforcement data indicates that both owner-occupied and rental units have complete kitchen and plumbing facilities. Families experiencing overcrowding in the city are less than 10%, so it would seem that there is one major housing problem for our residents, the cost of housing based on income. Most people who are experiencing this issue are renters as the city has a rental population of over 49%. Of those renters, approximately 40% of them are paying over 30% for their housing needs.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section explores severe housing needs by income level and the race and ethnicity of householders. Building on the previous analysis, it follows HUD's definition of disproportionately greater need, which applies when a racial or ethnic group at a given income level experiences housing challenges at a rate at least 10 percentage points higher than the overall rate for that income bracket. Tables 17 through 20 present data on households experiencing one or more severe housing issues, including: (1) severe cost burden (spending over 50% of income on housing and utilities); (2) severe overcrowding (more than 1.5 persons per room); (3) lack of complete kitchen facilities; and (4) lack of complete plumbing facilities. Income levels are categorized as extremely low income (under 30% of Area Median Income), low income (30-50% AMI), moderate income (50-80% AMI), and middle income (80-100% AMI).

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,585	800	0
White	1,260	675	0
Black / African American	115	30	0
Asian	30	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	70	10	0
0	0	0	0

Table 18 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	290	1,660	0
White	200	1,245	0
Black / African American	80	215	0
Asian	4	60	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	0	60	0
Other	0	0	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	220	2,915	0
White	165	2,540	0
Black / African American	0	130	0
Asian	4	40	0
American Indian, Alaska Native	0	2	0
Pacific Islander	0	0	0
Hispanic	0	105	0
Other	0	0	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10	1,695	0
White	10	1,250	0
Black / African American	0	220	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	30	0
Other	0	0	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Severe housing problems are most prevalent among lower-income households. In the City of Fairborn, nearly **two-thirds (67%)** of households earning below 30% of the Area Median Income (AMI) experience severe housing challenges. This percentage decreases to **15%** for those earning between 30-50% AMI, **7%** for those in the 50-80% AMI range, and **0.6%** for those at 80-100% AMI.

Certain racial and ethnic groups **at varying income levels** face severe housing issues at disproportionately high rates. **79% of Black / African American** households in the 0-30% AMI range encounter severe housing problems, while **0% of Black / African American** households in the 50-80% AMI bracket experience similar challenges.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing cost burden is widespread over the entire city and is specifically concentrated in areas where the renter occupancy is highest in conjunction with those receiving housing assistance. As previously mentioned, Census Tract 2007, which consists of the Wrightview neighborhood, experiences a housing cost burden at a significantly higher rate than the rest of the city. This neighborhood, along with the Pleasant View neighborhood, are quite distressed and have been the focus over the years for targeted revitalization with Community Housing Impact and Preservation funds, projects for CDBG home repair projects, and coordinated neighborhood clean-up efforts with our waste management company. Even with these efforts, there is always more that can be done.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	10,629	2,770	1,930	104
White	8,800	2,190	1,545	45
Black / African American	875	285	200	15
Asian	150	80	35	4
American Indian, Alaska Native	4	15	0	0
Pacific Islander	0	0	0	0
Hispanic	345	55	70	10

Table 22 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

Discussion:

As illustrated in Table 21, **17.95%** of households in the City of Fairborn allocate between 30% and 50% of their income to housing expenses. Black and Asian households are more likely to fall within this range compared to the citywide average, at **20.73%** and **29.74%**, respectively. However, no racial or ethnic group is disproportionately represented in this category.

Meanwhile, **68.87%** of households spend less than 30% of their income on housing. Black, Asian, and Hispanic households exhibit similar rates (ranging from **55.76%** to **71.88%**) to the city overall. American

Indian/Alaska Native households, however, are significantly **less** likely to fall into this category, with **21.05%** spending less than **30%** of their income on housing.

Citywide, **12.51%** of households allocate more than **50%** of their income to housing costs. Severe cost burden rates vary by race and ethnicity, from **0.36%** among White households to **1.10%** among Black households. Pacific Islanders, Asian, Hispanic, and American Indian/Alaska Native households do not experience a disproportionately high rate of severe cost burdening.

When combining the 30-50% and over 50% cost burden categories, a total of **4,700** households in the City of Fairborn – **30.45%** of the city's total households—are considered cost burdened. By race and ethnicity, cost burden rates range from **26.04%** among Hispanics to **35.27%** among **African Americans**. Groups defined as having a disproportionately higher cost burden percentages are American Indian/Alaska Native households and Asian households. **American Indian/Alaska Native (78.95% or 15 households)** and **Asian (42.75% or 115 households)** households are disproportionately affected by housing cost burdens as shown in the table above.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The data shows that White households, particularly among the elderly, are disproportionately represented in the group earning less than 30% of the Area Median Family Income (AMFI). In the City of Fairborn, higher housing cost burdens are linked to lower income levels, a greater prevalence of housing-related issues, and the concentration of specific ethnic and racial groups, as well as senior residents, in certain areas of the city. Housing challenges primarily affect low-income, very low-income, and extremely low-income households, where the likelihood of facing at least one of the four identified housing problems is significantly higher. These challenges are closely tied to specific ethnic and racial groups, with different groups experiencing various housing issues, such as cost burden, overcrowding, and severe housing deficiencies. The most pressing issue is the cost burden experienced across income levels within different demographic segments.

If they have needs not identified above, what are those needs?

Households with a significantly higher level of need often face additional barriers, such as the lack of affordable rental options in areas that provide opportunities, particularly those near public transportation and essential supportive services. Moreover, housing challenges, including severe housing issues, disproportionately affect individuals with disabilities, including those with mental health conditions, as well as physical, intellectual, and developmental disabilities. This group tends to have some of the lowest incomes and the most urgent housing needs. The income disparity is also apparent among various populations, such as children from low-income families, individuals with disabilities receiving Supplemental Security Income (SSI), seniors on fixed incomes, single-parent households, families led by seasonal or temporary workers, individuals with lower educational attainment, and those with limited English proficiency.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The proportion of racial and ethnic populations in the city is relatively small and not concentrated in any specific area or neighborhood.

NA-35 Public Housing – 91.205(b)

Introduction

The Greene Metropolitan Housing Authority (GMHA) is a nonprofit organization committed to providing eligible families in Greene County, Ohio, with access to safe, decent, and affordable housing. GMHA focuses on ensuring the sustainability, efficiency, and stability of its housing initiatives while enhancing the social and economic well-being of its residents. One of the key programs offered by GMHA is the Section 8 Homeownership Program, which allows qualified participants to transition from renting to owning their homes. To participate, individuals must contribute a minimum of 1% of the home's purchase price, and the mortgage must be secured through a federally regulated financial institution. GMHA partners with local organizations to provide essential pre- and post-purchase counseling for those in the program. Currently, GMHA administers Housing Choice Vouchers and manages a significant number of public housing units, helping to meet the housing needs of low-income families in the area.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	356	1,359	1	1,358	0	0	0

Table 23 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	10,803	10,519	8,088	10,521	0	0
Average length of stay	0	0	5	5	0	5	0	0
Average Household size	0	0	2	2	3	2	0	0
# Homeless at admission	0	0	1	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	65	162	0	162	0	0
# of Disabled Families	0	0	139	544	1	543	0	0
# of Families requesting accessibility features	0	0	356	1,359	1	1,358	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	272	984	0	984	0	0	0
Black/African American	0	0	77	361	1	360	0	0	0
Asian	0	0	3	7	0	7	0	0	0
American Indian/Alaska Native	0	0	4	4	0	4	0	0	0
Pacific Islander	0	0	0	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	7	15	0	15	0	0	0
Not Hispanic	0	0	349	1,344	1	1,343	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Greene Metropolitan Housing Authority indicated they had less than 100 persons of the approximate 1,000 on the waiting list requesting accessible units. Their current accessible unit inventory includes 39 units that are fully accessible, 56 have accessible entry with concrete ramps, and 1 with an accessible wooden ramp. When a client is in need of accessible units, they have options available to them if the units are not already rented.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Section 8 Voucher waiting list will range from 693-1,200. The Public Housing waiting list is just over 600. GMHA shared that the most important needs of these clients would be to have safe, decent, affordable units. The desire would be to have new units constructed but have struggled with making a development come to fruition for variety of reasons. The needs of residents of Public Housing and Housing Choice voucher holders can be categorized into financial assistance, housing quality, access to supportive services, and community resources. The primary concern is the accessibility of available housing units. Individuals in these categories typically have very low-income levels. Among the urgent requirements identified by residents of Public Housing and participants in the Housing Choice Voucher Programs are the availability of affordable grocery stores, retail outlets, and department stores. These essential needs significantly influence their daily lives and play a crucial role in their capacity to sustain stable housing.

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

The housing needs of Public Housing residents differ significantly from those of the general population in the City of Fairborn. While both groups face challenges related to affordability due to rising housing costs, individuals in subsidized housing experience more severe economic instability, greater maintenance issues, and a higher reliance on public assistance. Public housing residents are much more likely to be severely rent-burdened, spending over 50% of their income on housing, compared to middle-income households. Public housing residents often have limited options for improving substandard living conditions, whereas renters in the private market have more flexibility to move to better-maintained properties. Additionally, those in public housing depend more on government-funded services, while middle-income households often have access to private resources or employer-sponsored benefits. Moreover, public housing residents face fewer housing options and longer waiting times to secure accommodations, while middle-income households enjoy greater mobility due to their financial flexibility and personal preferences.

Discussion

The Greene Metropolitan Housing Authority (GMHA) reported that less than 100 out of approximately 1,000 applicants on the waiting list for public housing request accessible units. GMHA currently has 39

fully accessible units, 56 with accessible entry, and one with a wooden ramp. When accessible units are available, they are provided to clients in need. For public housing and Housing Choice Voucher holders, the most pressing needs include safe, decent, and affordable housing. GMHA faces challenges in developing new units due to various barriers. The main needs identified include financial assistance, housing quality, access to supportive services, and community resources, with the most urgent being accessible housing. Additionally, access to essential services like affordable grocery stores and retail outlets is crucial for residents to maintain stable housing. Compared to the general population in Fairborn, public housing residents face more severe economic instability, with many spending over 50% of their income on housing. They also deal with more maintenance issues, limited housing options, and longer waiting times. In contrast, middle-income households have greater financial flexibility, more housing options, and access to private resources, making their housing experience more stable.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Fairborn is combined in with Greene County on surveys on the amount of homeless, whether sheltered or unsheltered. The Family Violence Prevention Center annually undertakes a “point in time” survey of homeless persons in Greene County. The results are not broken down by political subdivisions within the County. In coming years, it appears Greene County will not be included in the Point in Time count, so getting detailed information will be a challenge.

As a forecast of the needs of persons threatened with homelessness, our residents are at risk at any time of becoming homeless due to economic issues, domestic violence, illnesses, Coronavirus pandemic, etc.

The Region 15 (Greene and Clark Counties) Continuum of Care was developed in 2013 to comply with the HEARTH Act requirements and new HUD regulations. The purpose of the CoC is to end homelessness in Ohio in 20 years and Region 15 is responsible for planning and coordinating local homeless systems, programs and implementing a regional coordinated assessment system to ensure all HUD requirements are met (as per the CoC Governance Charter).

This group encompasses the Clark and Greene County Public Housing Authorities, the private sector, United Way, non-profit agencies tasked with assisting the homeless, Community Action Partnerships and other interested parties.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	20	0	0	0	0
Persons in Households with Only Children	0	49	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Adults	0	34	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Data Source Comments: The Greene County Point in Time Count completed in 2024 indicates the average length persons participate as 237 for the stayers and 113 for the leavers. Of the 100 persons counted, 53 stated they were not chronically homeless and the remaining 47 did not share.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

There is no way to ascertain exact numbers for the city, but Community Action Partnership manages a couple shelters for all of Greene County. CAP administers Rapid Re-Housing dollars for the Region 15 CoC by offering the following shelters:

- The Harding Place Transitional Program assists individuals who are homeless, unemployed or underemployed. People may stay at Harding Place for up to 18 months. During this time, with the assistance of a Case Manager, they are moved through an evolutionary

process to obtain permanent housing. Participants at this facility not only receive temporary housing, they also benefit from comprehensive case management and other support services on their pathway to achieving self-sufficiency. Residents of Harding Place are given specific daily responsibilities to develop core life skills that promote their personal and professional growth. To date, 40 people have received assistance and in 2018, 54 people accessed the program.

- Greene County Transitional and Emergency Housing Program - Donnellan Shelters. These two shelters have seen over 150 clients to date in 2019 and could very well exceed the 2018 numbers of 210 number by end of the calendar year.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	80	0
Black or African American	4	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	2	0
Not Hispanic	98	0

Data Source

Comments:

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

Currently, homeless needs of county veterans are referred to the local Veterans Administration in Dayton, Ohio where any necessary services are provided.

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

This information is optional when receiving services, so the collection of data is not an accurate depiction of these groups.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Between 1400-1600 cases are created annually at the Family Violence Prevention Center (FVPC) with 8,500 services given as well. FVPC is a certified mental health treatment center with licensed social workers on staff who provide individual and group counseling sessions, parenting classes, case management from diagnosis of counseling, life skills training with guest speakers and recently received certification as a certified rape crisis center. All of these services are provided to benefit persons who are coming to them and are homeless and need protective shelter. It's estimated that this segment of the population can be considered chronically homeless 7x in 8 years.

Discussion:

The structure of the Region 15 Planning Committee includes Interfaith Hospitality Network, Project Woman, McKinley Hall, Springfield Metropolitan Housing Authority, Mental Health Services of Clark and Madison Counties; all of Clark County, and Miami Valley Community Action Partnership, Community

Action Partnership Emergency Shelter, Women's Recovery Center, Family Violence Prevention Center, Greene Metropolitan Housing Authority and Housing Solutions of Greene County. All of these agencies have been charged with assisting in the fight to end homelessness in the next 20 years. All of these agencies experience 100% + occupancy with the majority of these being families with children, on any given day and the housing authorities have significant waiting lists which highlight the need for such agencies and their services. The time frame that persons are allowed to receive assistance range from 30 days to 2 years depending on the nature of their need.

There is a lingering need for housing for singles, young people ages 18-29 and veterans as the county does not have this kind of assistance and those must be referred to other counties who offer such. Meanwhile many persons/families struggle with maneuvering the processes of how to receive assistance.

The Coronavirus that hit the world early 2020 has created unprecedented issues for all low-income persons. Reduction/loss of income for those employed that consequently impacts their ability to pay rent/mortgage and utilities and potentially leading to homelessness, or persons who were already homeless being forced out of the shelters they had been staying when the ability to ensure adequate social distancing and proper cleaning and disinfecting was not guaranteed by the agency, or the local small mom and pop businesses had to shutter or completely retool their operations to ensure they complied with the CDC and governor guidelines are just a few examples of issues brought to the forefront of homelessness issues. As of September 2020, it doesn't appear that the City of Fairborn has experienced a large uptick in these concerns, however, as time rolls on and the pandemic continues these concerns will most likely hit us hard. With the funds given via the CARES Act, we will be well prepared to address some of these areas with small business assistance and tenant/mortgage payment assistance programs.

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

Introduction:

Non-homeless special needs characteristics refer to various subpopulations in the City of Fairborn who are not experiencing homelessness but may require supportive services. These groups include the elderly, frail elderly, individuals with disabilities (mental, physical, developmental), people living with HIV/AIDS, those struggling with alcohol or drug addiction, victims of domestic violence, individuals with criminal records, people with limited English proficiency, and those facing transportation barriers. Members of these groups may have additional needs before, during, and after certain events, particularly in areas such as maintaining independence, communication, transportation, supervision, and medical care. The section below will explain why identifying the characteristics and needs of these subpopulations is crucial for effective planning in the allocation of federal funds.

Describe the characteristics of special needs populations in your community:

Special needs populations in the City of Fairborn face distinct challenges related to housing, transportation, and services that impact their overall quality of life and stability. These groups include the elderly, individuals with disabilities, those with substance use disorders, people living with HIV/AIDS, and survivors of domestic violence. Addressing their needs requires a comprehensive approach that combines affordable and accessible housing, healthcare, supportive services, and transportation options.

Seniors and individuals with disabilities often struggle to find affordable, accessible housing that meets their physical and mobility needs. Many of these individuals live on fixed incomes, making it difficult to keep up with rising housing costs, necessary home modifications, or the expenses of assisted living. Transportation is also a significant challenge, as public transit and paratransit services may be limited or not fully accessible. These populations also need access to home healthcare, meal assistance programs, and social services to maintain their independence.

Individuals with substance use disorders face additional barriers to securing stable housing and treatment. Stigma, employment challenges, and legal issues often hinder their ability to find housing that supports their recovery. The absence of a centralized resource hub for addiction treatment makes it difficult for individuals to connect with detox programs, outpatient treatment, and long-term recovery housing. Expanding access to affordable, supportive housing that integrates substance use treatment is essential for this group.

People living with HIV/AIDS frequently experience income instability due to their medical condition, increasing their risk of homelessness or housing insecurity. They require stable, affordable housing paired with access to healthcare, case management, and supportive services. Expanding housing assistance programs and improving coordination between housing agencies and healthcare providers can help enhance their long-term stability.

Survivors of domestic violence have diverse housing needs, ranging from emergency shelters to transitional and permanent housing options. Many also need medical care, counseling, legal services, and job training to regain their independence and stability. The limited availability of safe, confidential housing can force survivors to remain in dangerous situations. Strengthening partnerships between domestic violence service providers, housing agencies, and law enforcement can better address these critical needs.

From 2010 to 2017 the senior population of the city jumped to 6,362 (19.1%) residents, an increase of over 9%, based on current census data. The overall population has just over 5,000 disabled residents where almost 2,000 of those are over the age of 65. Twenty-three percent (23.2%) of households with one or more persons have someone over the age of 65. This population shift is on the rise and in need of special services. These elderly and disabled persons will need housing and other assistance programs such as home rehabilitations, access to medical facilities, and additional social services like Meals on Wheels to allow them the ability and dignity to age in place.

Based on the 2013-2017 ACS survey, Fairborn has 20.9% of its individuals below the poverty level. That's over 6,800 individuals. The median HH income for renters in 2017 was \$30,982 and mortgage holders are \$67,522. There are 4,135 individuals who rented for less than \$35,000, and of those 3,000 of them pay more than 30% for their housing costs. This group of residents could and probably do overlap with the elderly population and need additional assistance to ensure they have enough food and services for a safe and healthy living environment.

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

1. The **Council on Aging Center's** mission is to promote independence and quality of life for Greene County senior citizens and caregivers by facilitating and supporting the implementation and continual improvement of a comprehensive and coordinated system of contact, care and support.
2. Housing **Solutions of Greene County** provides permanent supportive housing for individuals with diagnosed severe and persistent mental illnesses. The individual must also be low income and homeless.
3. The **Greene County Board of Developmental Disabilities** provides services and support for clients with differing abilities in Greene County. Providing services from early childhood, through adulthood and elderly life stages, the Board is committed to assisting eligible individuals in making choices and achieving a life of increasing capabilities so that they may live, work, and play in our community.
 - The Early Childhood Programs division provides intervention services to families with infants and toddlers (birth to age three) who have special needs due to a diagnosed medical or genetic condition and/or developmental delay(s). The program, called Four Oaks Early Intervention, also is under the Ohio Department of Health's Help Me Grow program.

- Greene, Inc., a 501(c) (3) not-for-profit corporation, provides extensive training and employment options for adults in Greene County with developmental disabilities. A strong employment approach to services is the focus of the organization. Greene, Inc. is a major provider of Secure Document Destruction, Commercial Laundry Services, Commercial Janitorial Services, and Industrial Contracting. The Business Enterprises of Greene, Inc. provide a well-trained, quality workforce that provides reliable and essential services to Miami Valley businesses and organizations.

4. Fairborn **FISH Pantry** assists low income residents with free fresh food on a weekly basis. The Food pantry is open two days a week.

5. Greene **CATS** Public Transportation services provide safe, reliable, and accessible public transportation for the residents of Greene County with special attention to those who are transport disadvantaged in coordination with agencies, organizations, businesses, and local governments. Two types of routes are provided - Demand Responsive service: (1) Scheduled Rides pick up and drop off riders at any location within Greene County with limited service to neighboring counties. Operating Monday-Sunday 6:00 am - 9:00 pm; (2) Flex Routes have defined routes with scheduled time points that circulate and link Greene County communities of Beavercreek, Fairborn, Xenia, and Yellow Springs; operating seven days a week. A flex-express route that connects Xenia to Downtown Dayton is also available.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Ohio Department of Health reports, there are 192 people living with diagnosis of HIV infection within Greene County. These people may receive assistance from the AIDS Resource Center Ohio in Dayton and Columbus Ohio in many different forms. The AIDS Resource Center Ohio is one of the leading nonprofit providers of HIV and AIDS prevention and support services in the state of Ohio. It serves individuals and families affected by various sexually transmitted diseases. The center also promotes AIDS prevention through various educational and outreach programs and the distribution of curricula, pamphlets, brochures, fact sheets and videos for people of all ages. In addition, it offers various personalized client services, such as financial aid, nutritional management, support groups, crisis intervention, and advocacy and psychological services. AIDS Resource Center Ohio also offers home-based assistance, support groups, housing programs and transportation assistance services. The center serves more than 30 counties in Ohio and is located in Dayton, Ohio.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

To address unmet housing and service needs of individuals with disabilities like HIV/AIDS or chronic mental illness, a Participating Jurisdiction (PJ) prioritizing HOME Tenant-Based Rental Assistance (TBRA) must describe local data and service gaps. Here's how it applies to Greene County, Ohio:

1. Unmet Housing and Service Needs

- **Chronic Mental Illness:** Individuals with chronic mental illnesses in Greene County face housing instability, requiring permanent supportive housing (PSH) with both affordable housing and mental health services. The shortage of suitable housing and services leaves many individuals in institutions or on the streets.

Local Data: Housing Solutions Greene County reports a significant gap in affordable housing with integrated services for people with severe mental illnesses, affecting their recovery and well-being.

- **HIV/AIDS:** Individuals with HIV/AIDS also need stable housing to maintain health and access medical care. Although the county's HIV prevalence is low (118 individuals), there is limited availability of specialized housing programs for this group.

National Context: While HUD's HOPWA program helps address housing needs for people with HIV/AIDS, local programs in Greene County are insufficient to meet demand.

2. How the Preference Narrows the Gap

- **Chronic Mental Illness:** Prioritizing HOME TBRA for individuals with mental illness would secure stable housing and provide wraparound services like case management and mental health support, improving housing stability and recovery. This approach, supported by housing-first models, would close the gap in affordable housing and services.
- **HIV/AIDS:** Prioritizing HOME TBRA for individuals with HIV/AIDS ensures access to stable housing, critical for health management and adherence to medical treatments. Housing stability improves health outcomes and facilitates access to healthcare services, addressing the service gap in Greene County.

3. Conclusion

Prioritizing HOME TBRA for individuals with chronic mental illness and HIV/AIDS would close critical gaps in housing and services in Greene County, helping these populations achieve stable housing and improved health outcomes, aligning with the broader goals of the HOME program.

Discussion:

In Fairborn, several special needs populations, including the elderly, individuals with disabilities, those with substance use disorders, people living with HIV/AIDS, and survivors of domestic violence, face significant challenges related to housing, transportation, and access to services. The elderly and disabled

populations often struggle to find affordable and accessible housing that meets their needs, with many relying on fixed incomes. They also face barriers to transportation and healthcare and require additional services such as home healthcare and meal assistance to maintain independence. People with substance use disorders and HIV/AIDS also face housing instability, requiring stable, supportive housing combined with treatment and medical services. Survivors of domestic violence need emergency, transitional, and permanent housing, as well as counseling, legal services, and job training. There is also a growing demand for specialized services due to the rise in the senior and disabled populations in Fairborn.

To address these needs, organizations like the Council on Aging, Housing Solutions of Greene County, and Greene CATS Public Transportation provide essential services such as housing support, healthcare, and accessible transportation. However, there is still a gap in meeting the needs of special populations, especially those with chronic mental illnesses and HIV/AIDS. A Participating Jurisdiction (PJ) prioritizing HOME Tenant-Based Rental Assistance (TBRA) for these groups would help secure stable housing while offering wraparound services like case management and healthcare. This would improve housing stability, health outcomes, and access to necessary services, closing the gap for populations that are often underserved in Greene County. The preference for TBRA would ensure that these vulnerable groups are better supported and able to live independently with the services they need to thrive.

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

Describe the jurisdiction's need for Public Facilities:

A Community Needs Survey showed that the public would like to see a youth center (in addition to the YMCA currently) and a neighborhood/community center. Responses were requested on whether they would like to see a youth center, neighborhood/community center, arts center, senior center, veterans center. It was almost a tie with 27.65% and 27.40% of the 274 responses indicating they'd like the youth center and neighborhood/community center. The City currently has a very active YMCA in the heart of the city that offers a myriad of programs and services for all. If the city were to assist with the creation of an actual neighborhood community center, it would not be in the very near future. Many of our senior residents utilize the Fairborn Senior Center for social interaction, case management, variety of daily meals, etc. It does appear that we have some of these services available, just not in the same context as some respondents thought.

How were these needs determined?

Via the Community Needs Survey and the Fairborn Land Use Plan.

Describe the jurisdiction's need for Public Improvements:

Annually, all departments create/update their Capital Improvement Plans to outline what large projects are upcoming and determine when and/or a neighborhood will need improvements. One of the questions in the survey asked residents to rank their three most important needs in regard to infrastructure needs. They highly stressed that street improvements (pedestrian improvements, lighting, crosswalks, signage and traffic signalization) were needed.

During 2019-2020 a major thoroughfare project will be taking place to include street widening and the installation of a roundabout in one of the highest traffic areas of the city. In addition, a Pavement Management Plan (PMP) was developed for the City that ranks streets based upon their condition, using a Pavement Condition Index (PCI). The PCI ratings are taken every three years by a consultant hired by the Engineering Division. It serves as an important and objective tool needed to prioritize streets for treatment.

A way-finding signage study was commissioned during 2019 which lays out specific design parameters along with strategic placement. This will be a multi-year project that will begin in the first quarter of 2020.

How were these needs determined?

Via the Community Needs Survey and the Fairborn Land Use Plan.

Describe the jurisdiction's need for Public Services:

A few of the services available in our city include public transportation (Greene Cats), a very active Senior Center, over 10 community parks with programming all year long, a small historical society, YMCA and a local chapter of the FISH Pantry. Greene Cats regularly evaluates the routes it provides for our citizens and adjusts accordingly. The FISH Pantry assists low-income residents with free, fresh food on a weekly basis. They help folks with utility payments and even overnight hotel stays when necessary to avoid homelessness. These agencies, minus the parks division, are independent groups who primarily operate on donations and private/public funding mechanisms. Given the unsecure means of these funding streams, they are always looking for additional avenues of resources. In years past, the City has not been one of those additional avenues, however, given the current environment of the coronavirus pandemic sweeping the state, nation, world, it's possible that this will change.

Given the parameters of CDC and governor guidance on social distancing and proper sanitizing protocols, Greene CATS and the FISH Pantry have been experiencing problems with adequately ensuring their services can properly function. The FISH Pantry cannot adequately serve the residents in their current building, they do not own the facility, it needs extensive remodeling and air quality improvements, and it lacks enough space to allow for proper administration of services. They are currently operating their weekly services in the parking lot of their building. This is not conducive nor effective manner in which to properly assist residents, especially during cold or hot weather, snowing or raining conditions. Due to these issues, the agency needs a more productive, larger facility to perform their mission.

Greene CATS has had to drastically limit the number of riders on a daily basis, therefore, the revenue for the agency has conversely seen the same reduction. If they had additional buses, they could potentially have more in route and ensure proper social distancing.

The Fairborn YMCA is located on the outskirts of downtown in a census block group that is 64.86% LMI. The programming offered includes but not limited to the following: aquatic and swim lessons, a preschool program, outdoor playground, school age childcare, youth fitness center, early learning center, parent/child programming and summer day camps. This agency has experienced an extensive amount of loss during the coronavirus pandemic and struggling to maintain the vitality of programming and services provided to our community. These programs are vital to the stability for our low-income families but are in danger of losing many due to the loss of revenue.

The Fairborn Historical Society is home to all things historic for the City. Right now, they do not have a physical presence but are looking to change that in the future. They will be needing one central location to house all of the artifacts that have been collected over the years so that they can be cataloged and treasured for years to come. Given the pandemic environment we are now living in, it's unclear what exact needs there will be in the coming months and years for these and the other service agencies within the City. It behooves us to ensure we can adequately assist them with the needs as they arise.

How were these needs determined?

Via the Community Needs Survey along with extensive conversations with the directors of the service agencies.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Between 2020 and 2023, the City of Fairborn experienced growth in its housing stock. The number of housing units increased from 16,200 in 2020 to 17,007 in 2023, with an additional 1,098 residential permits given in 2024.

As of 2023, Fairborn had 15,893 occupied housing units, comprising 7,989 owner-occupied units (50.3%) and 7,904 renter-occupied units (49.7%). The homeowner vacancy rate stood at 0.9%, while the rental vacancy rate was 5.8%.

In contrast, Greene County's housing statistics present a different picture. As of 2023, the county had 79,929 housing units, with 47,526 owner-occupied units (67.7%) and 22,643 renter-occupied units (32.3%). The median value of owner-occupied housing units was \$238,000, and the median gross rent was \$1,089.

These figures highlight a higher rate of homeownership in Greene County compared to Fairborn, with owner-occupied units comprising 67.7% of the county's housing stock versus 50.3% in Fairborn. Additionally, the median value of owner-occupied homes in Greene County (\$265,500) surpasses that in Fairborn (\$169,600).

Fairborn's proximity to Wright-Patterson Air Force Base and Wright State University contributes to its unique housing dynamics, influencing both demand and development patterns within the city.

Percent of Occupied Units Owned vs. Rented



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

Introduction

Data provided by the 2019-2023 ACS, as shown in following tables reveals 63% of the City's housing stock was of single-family configuration with attached and detached unit structures. The remaining housing stock was in a variety of multi-family configurations, ranging from 2–4-unit structures to structures with 20 or more units. According to the ACS, the City's housing stock held 10,864 (63%) single family units; 1,950 (11%) with 2- 4 units; 3,106 (18%) with 5-19 units; and 848 (5%) of the housing stock with 20 or more units. The city also had 239 (less than 1%) mobile home structures in its inventory.

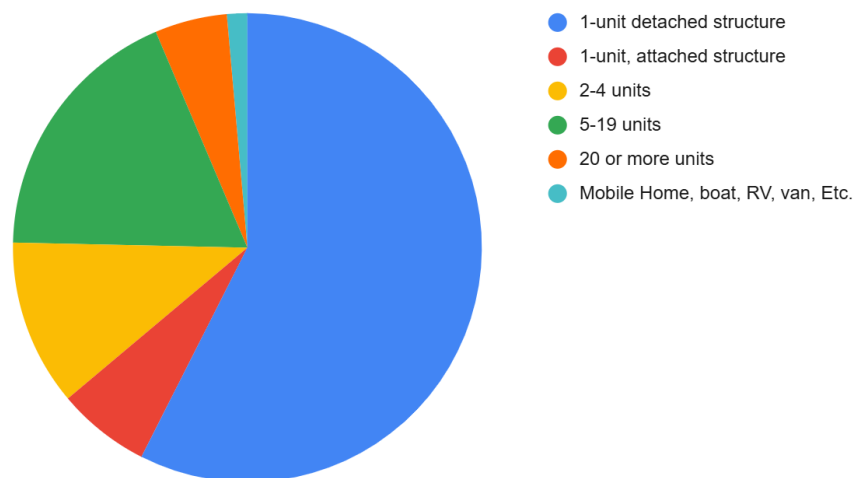
All residential properties by number of units

Property Type	Number	%
1-unit detached structure	9,773	57%
1-unit, attached structure	1,091	6%
2-4 units	1,950	11%
5-19 units	3,106	18%
20 or more units	848	5%
Mobile Home, boat, RV, van, etc	239	1%
Total	17,007	100%

Table 28 – Residential Properties by Unit Number

Alternate Data Source Name:
2019-2023 ACS (Most Recent Year)
Data Source Comments:

All Residential Properties by Number of Units



Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	34	0%	390	5%
1 bedroom	6	0%	1,599	20%
2 bedrooms	1,015	13%	3,939	50%
3 or more bedrooms	6,934	87%	1,976	25%
Total	7,989	100%	7,904	100%

Table 29 – Unit Size by Tenure

Alternate Data Source Name:

2019-2023 ACS (Most Recent Year)

Data Source Comments:

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Fairborn oversees a range of housing initiatives aimed at supporting low- and moderate-income individuals in securing and sustaining housing. These initiatives are principally financed through the federal Community Development Block Grant Program. The city allocates these federal resources to tackle the key needs and targeted goals outlined in the Consolidated Plan. A significant barrier for residents is the shortage of affordable housing, which disproportionately impacts low- and moderate-income families, elderly individuals, those with disabilities, single-parent households, and young adults. The city aims to combat these issues and foster the development of affordable housing by implementing the following programs:

- Housing Rehabilitation and/or Home Repair
- Property Maintenance/Code Enforcement in income-eligible areas
- Infrastructure improvements in qualifying neighborhoods
- Fair Housing and Landlord/tenant advocacy
- Tool Lending Closet where qualified citizens can borrow equipment for home and landscaping needs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City of Fairborn does not anticipate losing any affordable housing units from its inventory during this Consolidated Plan period. Although detailed information on the number of units potentially at risk due to expiring Section 8 contracts is not readily available, proactive measures by housing authorities can help minimize potential losses.

Property owners with Section 8 Housing Assistance Payment (HAP) contracts approaching expiration have several options for renewal. The Greene Metropolitan Housing Authority and the U.S. Department

of Housing and Urban Development (HUD) provide guidance to support the continued availability of affordable housing. One such initiative, "Mark-Up-To-Market," adjusts rents to reflect current market rates, which helps improve the financial viability for owners to extend their contracts.

Greene Metropolitan Housing Authority does not anticipate any expiration of Section 8 contracts at this time and no loss of those units is expected.

Does the availability of housing units meet the needs of the population?

Based on insights from the Greene Metropolitan Housing Authority, it seems that the current availability of housing units does not fully meet the needs of the population, particularly as the affordability gap continues to widen. Many residents are facing increasing challenges in securing affordable housing options, with a growing number of households struggling to find suitable accommodation within their budget. This shortage is exacerbated by rising rents, stagnant wages, and a lack of sufficient affordable housing developments to keep up with population growth and demand. As a result, a significant portion of the community is at risk of housing instability, creating an urgent need for more affordable housing options and support to address this issue.

Describe the need for specific types of housing:

Safe, sanitary, accessible, and affordable housing is crucial for the well-being of residents throughout the City. This type of housing provides the foundation for stable living conditions, promoting health, safety, and economic security for individuals and families. However, there is a particularly high demand for housing that is affordable for households earning less than 50% of the median income, a group that often faces significant barriers to accessing suitable housing options. For these low-income households, the challenge of finding affordable housing is compounded by rising rents, limited availability of low-cost units, and increased competition for such spaces. As a result, many are forced to make difficult choices, such as spending an excessive portion of their income on housing or facing the risk of homelessness.

Moreover, there is a pressing need for practical solutions that can ensure the availability of accessible housing for seniors and individuals with physical disabilities. As the population ages and more people live with disabilities, the demand for housing, which is not only affordable but also adapted to the needs of these groups, is growing. This includes features such as wheelchair ramps, wider doorways, accessible bathrooms, and other modifications that ensure residents can live independently and with dignity. Without sufficient accessible housing options, seniors and people with disabilities may face unnecessary hardships, such as having to relocate to facilities that do not meet their needs or experience barriers to aging in place within their communities.

Addressing these challenges requires a multifaceted approach, including the development of more affordable housing units, increased funding for accessibility improvements, and stronger partnerships between local governments, developers, and non-profit organizations to meet the diverse needs of the population.

Discussion

The City of Fairborn's housing stock consists of 63% single-family units, with the remaining housing spread across various multi-family configurations. Specifically, 57% are detached single-family homes, 6% are attached single-family homes, and the rest include 2-4 unit buildings (11%), 5-19 unit buildings (18%), and larger complexes (5%). Additionally, there are 239 mobile homes in the city. In terms of unit size, 87% of homeowners occupy 3 or more-bedroom homes, while renters primarily occupy 2-bedroom units (50%) and 1-bedroom units (20%). The City of Fairborn utilizes federal, state, and local programs, especially the Community Development Block Grant Program, to address housing needs for low- and moderate-income households, including seniors, those with disabilities, and single-parent families. These programs include housing rehabilitation, home repair assistance, property maintenance, fair housing advocacy, and infrastructure improvements. While the city does not anticipate losing affordable housing units due to expiring Section 8 contracts, there is a significant gap in the availability of affordable housing, which has increased due to rising rents and stagnant wages. There is a particular need for housing for those earning less than 50% of the median income, as well as accessible housing for seniors and people with disabilities. Addressing this requires more affordable units, accessibility improvements, and stronger collaboration among local governments, developers, and non-profits.

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

Introduction

The following tables reflect the cost of both owner and renter-occupied housing within the City of Fairborn. These tables utilize 2019-2023 ACS 5-year estimates and show significant changes between housing prices between the base year and the most recent year.

In the Dayton-Kettering MSA, the 2023 Fair Market Rent (FMR) for a two-bedroom apartment was \$969. To afford this level of rent and utilities without paying more than 30% of income on housing, a household must earn \$3,230 monthly or \$38,760 annually. While Fairborn's median household income is above this metric, there are specific Census Tracts (i.e., 2004 & 2007) which earn well below this number.

The tables below reflect the median home value as well as the median contract rent differences between the base year (2020) and the most recent year (2023). The tables also show the proportion of residents that pay a certain range of rent monthly and housing affordability in the city. Many renters in Fairborn pay between \$500-\$999 in rent monthly, and a large number of Fairborn's housing stock are not affordable to those who do not make more than 30% of the HUD Area Median Family Income (HAMFI).

Cost of Housing

	Base Year: 2020	Most Recent Year: 2023	% Change
Median Home Value	123,700	169,600	37%
Median Contract Rent	846	968	14%

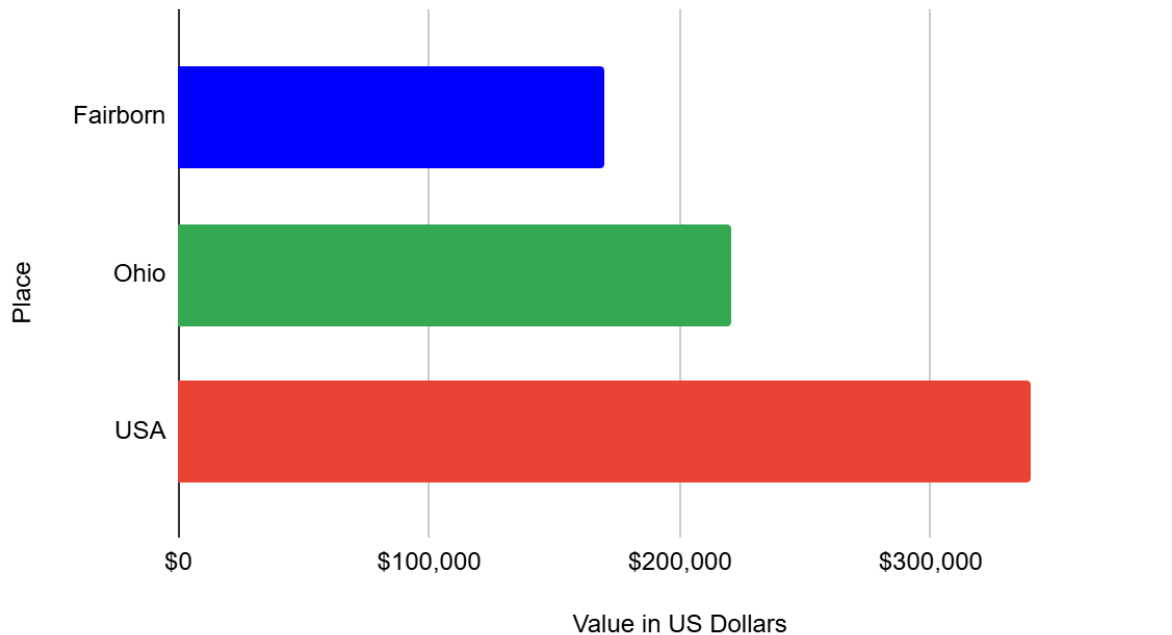
Table 30 – Cost of Housing

Alternate Data Source Name:

2016-2020 ACS (Base Year)

Data Source Comments:

Median Home Value by Geographic Area



Rent Paid	Number	%
Less than \$500	494	16.7%
\$500-999	3,856	75.4%
\$1,000-1,499	2,867	5.7%
\$1,500-1,999	380	2.1%
\$2,000 or more	124	0.2%
Total	7,721	100.2%

Table 31 - Rent Paid

Alternate Data Source Name:
2019-2023 ACS (Most Recent Year)
Data Source Comments:

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	190	No Data
50% HAMFI	2,635	1,085
80% HAMFI	5,505	2,210
100% HAMFI	No Data	2,845
Total	8,330	6,140

Table 32 – Housing Affordability

Alternate Data Source Name:
2017-2021 CHAS

Data Source Comments:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	800	870	1,110	1,430	1,590
High HOME Rent	743	800	1,023	1,330	1,459
Low HOME Rent	743	800	1,023	1,208	1,347

Table 33 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

As previously noted, a 2019 housing assessment estimated that within a 15-minute drive of Wright-Patterson Air Force Base (WPAFB), Fairborn could accommodate an additional 406 single-family housing units by 2023. Of these, approximately 271 were projected to be rental units, with 84 to 93 at market rates for households earning above 80% of the Area Median Income (AMI), and 70 to 84 affordable units for those earning between 60% and 80% of AMI. Developers were encouraged to utilize federal workforce tax credits to construct 107 to 129 units for households earning below 60% of AMI.

Currently, the Greene Metropolitan Housing Authority (GMHA) maintains an open waiting list for housing assistance, highlighting a continued demand for affordable units among residents earning below 80% of AMI. The GMHA has identified a pressing need for more affordable housing options and is actively working to address this issue.

Additionally, recent developments near WPAFB, such as the planned \$250 million research center, are expected to further increase housing demand in the area. The base has made 43 acres available for this project, which is anticipated to attract more residents and potentially strain the existing housing supply.

In summary, while efforts are underway to expand affordable housing in Fairborn, current data indicates that the existing housing stock does not fully meet the needs of all income levels, particularly for those earning below 80% of AMI. Continued investment in affordable housing is essential to address these gaps and support the growing community.

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

The City of Fairborn is witnessing notable shifts in both home values and rental costs, which are having a significant impact on housing affordability for residents at various income levels. These rising trends in home prices and rental rates suggest that housing affordability will become an increasing challenge for many Fairborn residents, particularly those with low to moderate incomes. As home values continue to

climb, and rental prices follow suit, the financial strain on individuals and families is likely to intensify, making it more difficult for them to secure housing that aligns with their income. This growing affordability gap underscores the need for targeted housing initiatives and policies to support the city's most vulnerable residents. The continued upward pressure on housing costs could further exacerbate disparities in access to stable, affordable housing, particularly for households earning less than the area median income. Without intervention, these trends may lead to greater housing instability and displacement for low- and moderate-income households in Fairborn.

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

Recent data indicates that rental prices in Fairborn, Ohio, have been on the rise, affecting housing affordability for residents across various income levels.

As of March 2025, the average rent for an apartment in Fairborn is \$1,186, reflecting a 15% increase compared to the previous year.

Similarly, other data sources report an average rent of \$1,084 per apartment in Fairborn.

Rent.com provides a more detailed breakdown, stating that the average rent for apartments in Fairborn ranges between \$687 and \$1,044 in 2025, with a 2-bedroom apartment averaging \$1,046. These figures are higher than the 2024 Fair Market Rent (FMR) for a two-bedroom unit in the Cincinnati, OH-KY-IN HUD Metro FMR Area, which is \$919.

Additionally, the Department of Housing and Urban Development (HUD) sets the HOME Rent Limits for a two-bedroom unit at \$1,023 in this area.

Census data further reveals that the median rent in Fairborn is \$968, highlighting a discrepancy between reported averages and median values.

To effectively address the needs of low- and moderate-income residents facing these rising rental costs, it may be necessary to:

- **Adjust Rent Limits:** Advocate for modifications to the HOME rent limits to better align with local market conditions and ensure affordability.
- **Subsidize Rents:** Implement rental assistance programs to bridge the gap between market rents and what low-income households can afford, thereby reducing financial strain.
- **Develop Affordable Housing:** Invest in the construction or rehabilitation of housing units specifically designed to be affordable, ensuring they meet the needs of the target population and contribute to a more balanced housing market.

These measures are crucial to mitigate the impact of rising rental prices and to promote housing affordability for all residents in Fairborn.

Discussion

As housing costs continue to rise, the demand for affordable housing—particularly rental options for very low- and extremely low-income households—also grows. To effectively address this escalating need, the city will need to explore creative and innovative solutions that can expand access to affordable housing for its most vulnerable residents.

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

Introduction

This section examines the condition of housing and HUD’s mandate regarding the evaluation of natural disaster risks, followed by an exploration of the challenges related to housing conditions from the residents' viewpoint. The section concludes with an evaluation of the risks associated with lead-based paint. The age and state of housing units in the City of Fairborn are critical factors in understanding the overall characteristics of the local housing market. This analysis will review data to identify significant elements that influence the city’s housing inventory.

In the tables below, we will compare and contrast the conditions of units occupied by homeowners and renters in the City, assess the age disparities between these two types of occupied units, and analyze the ratio of vacant units to those potentially at risk of containing lead-based paint. For this study, properties situated in low-income neighborhoods that are over 30 years old are classified as “older housing stock.”

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The City of Fairborn defines "substandard condition but suitable for rehabilitation" as a housing unit that could be successfully rehabilitated for no more than \$40,000; as determined by the Housing Rehabilitation Specialist. Substandard conditions and not eligible for rehabilitation means any housing unit cannot be rehabilitated for under \$40,000 due to significant structural issues, has suffered deterioration beyond repair or repair costs would exceed more than 50% of the value of the home. These determinations are completed by City staff and the Housing Rehabilitation Specialist. If any of these conditions occur, neither HOME nor CDBG funds should be invested in such properties, and it becomes a "walk-away".

There could also be units where demolition is a necessary means of upgrading neighborhoods and providing safe living environments. The city council has been committed to this endeavor over the years and since 2013, they've supported the demolition of over 125 unsafe and structurally unsound structures.

When a unit lacks sufficient kitchen facilities or adequate plumbing, has more than 1 person per sleeping room or experiences housing costs over 30% of their income, that household would fall into one of the categories of "Condition of Units". Based on 2019-2023 census statistics, 1,442 owner-occupied units and 3,591 renter-occupied units fall under the “Condition of Units” category in Fairborn.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,434	18%	3,525	45%
With two selected Conditions	8	0%	66	1%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6,547	82%	4,313	55%
Total	7,989	100%	7,904	101%

Table 34 - Condition of Units

Alternate Data Source Name:
2019-2023 ACS (Most Recent Year)
Data Source Comments:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,759	22%	1,047	13%
1980-1999	1,108	14%	2,360	30%
1950-1979	2,205	28%	2,474	31%
Before 1950	2,917	37%	2,023	26%
Total	7,989	101%	7,904	100%

Table 35 – Year Unit Built

Alternate Data Source Name:
2019-2023 ACS (Most Recent Year)
Data Source Comments:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,122	64%	4,497	57%
Housing Units build before 1980 with children present	760	10%	300	4%

Table 36 – Risk of Lead-Based Paint

Alternate Data Source Name:
2019-2023 ACS (Most Recent Year)
Data Source Comments:

Vacant Units

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

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

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Over 60% of the housing stock in the city was built before 1979, with many of these units being 2–3-bedroom homes with an average size of 1,200 square feet. In addition to the age of these homes, these homes were constructed with inexpensive materials and sold at low prices, making them accessible to lower-income residents. However, due to limited resources or insufficient knowledge, these residents often struggle to maintain their homes adequately. This results in a range of issues, including deteriorating roofing, outdated electrical wiring, malfunctioning plumbing, lack of accessibility features for individuals with disabilities, and poor-quality windows, doors, and siding, among other concerns. Programs for the rehabilitation of rental properties in the City of Fairborn are not widely recognized. Tenants living in inadequate rental conditions can communicate their concerns to the city to enable appropriate actions. It is critical to uphold the quality of rental housing to ensure tenant safety and promote community welfare. Landlords are directed to available resources and incentives aimed at the maintenance and enhancement of their properties.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead-based paint presents a significant environmental and health risk, particularly in housing constructed before 1978, as lead was commonly used in paints prior to its ban in that year. Exposure to lead, especially to children, can lead to various health issues, primarily through lead-contaminated dust found in aging homes and buildings.

In Fairborn, Ohio, the median household income is \$53,783, with an average household income of \$70,877. Households earning between 0% to 50% of the Median Family Income (MFI) are more likely to reside in older, less-maintained housing, placing them at a higher risk of lead exposure. To address this issue, the City of Fairborn requires that contractors working on homes built before 1978 obtain lead-based paint certifications from both the State of Ohio and the U.S. Environmental Protection Agency (EPA).

Additionally, landlords are mandated to inform tenants about the presence of known lead-based paint hazards in rental units constructed before 1978. While specific data on the number of housing units with lead-based paint hazards in Fairborn is not readily available, it is crucial for residents, especially those with young children, to be aware of the potential risks associated with older housing. Home assessments

and lead testing are recommended for properties built before 1978 to ensure the safety and well-being of all occupants.

Discussion

The City of Fairborn faces a significant need for owner and rental rehabilitation due to the age and condition of much of its housing stock. Over 60% of the city's housing was built before 1979, with many of these homes constructed using inexpensive materials to accommodate lower-income residents. However, these homes often suffer from issues such as deteriorating roofs, outdated electrical systems, malfunctioning plumbing, and lack of accessibility features, making them difficult for residents to maintain.

Additionally, a major concern is the presence of lead-based paint in homes built before 1978, which poses serious health risks, particularly for young children. Fairborn's lower-income households, who are more likely to live in older homes, face a higher risk of exposure to lead hazards. To mitigate this, contractors working on such homes must obtain lead-based paint certifications, and landlords are required to inform tenants about potential lead risks in rental units built before 1978. Although specific data on lead-based paint hazards is not readily available, home assessments and lead testing are recommended for older properties to ensure the safety of residents, particularly those with young children.

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

Introduction

The Greene Metropolitan Housing Authority (GMHA), established in Xenia, Ohio, is dedicated to providing affordable housing options to Greene County residents. As a nonprofit agency, GMHA administers both public housing and the Housing Choice Voucher (Section 8) programs, aiming to assist low-income families, the elderly, and individuals with disabilities in securing safe and affordable housing.

Public Housing Initiatives:

- **Family Housing:** GMHA owns and manages over 200 family units, including two-, three-, and four-bedroom homes, townhomes, and garden apartments. These units are strategically located across Greene County, encompassing areas such as Xenia, Fairborn, Beavercreek, Yellow Springs, and Cedarville.
- **Elderly and Disabled Housing:** GMHA offers housing solutions tailored for elderly residents and individuals with disabilities, ensuring accessibility and supportive living environments.

Housing Choice Voucher Program:

The Housing Choice Voucher Program enables participants to select housing that aligns with their income, extending beyond GMHA-owned properties. This program benefits both tenants and landlords, fostering increased occupancy rates and offering tenants a broader range of housing options.

Application Process:

Prospective applicants can obtain information and apply for housing programs by contacting GMHA directly:

- **Address:** 538 North Detroit Street, Xenia, OH 45385
- **Phone:** 937.376.2908 or 937.429.7736
- **Hours:** Monday through Friday, 8:00 a.m. to 4:00 p.m.
- **General Fax:** 937-376-2487

- **Public Housing Fax:** 937-347-1235
- **Section 8 Fax:** 937-347-1230
- **Email:** info@gmha.net

For more detailed information about GMHA's programs and services, you can visit their official website:

These initiatives underscore GMHA's commitment to enhancing the quality of life for Greene County residents by providing diverse and affordable housing solutions.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			361	1,390			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

In the City of Fairborn, public housing units are managed by the Greene Metropolitan Housing Authority (GMHA), which serves Greene County, including Fairborn. The physical condition and number of public housing units in the jurisdiction reflect a mix of older and newer developments that are designed to meet the needs of low-income families, seniors, and individuals with disabilities.

Number of Public Housing Units:

Fairborn has a relatively limited number of public housing units available to its residents. The exact number of public housing units can vary due to periodic changes in inventory, but overall, the city is part of the broader Greene County housing authority system. The GMHA operates a variety of public housing developments, which include both single-family homes and multifamily apartment complexes. These units are primarily targeted at households with incomes at or below 80% of the area median income (AMI), with many serving residents earning below 50% of AMI.

Physical Condition of Public Housing Units:

The physical condition of the public housing units in Fairborn varies, but many of the buildings were constructed several decades ago, which means they face typical challenges associated with older housing stock. These challenges often include:

- **Outdated Infrastructure:** Some of the public housing units in Fairborn were built in the mid-20th century, and as such, they may have aging infrastructure, including old plumbing, electrical systems, and HVAC units.
- **Maintenance Needs:** Due to the limited resources available for maintenance and rehabilitation, some units may experience deferred maintenance, leading to issues like deteriorating roofing, inefficient windows, and general wear and tear.
- **Accessibility Concerns:** Older buildings may not meet modern standards for accessibility, making them less suitable for residents with physical disabilities, although efforts are ongoing to address these needs through upgrades and renovations.

Participation in an Approved Public Housing Agency Plan:

The Greene Metropolitan Housing Authority is committed to improving the quality of public housing in the region through its Public Housing Agency (PHA) Plan, which outlines goals for maintaining and expanding affordable housing. The plan includes strategies for addressing physical needs, including modernization of older units, improvements to energy efficiency, and ensuring that the housing stock remains habitable and safe for residents. The GMHA works with the U.S. Department of Housing and Urban Development (HUD) to access funding for these improvements and ensure compliance with federal housing standards.

Through this plan, GMHA is focused on:

- **Modernizing Units:** Upgrading older units to meet current building codes and energy standards, which may involve major renovations or replacement of outdated systems.
- **Expanding Housing Opportunities:** Exploring new construction or acquiring additional units to help meet the demand for affordable housing, especially as the population grows and the need for lower-income housing increases.
- **Improving Accessibility:** Ensuring that new developments or renovations incorporate features that make housing accessible for seniors and people with disabilities.

Overall, while the public housing units in Fairborn provide critical affordable housing to low-income residents, there are ongoing needs for repairs, modernization, and expansion to better meet the community's needs. The participation of the Greene Metropolitan Housing Authority in the Public Housing Agency Plan reflects its commitment to improving the quality of housing and addressing long-term challenges related to public housing in the area.

Public Housing Condition

Public Housing Development	Average Inspection Score
Greene Metropolitan Housing Authority	90

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The public housing units managed by the Greene Metropolitan Housing Authority (GMHA), along with privately-owned properties participating in the approved Public Housing Agency Plan, must adhere to the same local building and zoning codes. To ensure the ongoing safety and habitability of these properties, they are routinely and thoroughly assessed by the City's Code Enforcement Division. This division plays a key role in identifying maintenance issues and ensuring that all housing units meet the established safety and livability standards.

When code violations or concerns arise that could impact health, safety, or quality of life for residents, Code Enforcement works in close coordination with the Greene County Health Department and other relevant agencies to address these issues. This collaborative approach helps ensure that both public and participating private housing remain safe and well-maintained for residents, facilitating quick resolutions to potential hazards or deficiencies.

However, many of the public housing units in the City of Fairborn are older and in need of significant restoration and revitalization. These properties often face challenges such as aging infrastructure, outdated systems, and deterioration that can make it difficult for residents to maintain high standards of living. Issues like deteriorating roofing, plumbing, electrical wiring, and poor insulation can pose serious risks if left unaddressed. Additionally, many older units lack necessary accessibility features for individuals with disabilities, which creates a further need for rehabilitation and modernization.

To meet these challenges, there is a need for substantial investment in both the restoration and revitalization of public housing. This includes the renovation of existing structures to address deferred maintenance and improve energy efficiency, as well as upgrades to bring buildings up to current accessibility standards. These efforts are critical to ensure that the public housing stock remains sustainable, safe, and suitable for the needs of current and future residents.

In addition to the restoration of existing units, revitalization efforts could also involve exploring new development opportunities to expand the availability of affordable housing in the area. Collaboration between GMHA, local governments, and community stakeholders will be essential to securing funding and resources for these restoration and revitalization initiatives, as well as to ensure that the housing remains affordable and accessible for low- and moderate-income families, seniors, and individuals with disabilities.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Greene Metropolitan Housing Authority (GMHA) is committed to ensuring that the living environment of low- and moderate-income families residing in public housing is safe, healthy, and conducive to long-term well-being. To achieve this, GMHA maintains a proactive approach to monitoring the condition of its housing units, with regular inspections and ongoing assessments to identify any potential health, safety, or maintenance concerns.

The agency works closely with city officials, residents, and community organizations to ensure that any issues—whether related to infrastructure, environmental hazards, or general maintenance—are quickly detected and addressed. If a concern is identified whether through routine staff inspections or reports from residents or city officials, GMHA prioritizes prompt action to resolve the problem. This ensures that issues like structural damage, unsafe living conditions, or health hazards (such as lead-based paint or mold) are corrected swiftly, preventing potential risks to residents.

Additionally, GMHA focuses on long-term improvements aimed at enhancing the overall quality of life for public housing residents. This includes:

1. **Modernizing and Upgrading Units:** Recognizing that many of the public housing units are older, GMHA works to ensure that units are regularly renovated to meet contemporary standards. This may involve updating outdated electrical systems, replacing old plumbing, improving insulation and energy efficiency, and making units more accessible for seniors and individuals with disabilities.
2. **Resident Engagement and Support:** GMHA actively engages with residents to understand their needs and concerns, fostering a sense of community and encouraging participation in decisions that affect their living environment. Regular communication with residents helps ensure that they feel heard and supported.
3. **Collaborations with Local Agencies:** GMHA partners with the City's Code Enforcement Division, the Greene County Health Department, and other local organizations to address broader community concerns, such as environmental hazards, safety issues, and accessibility needs. These collaborations enable a more comprehensive approach to improving living conditions.
4. **Community and Social Services:** In addition to maintaining safe and healthy housing, GMHA supports resident well-being by connecting families to social services, educational opportunities, and workforce development programs. These initiatives contribute to the overall improvement of residents' quality of life, beyond just their housing conditions.
5. **Sustainability and Green Initiatives:** As part of its commitment to long-term improvement, GMHA explores ways to incorporate sustainability into public housing. This includes energy-efficient upgrades, the use of green building materials, and programs designed to reduce utility costs for residents, helping to make housing more affordable and environmentally responsible.

Through these efforts, GMHA aims to improve not only the physical conditions of public housing units but also the broader living environment for low- and moderate-income families, ensuring that residents enjoy safe, supportive, and thriving communities.

Discussion:

The public housing units managed by the Greene Metropolitan Housing Authority (GMHA) and participating private properties face significant restoration and revitalization needs, particularly due to their age and deteriorating infrastructure. These properties, which are subject to local building and zoning codes, are regularly assessed by the City's Code Enforcement Division to identify and address health, safety, and maintenance concerns. When issues arise, GMHA works closely with local agencies like the Greene County Health Department to ensure that they are promptly resolved. However, many public housing units require significant investment in restoration, including the modernization of outdated systems, energy efficiency upgrades, and improvements to accessibility for individuals with disabilities.

To address these challenges, GMHA is focused on both renovating existing units and exploring new development opportunities. This includes restoring aging structures, improving building systems, and ensuring the housing stock meets contemporary accessibility standards. Collaboration with local governments, stakeholders, and the community is essential to secure funding and resources for these efforts.

GMHA's strategy for improving the living environment of low- and moderate-income families includes regular inspections and proactive maintenance to ensure safety and address potential hazards quickly. The agency also focuses on long-term improvements such as modernizing units, engaging residents to understand their needs, and partnering with local agencies to address environmental hazards and safety issues. Additionally, GMHA supports residents by connecting them to social services, educational opportunities, and workforce development programs, contributing to the overall improvement of their quality of life. Finally, GMHA explores sustainability initiatives to reduce utility costs and make housing more affordable and environmentally responsible. Through these comprehensive efforts, GMHA aims to provide safe, supportive, and thriving communities for public housing residents.

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

Introduction

Greene County has made substantial progress in addressing homelessness through the collaborative efforts of various agencies that provide essential resources aimed at both preventing homelessness and supporting those who are currently experiencing it. These agencies, including the Greene County Homeless Shelter, Greene County Mental Health and Recovery Board, and other community-based organizations, offer a range of services designed to stabilize individuals and families, from emergency shelter and transitional housing to case management and resource coordination. Efforts to prevent homelessness, such as eviction prevention programs, financial assistance, and mediation services, have proven to be effective in helping individuals and families remain housed during times of financial instability or personal crisis.

Despite these positive advancements, challenges continue to persist in ensuring that all individuals have access to the services they need, particularly in the rural areas of Greene County. The geographic spread of the county, with its more rural and less densely populated areas, can make it difficult for residents to access timely and convenient services. Rural communities often face transportation barriers, limited availability of shelters or housing programs, and fewer local resources compared to urban areas, which creates additional obstacles for those seeking help. The lack of immediate access to these vital resources can delay intervention and exacerbate the cycle of homelessness for residents living outside more urbanized areas.

Additionally, while Greene County has made strides in providing shelter and housing options, there remains a significant need for increased shelter capacity and supportive housing solutions. The availability of emergency shelter beds is often insufficient to meet the demand, especially during times of crisis or extreme weather conditions. Furthermore, transitional housing and permanent supportive housing options are limited, making it difficult for individuals to move from emergency shelters to stable, long-term housing. The shortage of affordable housing exacerbates this issue, leaving many individuals and families with few options for stable and permanent housing.

In addition to housing needs, there is a critical gap in the availability of comprehensive services for individuals experiencing homelessness. Mental health counseling, substance abuse treatment, and employment assistance are essential services that can help individuals address the root causes of their homelessness and build the skills and support necessary for long-term stability. While some services exist, there is often a lack of coordination and integration among them, making it challenging for individuals to navigate the system and receive the comprehensive care they need. More robust mental health services and substance abuse treatment programs, tailored to the specific needs of homeless individuals, are necessary to address the complex challenges they face.

Furthermore, employment assistance and job training programs are vital in helping individuals achieve financial independence and prevent future homelessness. Without access to these services, individuals may struggle to secure stable employment, which is critical to their long-term housing stability.

To fully address homelessness in Greene County, a more coordinated, comprehensive approach is needed—one that expands shelter and housing capacity, enhances service integration, and ensures equitable access to resources across both urban and rural areas. Strengthening partnerships between local government agencies, non-profit organizations, healthcare providers, and community stakeholders will be key in addressing these challenges and creating a sustainable, long-term solution to homelessness in the county.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	52	0	0	0	0
Households with Only Adults	0	0	68	0	0
Chronically Homeless Households	52	0	68	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

Greene County, Ohio, and the City of Fairborn offer a network of social services aimed at addressing homelessness and helping individuals and families transition into stable, independent living. Several local organizations provide essential services such as counseling, case management, life skills training, financial literacy education, and victim advocacy. These services are designed to equip homeless individuals with the necessary tools to secure permanent housing and maintain stable employment. The ultimate goal of these supportive services is to promote self-sufficiency and long-term stability for those in need.

Healthcare services for homeless individuals in Greene County and Fairborn are available through local facilities including the Greene County Public Health Department, Fairborn Family Health Center, and the Veteran's Administration (VA) Medical Center in Dayton. These facilities ensure that homeless individuals have access to primary medical care, preventive screenings, and treatment for chronic conditions.

For those struggling with substance abuse, addiction treatment is provided by a range of organizations such as the Greene County Alcohol, Drug Addiction and Mental Health Services Board (ADAMHS), Talbert House, and Narcotics Anonymous. Specialized programs like the ADAMHS Board's mental health services specifically assist homeless individuals suffering from severe mental illness, helping them access mental health services, financial support, and housing assistance. Additionally, local faith-based organizations, such as the Fairborn First Church of God and the Greene County Homeless Shelter, provide addiction recovery programs for individuals in need.

These services collectively form a vital safety net for Greene County and Fairborn's homeless population, addressing healthcare, mental health, addiction recovery, and employment readiness, and helping individuals rebuild their lives. However, continued investment in housing-first initiatives, affordable housing programs, and expanded mental health and addiction treatment services would further strengthen efforts to reduce homelessness and improve the overall well-being of the community.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Greene County, Ohio, and the City of Fairborn are served by a network of agencies dedicated to addressing homelessness and supporting individuals and families in achieving stable, independent living. Key organizations, including the Greene Metropolitan Housing Authority, Family Violence Prevention Center, Miami Valley Community Action Partnership, Housing Solutions of Greene County, local churches, and Habitat for Humanity, collaborate to provide essential services such as counseling, case management, life skills training, financial literacy education, and victim advocacy. These services aim to

equip homeless individuals with the tools needed to secure permanent housing and maintain steady employment, fostering self-sufficiency and long-term stability.

However, the demand for these services often exceeds available resources. To address this gap, a consortium of local churches has initiated efforts to establish an overnight homeless shelter within the community. This group has observed an increase in the number of individuals seeking assistance with housing, employment, food, utilities, and clothing. In response, they have formed a coalition that includes local leaders, additional churches, community advocates, and school employees to combat homelessness and drive systemic change.

As of September 2020, the group's efforts were temporarily paused due to the COVID-19 pandemic. However, with the easing of some restrictions, discussions and planning have resumed. The consortium faces several challenges, including securing both temporary and permanent facilities, establishing effective operations, and identifying sustainable funding sources. Prior to the pandemic, the goal was to have a temporary shelter operation before the fall of 2020. While this target was not met, efforts continue with the aim of launching the shelter in 2021.

Continuous collaboration among all these agencies remains a priority to effectively address homelessness in Greene County and Fairborn. By working together, they strive to maximize available resources and implement innovative approaches to support those experiencing homelessness. Ongoing investment in housing-first initiatives, affordable housing programs, and expanded mental health and addiction treatment services is essential to strengthen these efforts and improve the overall well-being of the community.

Note: Specific statistical data on homelessness within Greene County and Fairborn is limited. However, broader regional data indicates a persistent need for enhanced homeless services and housing solutions.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The special needs of the population include individuals having mobility impairments, disabilities, or that require supportive services. Typically, this population has a severe or persistent mental illness, development, and physical disabilities. Several organizations provide facilities and services for special needs populations in the City of Fairborn.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The elderly and frail elderly face a range of physical, medical, maintenance, social, emotional, and financial challenges. Many are unable to maintain their homes or afford rent, and housing cost burdens are often exacerbated by the additional services required for them to age in place. Special needs populations, including the elderly, often require supportive housing. For some individuals, supportive housing is necessary because they cannot perform activities of daily living without assistance. The specific needs of local special needs subpopulations are detailed in NA-45, the Non-Homeless Special Needs Assessment.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

For Fairborn and surrounding areas, ongoing partnerships with TCN Behavioral Health Services, which is a non-profit organization that offers a wide variety of behavioral health and prevention services to adult citizens in Greene County, Ohio is utilized. Services are provided by a staff of highly qualified and credentialed professionals in all Greene County locations. TCN Behavioral Health Services is committed to providing accessible, affordable mental health and substance abuse treatment through clinical excellence.

For the physical health institutions and/or hospitals, surrounding areas in Greene County are utilized, since Fairborn is not host to any of these. For instance, Greene Memorial Hospital is located in Xenia which is a 20-minute drive, Soin Medical Center, located in Beavercreek is about a 15–20-minute drive. So, there are facilities close, just not physically housed in the City of Fairborn.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Funds are set aside annually to help persons with emergency home repairs, such as water/sewer line repair and/or replacement, upgrade electrical systems, or replace HVAC units. Having these funds

available allows the City to be a referral source for the service agencies that assist the folks who are needing these kinds of repairs completed.

Collaboration with all of the mentioned agencies will continue on a recurrent and as needed basis.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

N/A

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The Analysis of Impediments in 2024, identified two issues of public policies that could affect affordable housing.

1. Our long-range planning documents lack a housing element. In order to combat this, we could:
 - Incentivize the development of housing City-wide that provides affordable housing options to residents of all age groups and income levels, ensuring this is no concentration of low-income and minority households.
2. The majority of the City's residential areas are zoned for larger single-family housing.
 - Adjust the zoning map to allow for more multi-family housing built around the City, but especially near commercial centers and transportation routes.

There is a continuing need to educate persons about their rights under the Fair Housing Act and to raise community awareness to affirmatively furthering fair housing choice, especially for low-income residents, minorities and the disabled population.

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

Introduction

Fairborn, Ohio, exhibits a diverse and dynamic economic landscape, with significant contributions from various sectors that enhance the community's vibrancy and appeal.

Key Economic Sectors:

1. **Education & Health Care Services:**
2. Wright State University serves as a central educational hub, fostering academic excellence and research initiatives. The university's presence bolsters the local economy through employment opportunities and student engagement. The health care sector complements educational services, providing essential medical care and employment.
3. **Arts, Entertainment, and Accommodations:**
4. Fairborn hosts a variety of cultural events and entertainment venues, enriching community life. Proximity to Dayton offers additional attractions, enhancing the region's cultural and recreational offerings.
5. **Retail Trade:**
6. The retail sector thrives with numerous businesses catering to diverse consumer needs. Major retailers and restaurants within a 15-minute radius attract both residents and visitors, contributing to economic vitality.

Downtown Fairborn Highlights:

- **Long-standing Family-Owned Businesses:**
- *Foy's Halloween Store*: A seasonal destination known for its extensive selection of costumes and decorations. *The Bookery*: A cherished independent bookstore offering a wide range of literary works. *Giovanni's Italian Pizzeria*: A local favorite serving authentic Italian cuisine.
- **Eclectic Mix of Shops:**
- A variety of boutiques and specialty stores line the streets, providing unique shopping experiences. The redesigned streetscape, featuring quaint sidewalks and musical ambiance, enhances the downtown atmosphere.

Recent Developments:

- **Spark:**
 - Established in 2018, Spark offers a membership-based kitchen and co-working space, fostering entrepreneurship and community collaboration.
- **Neighborhood Nest:**
 - Originating from Spark, Neighborhood Nest is a gluten-free bakery that expanded into its own storefront in late 2018. Plans are underway to relocate to a larger space, aiming to diversify the menu beyond bakery items.

These developments underscore Fairborn's commitment to nurturing local businesses and enhancing the community's economic and cultural fabric.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	77	77	0	1	1
Arts, Entertainment, Accommodations	1,825	53	10	0	-10
Construction	954	350	5	3	-2
Education and Health Care Services	4,090	2,635	23	24	1
Finance, Insurance, and Real Estate	809	169	5	2	-3
Information	299	52	2	1	-1
Manufacturing	1,730	871	10	8	-2
Other Services	762	313	4	3	-1
Professional, Scientific, Management Services	1,765	2,147	11	19	8
Public Administration	1,715	197	10	2	-8

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Retail Trade	2,616	966	15	9	-6
Transportation & Warehousing	779	399	4	4	0
Wholesale Trade	129	278	1	3	2
Grand Total	17,550	11,229	--	--	--

Table 41 - Business Activity

Alternate Data Source Name:

2019-2023 ACS (Workers)

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	18,309
Civilian Employed Population 16 years and over	17,550
Unemployment Rate	4.10%
Unemployment Rate for Ages 16-24	9.00%
Unemployment Rate for Ages 25-65	3.40%

Table 42 - Labor Force

Alternate Data Source Name:
2019-2023 ACS (Most Recent Year)
Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	2,291
Farming, fisheries and forestry occupations	11
Service	3,729
Sales and office	4,228
Construction, extraction, maintenance and repair	962
Production, transportation and material moving	718

Table 43 – Occupations by Sector

Alternate Data Source Name:
2019-2023 ACS (Most Recent Year)
Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	13,548	82%
30-59 Minutes	2,460	15%
60 or More Minutes	598	4%
Total	16,606	100%

Table 44 - Travel Time

Alternate Data Source Name:
2019-2023 ACS (Most Recent Year)
Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	512	0	773
High school graduate (includes equivalency)	2,910	127	918
Some college or associate's degree	5,100	252	146
Bachelor's degree or higher	4,871	77	662

Table 45 - Educational Attainment by Employment Status

Alternate Data Source Name:

2019-2023 ACS (Most Recent Year)

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	59	90	157	82	224
9th to 12th grade, no diploma	203	163	288	505	406
High school graduate, GED, or alternative	1,373	61,072	804	2,109	2,147
Some college, no degree	1,733	1,477	1,297	1,402	1,222
Associate's degree	280	772	687	1,288	214
Bachelor's degree	620	1,816	811	949	578
Graduate or professional degree	124	912	451	949	675

Table 46 - Educational Attainment by Age

Alternate Data Source Name:

2016-2020 ACS (Base Year)

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	38,895
Some college or associate's degree	39,481
Bachelor's degree	59,732
Graduate or professional degree	84,196

Table 47 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

2019-2023 ACS (Most Recent Year)

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

The top five major employment sectors within the City of Fairborn (in order) are Education & Health Care Services; Retail Trade; Arts, Entertainment, Accommodations; Professional, Scientific, Management Services; and Manufacturing.

Describe the workforce and infrastructure needs of the business community:

There are significant challenges in both retaining and attracting individuals with the necessary skill sets, particularly in specialized fields such as aerospace engineering and computer science. While the proximity to Wright-Patterson Air Force Base facilitates the recruitment of contractors, fluctuations in contract availability make it difficult to consistently attract and retain the skilled workforce required for these opportunities. Moreover, with the base expanding its missions, there is an increasing need for contract employees to be relocated off the base property. A further challenge is the shortage of contiguous Class A office space, which we are actively addressing through the establishment of an energy special improvement district and the redevelopment of a plaza into multiple buildings where sensitive or classified information can be discussed, stored, or processed. This initiative will enable energy efficiency upgrades to existing facilities and provide an additional financing mechanism for the construction of new, energy-efficient buildings.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

As previously stated, the establishment of both an energy special improvement district and the redevelopment of our plaza space could potentially have a substantial impact on economic development in Fairborn.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Overall, Fairborn has a skilled workforce, with over 74% of the population having at least an associate degree. Continued growth is anticipated in non-major sectors within the city to diversify the city's workforce characteristics and provide potential growth within these industries.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Clark State offers many workforce training programs, including Aerospace and Basic Welding, My Career Advancement Account for military spouses, Workforce Health Courses and Workforce Online Manufacturing Courses. Greene County Department of Development has grant funding available for

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Yes. The plan calls for increased investment in our downtown overlay district. As a result, the city has purchased multiple buildings downtown and invested in redevelopment. One building in particular is home to our incubator space, designed to assist entrepreneurs with start-up businesses with the hope they will remain in Fairborn as their business grows. The city is also utilizing CDBG funds in conjunction with a façade improvement program. Businesses can apply for up to \$35,000 to make façade improvements to their businesses. Additionally, Fairborn Development Corporation offers matching grants of up to \$5,000 to assist business owners city-wide with façade improvements.

Discussion

The major employment sectors within the City of Fairborn are Education & Health Care Services, Retail Trade, Arts, Entertainment & Accommodations, Professional, Scientific & Management Services, and Manufacturing. The city faces challenges in retaining and attracting skilled workers, particularly in aerospace engineering and computer science, due to fluctuations in contract availability at Wright-Patterson Air Force Base. There's also a shortage of Class A office space, which is being addressed through the development of an energy special improvement district and the redevelopment of a plaza into multiple buildings.

Fairborn is undertaking initiatives, such as the creation of an energy special improvement district and plaza redevelopment, which are expected to stimulate economic growth. These efforts align with the city's workforce development strategies, which include programs offered by Clark State Community College and the Greene County Department of Development, focusing on fields like aerospace and welding. Over 74% of Fairborn's population has at least an associate degree, supporting future growth in diverse sectors.

Fairborn participates in a Comprehensive Economic Development Strategy (CEDS) and is focusing on downtown redevelopment, including purchasing and renovating buildings and offering grants for façade improvements. These efforts, alongside support for start-up businesses, are coordinated with the city's Consolidated Plan to foster economic growth and business opportunities.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Concentration refers to a geographically clustered or densely occurring condition where a high percentage of households experience multiple housing burdens in a specific area. In this case, housing problems are not evenly distributed but rather grouped in certain neighborhoods, making them more prominent and impactful in those locations.

There are two distressed neighborhoods within the city that face significant housing challenges, where substantial efforts have been made through city code enforcement and the use of CDBG and HOME funds to improve the structural integrity of homes. However, available funding remains insufficient to address all the needs.

The WrightView neighborhood consists of over 1,400 residential structures, with homes averaging under 1,000 square feet, featuring 3 bedrooms, 1 bathroom, and either a one- or two-car detached garage, along with small yards. Many of these homes have long-standing issues, including outdated electrical systems, inadequate heating units, poor insulation, deteriorating exterior siding, and increasingly frequent sewer line problems due to aging infrastructure (such as clay or transite tile pipes). In 2019, a comprehensive sweep for code violations was conducted, identifying over 175 violations. Of these, more than 75% of property owners complied with orders to make corrections. The city plans to continue quarterly sweeps to identify homes in need of further repairs and offer solutions through CDBG, HOME, and other city program funds.

The Pleasantview neighborhood, similarly, consists of modest 3-bedroom, 1-bath homes, built during the war effort and pre-dating 1950. These homes also feature one-car detached garages and have received targeted assistance through CDBG and HOME funds in the past to ensure the longevity of the properties.

Both neighborhoods are characterized by small yards, typically under a quarter of an acre, which presents challenges for redevelopment, limiting options primarily to new construction through organizations like Habitat for Humanity.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

There are no areas with concentrated racial or ethnic minorities. However, the neighborhoods mentioned above are predominantly home to low-income families.

What are the characteristics of the market in these areas/neighborhoods?

The neighborhoods of PleasantView and WrightView collectively house over 2,600 residents, with the vast majority living in rental units. These homes, typically small and affordable, are attractive investments for both local and out-of-town landlords, leading to frequent property acquisitions aimed at expanding rental portfolios. Due to the relatively low purchase prices of these homes, landlords can offer affordable rents, making these areas desirable for individuals and families seeking budget-friendly housing options. As a result, these neighborhoods tend to be home to a high concentration of residents who rely on housing assistance, as well as low-income individuals and families who need affordable rents to secure stable housing. This dynamic has contributed to the continued demand for rental units in these areas, where residents often struggle to find alternative housing options that are equally affordable.

Are there any community assets in these areas/neighborhoods?

Fairborn Intermediate School, Osborn Park and the Cemex Reserve (a conservation park) are located in the Pleasantview Neighborhood. WrightView has Fairborn Primary School, Wright Park, Fire Station 3, Shawnee Park, Maplewood Park, Tecumseh Park, and Wedgewood Park.

Are there other strategic opportunities in any of these areas?

Currently, the city has ownership of about 17 lots scattered throughout both neighborhoods. It would be advantageous for us to start clustering those properties in order to avail to developers who might be willing to redevelop with some larger homes for first time home buyers. These efforts could be in conjunction with the Miami Valley Community Action Partnership Home Buyer Education and Down Payment Assistance programs to help those who wish to purchase new construction or rehabilitated homes.

As we have over the past 10 years, CDBG and HOME funds will continue to be made available to assist with the families who qualify and are in need of rehabilitations.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

In today's world, access to computers and high-speed internet is no longer a luxury but a necessity for many Americans. As an increasing amount of information, services, and essential resources shift to digital platforms, those without reliable internet access face significant barriers that hinder their ability to fully participate in society. This digital divide disproportionately impacts low-income households, exacerbating existing social inequalities. According to the *Digital Inequality and Low-Income Households Report* by HUD's Office of Policy Development, limited access to broadband is closely tied to broader disparities in income, education, race, and ethnicity.

Recognizing the importance of broadband connectivity, the U.S. Census Bureau began collecting data on computer and internet use as part of the 2018 American Community Survey (ACS), following the provisions of the 2008 Broadband Data Improvement Act. This initiative provides valuable insight into broadband usage patterns across the nation, highlighting the gaps in access among various demographic groups. Federal agencies use this data to track the progress of broadband network expansion and ensure that resources are allocated to areas and communities with historically low levels of internet access. Efforts are particularly focused on ensuring that underserved populations, including low-income families, rural areas, and communities of color, are not left behind as the digital landscape continues to evolve. By addressing these disparities, policymakers aim to bridge the digital divide, giving everyone the opportunity to fully engage in educational, economic, and social opportunities available in the digital age.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are plenty of options and competition within the city.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate change poses increasing natural hazard risks to the City of Fairborn and Greene County, Ohio. The Miami Conservancy District's 2023 Annual Report highlights a significant rise in average precipitation within the Great Miami River Watershed, especially since the 1980s. This trend has led to more frequent activation of flood control measures, indicating heightened flood risks in the region.

In Fairborn, analyses reveal that average maximum wind speeds have risen over the past three decades, with all homes in the area facing some level of wind risk. Additionally, Greene County's natural disaster risk assessment reports a 27.49% risk score, reflecting a history of 15 declared disasters over the past 20 years.

The Miami Valley Priority Climate Action Plan notes that residents have observed significant changes in weather patterns, including more intense storms, which are consistent with a warming climate. Moreover, the Miami Valley Environmental Quality Regional Profile points out that while air quality is improving, indicators like greenhouse gas emissions and on-site toxic waste releases are not, suggesting ongoing environmental challenges.

These developments underscore the need for proactive measures to address the escalating natural hazard risks associated with climate change in Fairborn and Greene County.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Recent analyses indicate that precipitation levels in the Miami Valley, including Fairborn, have experienced variability over the past decades. In 2023, the average annual precipitation in the Great Miami River Watershed was recorded at 36.91 inches, which is 5.01 inches below the 30-year average (1991–2020) for the watershed. However, long-term trends suggest an overall increase in average annual precipitation in recent decades.

In response to these changing climatic conditions, the City of Fairborn has proactively addressed stormwater management. The 2025–2029 Five-Year Capital Improvement Plan allocates \$100,000 for consulting services specializing in stormwater management and MS4 (Municipal Separate Storm Sewer System) reporting. This initiative aims to enhance stormwater infrastructure and ensure compliance with environmental regulations.

Additionally, the city has identified and is implementing projects to improve stormwater management. For example, the Circle Drive Stormwater Project received funding for design services, and the Colonel Glenn Highway Stormwater Improvements are planned, with design services contracted at \$26,010.

These projects are part of a broader strategy to mitigate flooding risks, particularly in older neighborhoods with outdated infrastructure.

Fairborn's commitment to enhancing stormwater infrastructure is further demonstrated by its adherence to standards and procedures that regulate construction-related earth-disturbing activities. These regulations aim to prevent adverse water resource impacts resulting from stormwater runoff and soil erosion. Beyond stormwater management, Fairborn is also focusing on broader climate resilience. The city plans to undertake redevelopment projects, including those at Skyway Plaza, and will issue Requests for Proposals (RFPs) for housing projects in 2025. These efforts aim to enhance community infrastructure and address housing needs, contributing to the city's overall resilience against climate variability.

In summary, Fairborn is actively investing in infrastructure improvements and strategic planning to address the challenges posed by changing precipitation patterns and other climate-related factors. These initiatives reflect a comprehensive approach to enhancing the city's resilience and ensuring the well-being of its residents in the face of evolving environmental conditions.

Planning documents reviewed include:

- Miami Conservancy District: 2023 Water Quantity Report
- Miami Valley Conservancy District: Climatic Trends in the Water Cycle for the Miami Valley Region
- City of Fairborn Five-Year Capital Improvement Plan 2025-2029

City of Fairborn Codified Ordinance Chapter 921 Stormwater Management

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The strategic plan is a five-year strategy of the Consolidated Plan that sets general priorities for allocating investment within the jurisdiction and details priority needs. It describes the basis for assigning the priority given to each category of need. It also identifies any obstacles to meeting underserved populations. The strategic plan outlines accomplishments that the City of Fairborn expects to achieve over the next five years, FY 2025-2029.

This Strategic Plan addresses the increasing need for affordable housing and infrastructure improvements in our community. The community outreach process identified a significant gap in affordable rental housing and access to essential community services. Over the next five years, our priorities will focus on reducing homelessness, improving housing affordability, and increasing economic opportunities for low- and moderate-income households.

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

Geographic Area

Table 48 - Geographic Priority Areas

1	Area Name:	Fairborn Low/Mod Income neighborhoods
	Area Type:	
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	There are two specific neighborhoods already discussed at length (WrightView and Pleasantview) which are bordered to the north by Xenia Drive, east by Cemex Reserve, south by Dayton Yellow Springs Road and west by Kauffman Avenue. Although these two neighborhoods do experience the highest amount of distress, there are others throughout the city where individual homeowners experience the same things. As with all of these residents, they are found to be eligible for assistance based on their individual household incomes.
	Include specific housing and commercial characteristics of this target area.	These have already been outlined in other sections.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	These areas have been targets of investment for years and don't see that changing any time soon.
	Identify the needs in this target area.	Some of the needs include infrastructure improvements such as improved streets, curbs and gutters, and stormwater drainage improvements. In addition, these homes need improvements to their overall structural integrity, for instance, new plumbing, upgrades to electric, and/or replacing roofs, windows and doors.

	What are the opportunities for improvement in this target area?	There is always room for improvement in every facet of the city, but these areas could be used just a little bit more than others. Those include the needs listed above.
	Are there barriers to improvement in this target area?	Lack of adequate funding to properly address all of the issues identified in these areas are potential barriers for improvement
2	Area Name:	Low-Moderate Residents
	Area Type:	Public Services
	Other Target Area Description:	Public Services
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City plans to allocate most of its CDBG and HOME funds city-wide to address the needs of low-to-moderate-income populations and promote fair housing choices. Activities such as public services, fair housing activities, housing rehabilitation, public facility improvements, affordable rental housing

activities funded by CDBG and HOME funds. The City will focus on census blocks where at least 51% of residents earn 80% or below the Area Median Income (AMI), aligning with HUD's income guidelines.

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

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Public Services
	Associated Goals	Neighborhood Improvements
	Description	The City will continue its ongoing efforts to provide direct assistance to homeowners, helping them upgrade their properties to comply with local codes and Ohio Residential Rehabilitation Standards. With the population nearly evenly split between homeowners and renters, the extent of deterioration is significant and requires attention on both fronts—homeownership and rental property rehabilitation. Many of these residents are low-income and lack the financial resources needed to ensure their homes are safe, decent, and affordable. Currently, the City runs an owner-occupied housing repair program, a comprehensive owner rehabilitation program, and citywide code enforcement, along with limited demolitions of vacant, abandoned, and blighted properties. These initiatives all contribute to the overall wellbeing of the City and will continue with all necessary resources identified and secured. Target areas for Community Development Block Grant (CDBG) funding are determined by census tracts, allowing the City to focus strategically on one or two areas at a time, given the large scope of need across the City.

	Basis for Relative Priority	Over 50% of Fairborn’s housing is owner-occupied, with at least half of these units in a state of deterioration that requires significant upgrading. This level of decay remains particularly high in the more economically disadvantaged areas. The City plans to continue combating and reversing this trend through Federal and State housing rehabilitation programs. While the City could exhaust its entire CDBG allocation and still not address the full extent of the deterioration, it will persist with the owner-occupied housing rehabilitation program, as it has in previous years, providing limited funds to low-income residents in need.
2	Priority Need Name	Public Facilities and Improvements
	Priority Level	Low
	Population	Extremely Low Low Moderate Families with Children Elderly Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Public Services
	Associated Goals	Economic Development Infrastructure Improvements Parks, Recreational Facilities
	Description	The need for acquisition, expansion and renovation of public facilities consistent with 570.201c infrastructure in low-moderate-income areas.
	Basis for Relative Priority	Public engagement and survey analysis.
3	Priority Need Name	Administration and Planning
	Priority Level	High
	Population	Other

	Geographic Areas Affected	Public Services
	Associated Goals	Affordable Housing Administration and Planning
	Description	Performance of planning and administrative requirements of CDBG and HOME programs.
	Basis for Relative Priority	These programs have been long standing ones that should continue for the foreseeable future.
4	Priority Need Name	Public Service
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Non-housing Community Development
	Geographic Areas Affected	Public Services
	Associated Goals	Public Services

	Description	There are a few public service agencies within the City that could benefit from a more concentrated collaborative effort to improve services. The Historical Society, Fish Pantry, Greene Cats, YMCA and future homeless shelter are services that provide much needed assistance to our residents. The possibility of other public services agencies could also present themselves in the coming months or years and collaboration could be determined at that time.
	Basis for Relative Priority	Public services are a vital asset in any community and Fairborn is no exception. As the pandemic continues within the county and state, a new normal will evolve and resources will continue to be stretched thin, people will continue to need assistance with a myriad of issues, and the city must assist in variety to ways to ensure the most vulnerable in our community get the help they need.
5	Priority Need Name	Code Enforcement
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	Geographic Areas Affected	Public Services
	Associated Goals	Code Enforcement
	Description	The City currently has three code enforcement officers who monitor the city for violations of prescribed ordinances. One of those officers is directly funded with these funds to ensure the areas within the city that show LMI census data as above the 51% threshold. This officer works with violators to correct those through a variety of solutions available, up to and including the home repair or home rehabilitation programs.

	Basis for Relative Priority	This activity is a long-standing program that is fully supported by city staff, council and residents, affording everyone the opportunity to correct any violations via established due process.
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Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Housing costs are rising faster than income, making rent increasingly unaffordable for low-income individuals. Additionally, the high demand for rental housing at all income levels limits the availability of affordable options for low-income families. These issues are further exacerbated by property owners prioritizing tenants who can pay higher rent or short-term renters, which generates increased revenue. The Tenant-Based Rental Assistance (TBRA) program is a vital tool for helping families maintain affordable housing. Severe cost burdens are the strongest predictor of homelessness risk, with individuals paying more than 50% of their income from housing or those earning at or below 50% of the Area Median Income (AMI) being most at risk of becoming homeless.
TBRA for Non-Homeless Special Needs	Lack of units with supportive services influences this program. Based upon consultations with homeless housing and social service agencies, a need for supportive housing has been identified as a priority. The special needs households include those with disabilities as well as dysfunctional households facing a variety of issues. Market characteristics impacting this priority relate to the shortage of privately-owned housing units which are available to provide supportive housing programs. This problem is intensified by the lack of public funds.
New Unit Production	The increasing demand for affordable housing, coupled with the increasing demand for market rate housing, places pressure on property owners to sell to purchasers that will develop higher end (through demolition/rehabilitation) rather than affordable units. This continues to put pressure on the two primary problems affecting the housing market, cost burden and overcrowding. Rents will not financially support the cost of new unit production. A shortage of affordable, decent housing units is an identified need. The market characteristics influencing this priority include the age and condition of the existing housing stock without the rent levels to support rehabilitation. New construction faces the same market conditions. Will continue to monitor.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	There is high demand in the rental market, which further drives up the cost burden for housing. The aging housing stock in the City makes the rehabilitation of existing housing stock a priority. Rents will not financially support the cost of major rehabilitation projects similar to the new unit production priority discussed above, the achievable rents and income levels in the City often result in rehabilitation in the private marketplace to be financially infeasible. The fact that half of the City is rental, and half owner occupied lends itself to deterioration of housing stock coupled with the age of the units and percentage of LMI households will drive the rehabilitation efforts in eligible census tract areas citywide.
Acquisition, including preservation	This could be a factor to consider for redevelopment efforts for new construction, either multi-family or single-family homes, in the coming years.

Table 50 – Influence of Market Conditions

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

Introduction

The City of Fairborn is a direct HUD entitlement community that receives annual allocations from HUD to administer code enforcement, home repair programs and variety of other eligible programs. The City is also eligible to receive CHIP (HOME) funding under the State of Ohio which funds our home rehabilitation program to eligible homeowners within the city limits.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	265,003	0	0	265,003	1,324,015	These funds will be utilized over the next 5 years to implement a variety of activities, specifically code enforcement efforts, infrastructure improvements, coronavirus preparation/prevention, landlord/tenant and fair housing education and outreach along with home rehabilitation and economic development projects.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Housing	350,000	0	0	350,000	350,000	\$350,000 was received in 2024 from the Ohio Development Services Agency to facilitate home rehabilitations for our income eligible homeowners along with TBRA that will be administered by the Greene Metropolitan Housing Authority. These funds will be expended by April 2026 for this round, and it's anticipated that we will again apply to receive additional funding to continue these efforts

Table 51 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City utilizes these funds for home repair, home rehabilitation, code enforcement, economic development and public service projects in income eligible areas and as additional funds become available to expand those projects and all avenues will be exhausted to ensure their continuation. The CDBG funds help those homeowners who need minor repairs completed on their homes, while the HOME funds address the entire envelope of the home with any structural deficiencies or handicap accessible improvements that need attention.

The City of Fairborn will utilize a combination of public and private funding to implement the activities outlined in this plan. Throughout the 2025-2029 Consolidated Plan period, the City will explore opportunities to secure additional funding sources that align with the plan's objectives. The City of Fairborn will continue to leverage financial resources, including state and local funds, while also identifying new funding opportunities that support its strategic goals. The City will collaborate with community partners and nonprofit organizations to maximize available funding sources and enhance capacity-building efforts.

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

There are quite a few properties located in the residential neighborhoods that the city currently owns. We periodically receive additional properties via forfeiture, tax foreclosure or donation. Habitat for Humanity has been the recipient of over 8 lots in the past 5 years and built new homes for low-income buyers. Having these lots and trying to redevelop them can be a challenge due to the location and size, so every effort should be made to acquire more that are clustered together that would allow us the opportunity for larger homes to be built in these deteriorating neighborhoods.

As for the properties owned by the city in our downtown area, those will definitely be utilized as incentives for redevelopment efforts as they arise.

Discussion

The City of Fairborn will leverage federal funds, including CDBG and HOME funds, to support home repair, rehabilitation, code enforcement, economic development, and public service projects in income-eligible areas. These funds will be supplemented by private, state, and local funding, with efforts to explore additional resources throughout the 2025-2029 Consolidated Plan period. The City will collaborate with community partners and nonprofit organizations to maximize funding and enhance capacity-building. Publicly owned land, including residential lots and downtown properties, will be utilized to support redevelopment and affordable housing efforts, with a focus on acquiring clustered properties to create larger homes in deteriorating neighborhoods.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
FAIRBORN	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
Greene Metropolitan Housing Authority	PHA	Homelessness Public Housing Rental	Jurisdiction
Family Violence Prevention Center	Non-profit organizations	Homelessness	Jurisdiction
Community Action Partnership	Non-profit organizations	Homelessness Ownership Rental	Jurisdiction
DAYTON HABITAT FOR HUMANITY	Non-profit organizations	Ownership	Jurisdiction
Housing Solutions of Greene County	Non-profit organizations	Homelessness	Jurisdiction
Oberer Land Development	Developer		Jurisdiction
TCN Behavioral Services	Non-profit organizations	Homelessness public services	Jurisdiction
Greene Cats Public Transportation	Departments and agencies	Non-homeless special needs public services	Jurisdiction
Fairborn Fish Pantry	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Fairborn Historical Society	Non-profit organizations	public facilities	Jurisdiction

Table 52 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System

The list above includes many entities that are anticipated to help in carrying out the City's 2025-2029 Strategic Plan. It is anticipated that additional organizations and agencies not listed above will also help in achieving goals and strategies identified in this Strategic Plan. The Community Development Department plays a pivotal role in executing the 2025- 2029 Consolidated Plan by collaborating with various city departments, including Building & Codes, Finance, Planning, Parks & Recreation, Police, Transportation, Communications, and Legal. This interdepartmental teamwork enhances program administration, ensuring efficient and effective implementation while reducing the likelihood of errors.

Key strengths in the City of Fairborn institutional structure continue to be the existence of a broad range of service providers in the community. A significant challenge for the City in its institutional delivery system is the limited financial capacity of its nonprofit partners. The continually decrease in annual CDBG funding only provides a small resource of funding to local organizations.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Food and Housing Supply	X	X	

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Fairborn does not receive HOPWA funding. Those persons who are experiencing this condition are able to utilize the AIDS Resource Center Ohio in neighboring Montgomery County for services to assist with medical, financial, mental health, case management and housing needs.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Many of the agencies listed above have an extensive process in place to assist homeless persons within the region. However, many times the need far exceeds the resources. All agencies continue to find new, innovative ways to assist homeless people with less and less funds available. Continued focus on collaboration between all remains high in hopes to combat as much homelessness as possible.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To overcome gaps in the system, the City will continue to provide opportunities for public, private and governmental organizations to come together to share information, advocate for issues of concern, leverage resources to make projects happen, address barriers associated with implementing activities and coordinate efforts.

Funding gaps will exist. The City will continue to search for additional funding, leveraging resources, and efficiently administering programs. Likewise, increased coordination between and among providers can also lead to more efficient program management.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2025	2029	Affordable Housing	Fairborn Low/Mod Income neighborhoods Low-Moderate Residents	Administration and Planning	CDBG: \$99,924 Other: \$700,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Administration and Planning	2025	2029	Administration and Planning	Fairborn Low/Mod Income neighborhoods Downtown Fairborn Business District Low-Moderate Residents	Administration and Planning	CDBG: \$275,000	Other: 1 Other
3	Economic Development	2025	2029	Non-Housing Community Development	Downtown Fairborn Business District	Public Facilities and Improvements	CDBG: \$175,000	Facade treatment/business building rehabilitation: 10 Business
4	Neighborhood Improvements	2025	2029	Removal of deteriorated, blighted structures	Fairborn Low/Mod Income neighborhoods	Housing	CDBG: \$112,500	Buildings Demolished: 5 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Services	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development Public Services	Fairborn Low/Mod Income neighborhoods Low-Moderate Residents	Public Service	CDBG: \$112,500	Public service activities for Low/Moderate Income Housing Benefit: 75 Households Assisted
6	Code Enforcement	2025	2029	Affordable Housing	Fairborn Low/Mod Income neighborhoods Low-Moderate Residents	Code Enforcement	CDBG: \$450,000	Housing Code Enforcement/Foreclosed Property Care: 300 Household Housing Unit
7	Infrastructure Improvements	2025	2029	Infrastructure	Downtown Fairborn Business District	Public Facilities and Improvements	CDBG: \$120,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
8	Parks, Recreational Facilities	2024	2025	Parks, Recreational Facilities	Low-Moderate Residents	Public Facilities and Improvements	CDBG: \$124,000	Other: 1 Other

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	A multi-pronged approach will be used to address safe, decent, affordable housing for our residents by continuing our home repair/rehabilitation programs for low to moderate income residents in conjunction with utilizing CDBG funds for continued code enforcement efforts within eligible areas of the city.
2	Goal Name	Administration and Planning
	Goal Description	Administrative and planning costs to operate the CDBG program successfully.
3	Goal Name	Economic Development
	Goal Description	Support economic development activities in low-income areas.
4	Goal Name	Neighborhood Improvements
	Goal Description	Demolitions of abandoned, blighted, vacant homes will be targeted completed through the City's condemnation process. The worst of the worst will be removed and if possible, in concentrated areas to make the largest impact in the area.
5	Goal Name	Public Services
	Goal Description	Provision of public services for projects that provide supportive services to low and moderate-income households and persons.
6	Goal Name	Code Enforcement
	Goal Description	Code enforcement efforts undertaken annually in LMI areas within the city. Officer identifies city ordinance violations and works with resident to rectify the situation via a variety of resources available throughout the city.
7	Goal Name	Infrastructure Improvements
	Goal Description	Facility renovations in low- and moderate-income areas

8	Goal Name	Parks, Recreational Facilities
	Goal Description	The City will be redeveloping an empty 6.7-acre parcel into a passive park encompassing a community garden area, two 10x20 shelters, a restroom facility, a network of asphalt walking paths, and a variety of memorial areas dedicated to local veterans. In addition, the landscaping will include large shade, medium-sized, small ornamental evergreen trees along with ornamental shrubs, turf grass, perennials and mulch to complete the project.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Proposed affordable housing goals for extremely low-income, low-income and moderate-income families over the next five years could potentially assist 10-20 households by providing housing rehabilitation/repair including ADA improvements and energy efficient systems.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

GMHA is not required by a Section 504 Voluntary Compliance Agreement to increase the number of accessible units.

Activities to Increase Resident Involvements

Greene Metropolitan Housing Authority provides on-the-job training for Low Rent through the Resident Initiatives Program. This program is designed to assist residents with learning new skills which will broaden their marketability in the job market. Training opportunities range from maintenance/grounds work to office/clerical work.

Residents who are hired under this program can work for up to 18 months. During that time, their income is not counted toward their rent.

During the first phase of their training period, GMHA's Social Worker coordinates with residents to:

Establish goals to refer them for training that is appropriate for their position i.e.) Computer classes, office organization; meet with their direct supervisor to review goals and training expectations, enroll them in IDA Savings Program.

During the second phase of the training period, GMHA's Social Worker prepares the resident to enter the job market by:

1. Completing a Career Assessment Referral for interview clothing
2. Development of Resume Reassesses goals Job Search, Application Submission, Cover Letter Preparation

GMHA's Social Worker works closely with residents to ensure a smooth transition off of Resident Initiatives. It is GMHA's goal to assist residents with developing new skills while promoting self-sufficiency.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

No

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

Barriers to Affordable Housing

The Analysis of Impediments in 2024, identified two issues of public policies that could affect affordable housing.

1. Our long-range planning documents lack a housing element. In order to combat this, we could:
 - Incentivize the development of housing City-wide that provides affordable housing options to residents of all age groups and income levels, ensuring this is no concentration of low-income and minority households.
2. The majority of the City's residential areas are zoned for larger single-family housing.
 - Adjust the zoning map to allow for more multi-family housing built around the City, but especially near commercial centers and transportation routes.

There is a continuing need to educate persons about their rights under the Fair Housing Act and to raise community awareness to affirmatively furthering fair housing choice, especially for low-income residents, minorities and the disabled population.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In order to remove barriers to affordable housing and make information on fair housing choice more prevalent the following strategies are in place and/or will be undertaken:

- Promote fair housing awareness through the media, seminars, and training to provide educational opportunities for all people to learn more about their rights under the Fair Housing Act.
- Continue to distribute literate and informational material concerning fair housing issues, an individual's housing rights, and landlord's responsibilities to affirmatively further fair housing.
- Educate and promote that all residents have a right to live outside of impacted areas.
- Work with the local Board of Realtors to provide information on fair housing choices and ways to promote fair housing.
- Strive for better intergovernmental cooperation between federal and state partners, as well as community groups, to effectively identify and address potential barriers to affordable housing choice.

Conditions that create barriers to affordable housing

In Fairborn, there are three specific conditions that create barriers to affordable housing:

1. Age of Housing - Over 66% of the City's housing stock is more than 40 years old, and in need of renovation/rehabilitation. The cost of renovating, replacing aging systems and otherwise maintaining an older house can be costly.
2. Financial Capacity – Housing affordability and housing cost burden are also an issue for the City's low- and moderate-income households. Housing cost burden - needing to pay more than 30% or 50% of monthly income for housing.
3. Public Policies Regarding Investment of Federal Housing and Community Development Funds - Housing choice can be affected by the allocation of staff and financial resources to housing related programs and initiatives.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Continued collaboration with the local service agencies that provide such services will be the focus of addressing this segment of the population.

Addressing the emergency and transitional housing needs of homeless persons

The available shelters in the county continually have a waiting list for assistance and the need for single persons, especially males, is one of great need in the community and Greene County. Community Action Partnership, Interfaith Hospitality Network, Housing Solutions of Greene County and Family Violence Prevention Center all provide shelter for varying amounts of time and work collaboratively to ensure all needs are met as much as possible.

Currently, many of the local churches are trying to develop an overnight emergency shelter for the individuals they are assisting on a routine basis. These churches are in the middle of establishing a 501(c)(3) organization so that they can start this mission of helping those in need. A potential, temporary site has been identified and conversations with an architect have taken place to get an idea of how it can be transitioned into this facility. Now the task is to raise the funds necessary to make this come to fruition.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Greene County Continuum of Care Region 15, consisting of all homeless providers in the county, work to address this issue.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Greene County Continuum of Care Region 15, consisting of all homeless providers in the county, work to address this issue.

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

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

The city actively works to eliminate lead-based paint hazards in housing units through rehabilitation programs. The city ensures lead-safe conditions after rehabilitation and utilizes licensed professionals for lead hazard evaluations. They also provide education and training for contractors and enforce licensing requirements for lead abatement services, consistently improving housing conditions and educating the public about lead hazards.

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

The city's initiatives to address lead hazards through rehabilitation and demolition programs are vital for enhancing safety in low-income neighborhoods, significantly lowering the risk of lead poisoning by removing lead-based paint hazards from homes and improving the overall living conditions for residents.

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

The City has operated home rehabilitation programs in one form or another over the last 15 years, and the need for home rehab assistance has increased. It is anticipated that the City will continue to do so over the next five years. As these will be paid for through the use of its Entitlement CDBG funds and through the State of Ohio HOME funding. The City will abide by the appropriate regulations as follows.

General Requirements

- Notification to purchasers, owners and tenants telling them: that their property was built prior to 1978; it may contain lead-based paint; lead-based paint has certain hazards; lead-based paint poisoning has symptoms and can be treated; and you should take precautions to avoid poisoning.
- Inspection for presence of lead-based paint prior to any Federally funded renovation or rehab that is likely to disturb painted surfaces.
- Reduction of lead-based paint hazards as part of rehab work for all rehab projects receiving \$5,000 to \$25,000 per unit in Federal funds.
- Abatement of lead-based paint hazards in conjunction with rehab work for all rehab projects receiving more than \$25,000 per unit in Federal funds.
- Implementation of risk assessments, lead inspections and clearance testing in housing with CDBG and HOME funds.
- Notification of occupants in Federally assisted housing about the extent and results of all risk assessment, inspection or reduction activities where they live.

Specific Process

- A complete inspection will be made by either qualified contractor to determine feasibility, scope of work and a cost estimate.
- The City's Rehab Specialist will review all work that needs to be completed (both lead and non-lead related), to determine the appropriate work sequence, and will prepare the various work specifications. The responsibility for preparing specifications is that of the City's Rehab Specialist.
- The City will be instructed to begin obtaining estimates from homeowner selected contractors for the work to be completed using the City's Contractor Lists. Licensed lead abatement and Renovator & Remodeler contractors are included.
- Once all cost estimates have been turned in and contractor selections made by the homeowner, a pre-construction conference will be held to discuss work sequencing, clearance testing, temporary relocation, etc. The homeowner, Rehab Specialist, and all contractors will be required to be at this meeting.
- The Rehab Specialist will act as the coordinator between the homeowner and Abatement or Renovator & Remodeler Contractor as phases of the work are completed and clearance testing is necessary and when temporary relocation is deemed necessary. There may be some occasions when the occupants must be temporarily relocated during the lead hazard reduction work. Should this occur, costs will be charged to the City's CDBG and/or HOME program.
- Generally, interim controls will be used on most situations as allowed under (24 Code of Federal Regulations Part 35) Subpart J of the lead regulations for rehab costs under \$25,000. However, even though interim controls may be allowed, abatement may be used in some cases. This determination will be made by the City's Rehab Specialist on a case-by-case basis. It is understood that only Ohio Department of Health-licensed abatement contractors can perform actual abatement work, not Renovator & Remodeler contractors.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City has long believed that the best anti-poverty strategy is to assist in providing employment to all of those who need a job to live and are able to work. In keeping with this view, the city participates in a number of local and regional efforts to promote development and jobs.

Those efforts include involvement with state, regional and local groups to promote development and jobs. At the State level, the City interacts with the Ohio Development Services Agency on economic development issues and is an active member of the Ohio Economic Development Association. Regionally, the City works with the Dayton Development Coalition as well as the Greene County Department of Development to promote business retention, expansion and development.

At the local level, the City of Fairborn works closely with the Fairborn Area Chamber of Commerce and the Fairborn Development Corporation to encourage business growth and retention among the community's small and mid-sized companies.

The City, in conjunction with State, regional and local resources, uses any and all available Federal, State and regional programs to provide assistance to new and expanding businesses and residents. The City also continues to operate programs, such as rehabilitation assistance, which enable low-income households to remain in their homes and to keep these dwellings in decent, safe, and sanitary condition while also enabling these households to use their limited resources for other necessary living expenses, such as food and clothing. Working with members of the Region 15 Continuum of Care Coalition and other area housing and social service providers will remain one strategy in carrying out its anti-poverty strategy, including job creation, fair housing education and self-sufficiency programs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

City Development Services staff coordinate and administer the City of Fairborn's housing programs and will continue to utilize the Annual Action Plan and CAPER to coordinate the anti-poverty strategy described above to conform with the City's various HUD-funded programs.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Development Services Department is responsible for preparing annual reports detailing the progress of all strategies and activities contained in the Consolidated Plan and its ensuing Annual Updates. Development Services periodically monitors the implementation of all strategies to identify areas requiring improvement. Development Services has established a measurement system for each project, where applicable, which identifies measurable results expected to be achieved. These benchmarks are tracked over the five-year time frame of the Consolidated Plan, and the performance is reported in the Consolidated Annual Performance Evaluation Report (CAPER).

The City of Fairborn encourages participation by minority-owned businesses in CDBG assisted activities whenever available. The City maintains records concerning the participation of minority owned businesses to assess the results of its efforts and to complete the semi-annual “Minority Business Enterprise Report” to HUD.

To ensure compliance with the comprehensive planning requirements of the Consolidated Plan process, the City reviews the process on an ongoing basis. The review ensures compliance with federal requirements concerning citizen participation and consistency of actions taken with those specified in the City’s Citizen Participation Plan. The City maintains records that document participation and consistency actions taken each program year.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Fairborn is a direct HUD entitlement community that receives annual allocations from HUD to administer code enforcement, home repair programs and variety of other eligible programs. The City is also eligible to receive CHIP (HOME) funding under the State of Ohio which funds our home rehabilitation program to eligible homeowners within the city limits.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	265,003.00	0.00	0.00	265,003.00	1,060,012.00	These funds will be utilized over the next 5 years to implement a variety of activities, specifically code enforcement efforts, infrastructure improvements, coronavirus preparation/prevention, landlord/tenant and fair housing education and outreach along with home rehabilitation and economic development projects.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Housing	350,000.00	0.00	0.00	350,000.00	350,000.00	\$350,000 was received in 2024 from the Ohio Development Services Agency to facilitate home rehabilitations for our income eligible homeowners along with TBRA that will be administered by the Greene Metropolitan Housing Authority. These funds will be expended by April 2026 for this round, and it's anticipated that we will again apply to receive additional funding to continue these efforts

Table 55 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City utilizes these funds for home repair, home rehabilitation, code enforcement, economic development and public service projects in income eligible areas and as additional funds become available to expand those projects and all avenues will be exhausted to ensure their continuation. The CDBG funds help those homeowners who need minor repairs completed on their homes, while the HOME funds address the entire envelope of the home with any structural deficiencies or handicap accessible improvements that need attention.

The City of Fairborn will utilize a combination of public and private funding to implement the activities outlined in this plan. Throughout the 2025-2029 Consolidated Plan period, the City will explore opportunities to secure additional funding sources that align with the plan's objectives. The City of Fairborn will continue to leverage financial resources, including state and local funds, while also identifying new funding

opportunities that support its strategic goals. The City will collaborate with community partners and nonprofit organizations to maximize available funding sources and enhance capacity-building efforts.

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

There are quite a few properties located in the residential neighborhoods that the city currently owns. We periodically receive additional properties via forfeiture, tax foreclosure or donation. Habitat for Humanity has been the recipient of over 8 lots in the past 5 years and built new homes for low-income buyers. Having these lots and trying to redevelop them can be a challenge due to the location and size, so every effort should be made to acquire more that are clustered together that would allow us the opportunity for larger homes to be built in these deteriorating neighborhoods.

As for the properties owned by the city in our downtown area, those will definitely be utilized as incentives for redevelopment efforts as they arise.

Discussion

The City of Fairborn will leverage federal funds, including CDBG and HOME funds, to support home repair, rehabilitation, code enforcement, economic development, and public service projects in income-eligible areas. These funds will be supplemented by private, state, and local funding, with efforts to explore additional resources throughout the 2025-2029 Consolidated Plan period. The City will collaborate with community partners and nonprofit organizations to maximize funding and enhance capacity-building. Publicly owned land, including residential lots and downtown properties, will be utilized to support redevelopment and affordable housing efforts, with a focus on acquiring clustered properties to create larger homes in deteriorating neighborhoods.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration and Planning	2025	2029	Administration and Planning	Fairborn Low/Mod Income neighborhoods	Administration and Planning	CDBG: \$53,200.00	Other: 1 Other
2	Code Enforcement	2025	2029	Affordable Housing	Fairborn Low/Mod Income neighborhoods	Code Enforcement	CDBG: \$70,000.00	Housing Code Enforcement/Foreclosed Property Care: 250 Household Housing Unit
3	Affordable Housing	2025	2029	Affordable Housing	Low-Moderate Residents	Housing	CDBG: \$141,803.00	Homeowner Housing Rehabilitated: 7 Household Housing Unit

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Administration and Planning
	Goal Description	Administration and Planning will be \$39,900.00 and Fair Housing will be \$13,300.00

2	Goal Name	Code Enforcement
	Goal Description	Creating sustainable living environment
3	Goal Name	Affordable Housing
	Goal Description	We will structure \$50,000 of these funds to assist senior citizens who fall into the 50% LMI category with remaining amount of \$91,803 for owner occupied homeowners in the 80% LMI category.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City will continue using CDBG funds for its Code Enforcement in low-income neighborhoods. This is a multi-year effort to systematically inspect all housing units in the city. Violations are noted and processed through the legal system when necessary for compliance. CDBG funds are used when inspecting LMI Census Tract/Block Group areas and responses to complaints received from residents residing in the city's low-and-moderate income neighborhoods.

Administration and fair housing activities will be completed per the grant requirements.

Projects

#	Project Name
1	Administration
2	Code Enforcement
3	Affordable housing - home repair
4	Fair Housing

Table 57 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

For code enforcement, areas that receive a higher amount of attention are those where the blight, deterioration, low income, vacancies are the worst, which is why we allocate funds for this activity. Over 49% of people in our community are homeowners, and about 20% (3,000) of those homes were constructed before 1978. As a result, home repair projects are very popular. Additionally, many seniors over the age of 60 have different sets of needs and working with the Fairborn Senior Center and Greene County Council on Aging, we will be able to help them with mobility improvements throughout their homes.

AP-38 Project Summary

Project Summary Information

1	Project Name	Administration
	Target Area	Fairborn Low/Mod Income neighborhoods Low-Moderate Residents
	Goals Supported	Administration and Planning
	Needs Addressed	Administration/Planning
	Funding	CDBG: \$53,200.00
	Description	Admin and planning activities will be utilized for the proper administration of the program year's activities.
	Target Date	7/3/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project is for administration/planning activities.
	Location Description	Citywide
2	Planned Activities	Activities include general program administration, contracting for environmental review services and staff salaries in the amount of \$39,900.00
	Project Name	Code Enforcement
	Target Area	Citywide
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$70,000.00
	Description	Salary reimbursement for one officer who addresses code deficiencies on residents in specific census tracts within the city that are over 51% LMI.
	Target Date	7/3/2026
	Estimate the number and type of families that will benefit from the proposed activities	On average, the code officer assigned to this duty inspects, or has contact with over 250 residents in the low-moderate income areas he's responsible for.

	Location Description	Specific LMI census tracts: 200700, 200600, 200500, 200101.
	Planned Activities	This activity will fund a portion of one code officers salary for fiscal year 2025.
3	Project Name	Owner Occupied Home Repair
	Target Area	Low-Moderate Residents
	Goals Supported	Affordable Housing
	Needs Addressed	Housing
	Funding	CDBG: \$141,803.00
	Description	Fund homeowners with projects to assist in the structural integrity of the home.
	Target Date	7/3/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 senior citizens who own their homes and have income below the 50% LMI threshold will be assisted and an additional 4 owner occupied homeowners will be assisted with home repairs who are at or below the 80% LMI threshold.
	Location Description	Citywide
	Planned Activities	Senior (50% LMI or less) age 60 and over will be eligible for home repairs that include the removal of barriers to allow for adaptations to allow better mobility or aging in place, which could include grab bars or handicap ramps. Persons living in the city whose income is at 80% or lower could potentially receive assistance to repair or replace their roof, electrical systems, water/sewer lines, HVAC, plumbing or any item that is allowable by program guidelines that enables them to increase the structural integrity of the home.
4	Project Name	Fair Housing
	Target Area	Low-Moderate Residents
	Goals Supported	Administration and Planning
	Needs Addressed	Administration/Planning
	Funding	CDBG: \$13,300.00
	Description	Education and outreach efforts that include flyer distribution to tenants living within the city limits, training sessions with the public housing authority, attending city and county functions that provide opportunity for resident interactions such a county fairs and festivals, and any other efforts identified as a resource for outreach.

	Target Date	7/1/2026
	Estimate the number and type of families that will benefit from the proposed activities	All tenants and landlords within the city limits will benefit from these activities.
	Location Description	Citywide
	Planned Activities	Literature distribution to apartment complexes, training held at agencies that service the low-moderate income community, sponsoring events with guest speakers (such as the Ohio Attorney General's Office) who provide information to the low-moderate income community and service providers along with one-on-one education to residents needing individualized advocacy.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The home repair program will focus on city boundaries residents who meet specific income requirements, and the code enforcement division's officers work in the following census tracts to concentrate their efforts:

1. 200500, BG 2, 3 & 6
2. 200600, BG 3
3. 200101, BG 2 & 3
4. 200103, BG 1

Geographic Distribution

Target Area	Percentage of Funds
Fairborn Low/Mod Income neighborhoods	0
Downtown Fairborn Business District	0
Low-Moderate Residents	100

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Our code enforcement efforts have been and will continue to be, in the areas of most distress and lowest income. The city has many programs available to assist those residents with required improvements to meet city codes, including the CHIP HOME rehab program, CDBG home repair and the Hand Up! Program that will reimburse the homeowner up to \$500 for any code violation they receive and comply with.

Discussion

The City of Fairborn's assistance will primarily focus on low-income areas within the city boundaries, specifically targeting neighborhoods with high concentrations of low-income and minority residents. The home repair program and code enforcement efforts will concentrate on specific census tracts: 200500, BG 2, 3 & 6; 200600, BG 3; 200101, BG 2 & 3; and 200103, BG 1. The city's investments will be directed toward low- and moderate-income neighborhoods, including the Downtown Fairborn Business District. The rationale for these geographic priorities is based on focusing resources in areas with the most distress and lowest income, where residents can benefit from various programs like the CHIP HOME rehab program, CDBG home repair, and the Hand Up! Program, which assists with code compliance.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The availability of decent, safe, and sanitary affordable housing is one of the pressing needs in Fairborn. The high number of older housing stock in the community creates a need for home repairs/rehabilitation to maintain affordable housing and revitalize neighborhoods. As Fairborn's housing stock continues to age, greater emphasis has to be given to the rehabilitation and preservation of affordable housing for moderate, low and very low-income persons and families. Substandard housing continues to be a concern for low and moderate-income households.

The City utilizes a combination of strategies and funding sources to address the affordable housing need in the community. As in the past, the City will utilize a portion of its program to provide home repairs for decent, affordable housing to homeowners at or below 80% AMI. In addition, the HOME funds that the city receives via ODSA are targeted to affordable housing for home rehabilitation. A small portion of the FY20 HOME funds will fund a TBRA program with the Greene County Metropolitan Housing Authority that is connected to providing assistance for those who experience severe, persistent mental illness.

One-year goals for the number supported are such a hard number to determine since we are focusing efforts with our food pantry whose services fluctuate drastically depending on the current environment. As it stands, their assistance numbers have doubled due to the pandemic, but that number could increase or decrease depending on how the virus continues within our city.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	3
Special-Needs	2
Total	5

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	0

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

The city will carry out the housing rehabilitation and repair program using local contractors who are on our approved list.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Fairborn's planned actions for the coming year focus on addressing the ongoing needs of public housing for low-income residents. The Greene Metropolitan Housing Authority provides scattered sites and public housing throughout the city, though the demand for affordable housing remains high, with waitlists lasting 12-18 months. Currently, there are no plans to expand the number of available rental units. Efforts to encourage public housing residents to become more involved in management and pursue homeownership are also ongoing, though the Greene Metropolitan Housing Authority does not currently operate a homeownership program, instead collaborating with other agencies that offer support for residents interested in purchasing homes. Additionally, the Greene Metropolitan Housing Authority is not designated as a troubled Public Housing Agency, and therefore no specific financial assistance is required at this time.

Actions planned during the next year to address the needs to public housing

The Greene Metropolitan Housing Authority provides scattered sites and public housing owned by the agency throughout the city for low-income residents. The need for low-income residents continues to rise as seen in the length of time a family is on the waiting list for assistance, which is approximately 12-18 months. At this time, there are no plans to increase the number of units in their portfolio for rent.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

At this time, Greene Metropolitan Housing Authority does not facilitate a homeownership program but works with other agencies who provide services for those residents who desire to purchase their own homes.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Greene Metropolitan Housing Authority is not a troubled PHA.

Discussion

The City of Fairborn's planned actions for the upcoming year focus on addressing the high demand for public housing. The Greene Metropolitan Housing Authority provides affordable housing with waitlists of 12-18 months, but there are no plans to expand available units. Efforts to involve residents in management and support homeownership are ongoing, though the Authority does not operate a homeownership program, instead working with other agencies to assist residents interested in purchasing homes. The Greene Metropolitan Housing Authority is not considered a troubled agency, so no additional financial assistance is required.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Continuum of Care (CoC) in Greene County operates through a structured Coordinated Entry System, providing a single access point for individuals seeking housing assistance. Trained staff assess applicants to determine their needs and connect them to available services, including employment resources, mental health support, and other mainstream benefits. If these initial support options do not result in stable housing, referrals are made for alternative housing solutions, such as market-rate rentals, permanent supportive housing, transitional housing, or rapid re-housing programs. A follow-up process ensures that individuals receive ongoing support and that services are prioritized based on need.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

The Greene County Housing Coalition facilitates the local Continuum of Care, working collaboratively to reduce homelessness and address key housing challenges in the county. The coalition brings together agencies and stakeholders to develop strategies, share resources, and enhance service coordination. Regular collaboration occurs between coalition staff and representatives from the Greene Metropolitan Housing Authority (GMHA), Housing Solutions, and the Community Action Partnership (CAP) to ensure a comprehensive approach to housing assistance. The Housing Coalition meets quarterly to discuss and address urgent issues affecting individuals experiencing homelessness, particularly those facing chronic homelessness. Meeting participants include representatives from the Family Violence Prevention Center, which provides emergency shelter and resources for victims of domestic violence; the Community Action Partnership (CAP) Donnellan Shelter, which offers shelter and case management for individuals and families in crisis; the Women's Recovery Center, which focuses on substance abuse treatment and recovery support; and the Interfaith Hospitality Network, which provides temporary housing and assistance to homeless families. Additional participants include the Department of Developmental Disabilities, which supports individuals with disabilities at risk of homelessness; Housing Solutions, a local organization working under the Mental Health Recovery Board to serve residents with severe and persistent mental illness; local school districts, which assist homeless students and their families with education and support services; Legal Aid of Western Ohio, which provides legal services to individuals facing housing instability or eviction; and local government agencies, including planning, community development, and fair housing offices, which contribute to long-term housing solutions.

Individuals experiencing homelessness enter the system through a centralized intake process managed by the Community Action Partnership (CAP). CAP conducts interviews and assessments to determine the most appropriate services and referrals, which may include emergency shelters, transitional housing, mental health support, or employment assistance. Shelters provide case management services, connecting individuals with long-term housing solutions and prevention programs to reduce the risk of recurring homelessness. The Greene Metropolitan Housing Authority (GMHA) plays a crucial role in assisting individuals with securing permanent supportive housing, with those currently experiencing homelessness receiving priority placement on waiting lists for housing programs.

While families with children and survivors of domestic violence are accommodated in emergency shelters, gaps remain in shelter access for certain populations. Single men and, in some cases, pregnant women face limited emergency shelter options within the county. Additionally, single individuals who are not elderly or disabled are generally classified as a lower priority for subsidized housing programs, making it more challenging for them to secure stable housing.

To better address these challenges, the Housing Coalition and its partners are working to expand emergency shelter options for underserved populations, including single men and pregnant women, improve access to rapid re-housing programs to transition individuals into stable housing more quickly, enhance outreach efforts to connect individuals with mental health and substance abuse services before they reach a crisis point, and strengthen coordination among service providers to ensure more efficient use of available housing resources. By fostering collaboration, advocating for additional resources, and improving service delivery, the City of Fairborn and Greene County continue working toward a comprehensive and effective response to homelessness, ensuring that all residents have access to safe and stable housing opportunities.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Greene County Housing Coalition is in Region 15 Continuum of Care (CoC) is has established a central intake process for all homeless persons within the Greene County. There are two points of entry, the Miami Valley Community Action Partnership and Families First agency. They interview persons to determine extent of need and make proper referrals to supporting agencies, be it the domestic violence shelter, Community Action Partnership Donnellan Emergency Housing Shelter for short- or- long term housing needs, local utility companies for monthly payment reduction plans, food banks, etc. Some of these referrals could even be to agencies outside of our local jurisdiction if the need is one not serviced by our City or County.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Fairborn is a member of the Region 15 Continuum of Care committee that has evolved from the Housing Consortium established by the Greene Metropolitan Housing Authority. This committee is charged with addressing the HEARTH Act and HUD regulations. CoC's have been given very specific responsibilities to develop supportive housing options and to secure federal, state, and local resources and other measures designed to:

1. Promote community-wide commitment to employ best practices to end homelessness in Greene County, Ohio
2. Secure funding for efforts by providers and government entities to present homelessness and quickly re-house homeless individuals and families in Greene County, while minimizing the trauma and dislocation that homelessness causes to individuals, families and communities;
3. Promote access to and effective utilization of mainstream programs by homeless individuals and families.
4. Optimize self-sufficiency among individuals and families that experience homelessness.

The Region 15 CoC is comprised of local housing support agencies, local government agencies, domestic violence shelter and many other interested parties.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

This is primarily handled by our service agencies of Family Violence Prevention Center, Community Action Partnership, Interfaith Hospitality Group, Women's' Recovery Center, Community Action Partnership Donnellan Emergency Housing Shelter.

The City would encourage homeless services providers to continue to move toward rapid rehousing and Housing First as an effective means of shortening a household's time experiencing homelessness and/or in an emergency shelter.

In addition, supporting production of permanent housing with supportive services. The majority of chronically homeless persons have severe mental illness and/or substance abuse issues. They require long-term, affordable housing options with supportive services to make the transition to residential stability.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In determining and making referrals, emergency shelter and crisis response providers must adhere to civil rights and fair housing laws. These include the Fair Housing Act, Section 504 of the Rehabilitation Act, Title VI of the Civil Rights Act, Title II of the American with Disabilities Act, and HUD's Equal Access Rule. In addition, in accordance with Federal, State and local Fair Housing regulations, participants may not be "steered" towards a particular housing facility or neighborhood because of race, color, national origin, religion, sex, disability, or family status. Likewise, institutions must comply with privacy standards for individuals in their care. For this reason, Region 15 CoC routinely works with hospitals, health care facilities, mental health facilities, foster care, and other youth facilities, and corrections programs to ensure that at-risk populations that may be discharged into homelessness are provided every opportunity to access shelter or housing. It is the goal of the CoC to prevent discharge into homelessness and to permanently house these clients as quickly as possible.

Discussion

The City of Fairborn's one-year goals to reduce and end homelessness focus on a collaborative approach, including outreach to unsheltered individuals and connecting them to support services through the Greene County Housing Coalition. The City participates in the Region 15 Continuum of Care to address emergency shelter and transitional housing needs, while promoting rapid rehousing and Housing First strategies. Special efforts are made to support vulnerable groups, such as chronically

homeless individuals, families with children, veterans, and unaccompanied youth. Additionally, the City works to prevent homelessness by assisting extremely low-income families and ensuring all services comply with civil rights and fair housing laws, aiming for long-term housing stability for all residents.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Fairborn addresses the ongoing challenges and barriers to affordable housing within the community. These barriers include rising housing costs, limited availability of affordable rental units, and zoning restrictions that have historically hindered the development of diverse housing options. The City is committed to overcoming these obstacles by implementing strategic initiatives aimed at expanding affordable housing opportunities, improving housing accessibility for vulnerable populations, and ensuring that all residents, regardless of income or ability, have access to safe and suitable housing. Through targeted efforts, the City seeks to create a more inclusive and equitable housing landscape for all Fairborn residents.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In late 2023 the city updated its current zoning ordinances that have a few limitations that were identified in our Analysis of Impediments. The zoning map was adjusted to allow for more multi-family housing to be built around the city, but especially near commercial centers and transportation routes and to amend ordinances to include reasonable accommodations of persons with disabilities, include zoning for group homes for persons with disabilities.

Discussion:

In late 2023, the City of Fairborn updated its zoning ordinances to address limitations identified in the Analysis of Impediments. The zoning map was revised to allow more multi-family housing, particularly near commercial centers and transportation routes. Additionally, the ordinances were amended to include provisions for reasonable accommodation for persons with disabilities and zoning for group homes for individuals with disabilities.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Fairborn is committed to addressing the challenges faced by underserved communities by focusing on securing funding, fostering affordable housing, and reducing poverty. Through ongoing collaboration with regional foundations, community agencies, and service providers, the city works to meet the needs of its residents, including families, seniors, and individuals requiring housing assistance. Key actions are being taken to improve housing conditions, reduce lead-based paint hazards, and support low-income residents with programs that provide housing repairs, economic opportunities, and social services. Additionally, the city is enhancing its institutional structure by prioritizing transparency and continuous learning to ensure effective use of resources. By working closely with public and private housing organizations, as well as social service agencies, the City of Fairborn strives to create a more coordinated and supportive environment for all its residents.

Actions planned to address obstacles to meeting underserved needs

Securing funding to address all unmet needs in the neighborhoods is becoming increasingly difficult for the City. In order to accomplish these goals, we will keep collaborating with regional foundations and other funding sources. Needy families and senior residents in Fairborn receive meals and services all year long from a number of churches and community agencies. When an agency finds an individual or family in need of further services, the group or organization may frequently get in touch with the city to request assistance. In an attempt to resolve the issue, the city connects the family with social assistance providers or, in the event that housing is required, the Greene Metropolitan Housing Authority.

Actions planned to foster and maintain affordable housing

Targeted Code Enforcement: This is a continuing multi-year effort to systematically inspect all housing units in Fairborn. Property maintenance violations are noted and processed through the legal system when necessary for compliance. Initial contact by the Code Officer often results in referrals of qualified residents to the housing rehabilitation programs. CDBG funds are used when inspecting LMI Census Tract/Block Group areas. The CDBG funded Code Officer also responds to complaints received from residents residing in the city's low-and-moderate income neighborhoods. The proposed outcome would be 300 units inspected/contacted by code compliance officer during the 1 (one) year period.

Home Repair: Because of this program's solid track record and accessibility, numerous city departments, employees, and other organizations that aid low-income citizens frequently recommend it. Maintaining this program would further strengthen our efforts to assist those folks who require extra assistance with problems related to routine maintenance or mobility concerns they are facing.

Program Administration: The City will utilize CDBG for administrative activities, including overall management, coordination, reporting and record-keeping requirements of the CDBG program.

Fair Housing Program: CDBG funds will be used for the provision of fair housing services and activities to

improve and promote housing opportunities in the community, including education, outreach, monitoring, and evaluation, as well as activities designed to address identified impediments to fair housing.

Actions planned to reduce lead-based paint hazards

The Housing Rehabilitation Specialist and Program Coordinator are both acutely aware that lead-based paint can be a hazard. The risks of lead-based paint poisoning are discussed with each Housing Rehabilitation and Home Repair Program applicant. All homes with children under six years of age have a lead assessment conducted if the home was built prior to 1978. All households with children under the age of six are requested to have the child's blood tested to determine whether there is an elevated lead level. This is requested whether it's the child's primary residence or the child is being cared for at that residence on a regular basis. If any child is found to have elevated blood levels, additional testing and investigation will be done to determine if the home contains a lead source. The children are tested by the Greene County's Combined Health District. The Health District maintains the county's data and does not perceive there to be a serious lead-based paint problem in Greene County. During 2024, the City will continue to address lead-based paint issues and hazards for the Housing Rehabilitation program and maintain awareness throughout the community of the hazards of lead-based paint.

Actions planned to reduce the number of poverty-level families

The city and county offer programs that can assist those living at the poverty level, including affordable housing options, economic opportunities, a more efficient social service delivery systems and supporting workforce development including job-training services for low-income residents. While these activities may not increase a household's income, the underlying issues creating the existence of poverty can be better addressed. The existence of poverty is often the result of a combination of factors.

Actions planned to develop institutional structure

The City of Fairborn is committed to continuing their education and understanding of CDBG and HOME funding to the community and working closely with HUD and ODOD. If reasonable, the city will send staff to training courses and participate in webinars. Currently, the program administrator is pursuing the Ohio Conference of Community Development's CDBG Certification Program with an anticipated completion date in late 2024. Institutional transparency and communication with the community are a top priority for all city projects. City staff will continue evaluating and improving programs to ensure the needs of the community are being met with the available funding and resources.

Actions planned to enhance coordination between public and private housing and social service agencies

A City representative regularly attends the meetings of the Greene County Housing Consortium to share information about programs, and to discuss housing and social service problems/concerns. Some of the agencies who regularly attend these meetings include Greene County Combined Health District,

Fairborn Senior Center, Family Violence Prevention Center of Greene County, and Greene County Council on Aging, Women's Recovery Center, Housing Solutions of Greene County, Community Action Partnership, Greene County Emergency Shelter, Fairborn City Schools and the City of Fairborn.

The program coordinator is an active member of the Miami Valley Community Action Partnership Board of Directors and is in continual contact with the management staff of the agency who have a pulse on what the needs and struggles our community members are facing. This collaboration is expected to evolve in the coming years to provide even more collaborative efforts between the agencies, such as establishing a satellite office in Fairborn.

In addition, Homecroft, Inc. is a not-for-profit corporation whose objective is to purchase homes for Greene County individuals with disabilities so they may live more independently and become contributing members of their communities, where the program coordinator is also a member of the advisory Board of Directors. They continually are seeking new housing opportunities for residents who need some extra help living independently within Greene County and Fairborn.

Discussion:

The City of Fairborn is addressing underserved needs through continued collaboration with regional foundations and community agencies to secure funding and provide services to families and seniors. The city connects residents in need with social assistance providers and, when necessary, the Greene Metropolitan Housing Authority. To foster affordable housing, the city is implementing targeted code enforcement, inspecting housing units for maintenance violations and referring residents to rehabilitation programs. The city also provides a home repair program and utilizes CDBG funds for fair housing services and program administration. The city is actively addressing lead-based paint hazards by conducting assessments in homes with children under six years of age and ensuring testing for elevated blood levels. Efforts to reduce poverty include offering affordable housing, economic opportunities, and workforce development programs to address the underlying causes of poverty. The city is also committed to developing its institutional structure, enhancing transparency, and ensuring effective program management through staff education and participation in relevant training. Additionally, the city fosters coordination between public and private housing and social service agencies, with ongoing collaborations to improve service delivery and create more housing opportunities for vulnerable populations, including those with disabilities.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives. identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgently need activities
 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 100.00%
-
1. If applicable to a planned HOME TBRA activity, a description of the preference for people with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(I)(2)(vii))

Appendix - Alternate/Local Data Sources

1	Data Source Name 2016-2020 ACS (Base Year)
	List the name of the organization or individual who originated the data set. The data set for the ACS 5-Year Estimates from 2016-2020 originates from the U.S. Census Bureau. The U.S. Census Bureau is the federal agency responsible for collecting and disseminating data through various surveys, including the American Community Survey (ACS), which provides detailed demographic, social, economic, and housing data for communities across the United States.
	Provide a brief summary of the data set. The "2016-2020 American Community Survey (ACS)" dataset is a collection of detailed demographics, social, economic, and housing data gathered by the U.S. Census Bureau over a five-year period. It provides estimates based on a sample of the U.S. population, with data on various topics such as income, education, employment, housing characteristics, and migration patterns. The five-year estimates, which are more reliable for smaller geographic areas, cover all U.S. counties, cities, and towns, and include information about population characteristics, housing costs, and other societal trends. This dataset is used by policymakers, researchers, and businesses to understand community needs and trends.
	What was the purpose for developing this data set? The purpose of developing the ACS 5-Year Estimates dataset is to provide detailed and reliable demographic, social, economic, and housing data to inform public policy, resource allocation, and community planning. It supports decision-making at local, state, and federal levels and is used by government agencies, businesses, researchers, and organizations to understand trends and allocate resources effectively.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2016-2020

	Briefly describe the methodology for the data collection. The ACS collects data through a sample-based methodology, where households across the U.S. are randomly selected to respond to a set of questions about demographic, social, economic, and housing characteristics. The ACS uses a combination of mail questionnaires, phone interviews, and in-person visits to ensure a diverse and representative sample, with data collected continuously throughout the year. Describe the total population from which the sample was taken. This data set accounts for all residents living within Fairborn, Ohio’s jurisdiction. Data from this dataset includes individuals of all ages, genders, races, ethnicities, and socioeconomic statuses who are living within the geographic boundaries of Fairborn. Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The demographics would represent a sample drawn from the entire population of the city. The primary unit of measure for this dataset is households or housing units. For smaller geographic areas like Fairborn, a smaller number of housing units would be surveyed, depending on the city's population size and sample design to ensure that it is representative of the broader population of Fairborn.
2	Data Source Name 2019-2023 ACS (Most Recent Year) List the name of the organization or individual who originated the data set. The data set for the ACS 5-Year Estimates from 2019-2023 originates from the U.S. Census Bureau. The U.S. Census Bureau is the federal agency responsible for collecting and disseminating data through various surveys, including the American Community Survey (ACS), which provides detailed demographic, social, economic, and housing data for communities across the United States. Provide a brief summary of the data set. The 2019–2023 American Community Survey (ACS) 5-Year Estimates, released by the U.S. Census Bureau, provide detailed demographic, social, economic, and housing data collected over five years to ensure greater reliability, especially for smaller geographic areas like census tracts and block groups. Topics include age, race, education, employment, income, housing characteristics, and more. This dataset is widely used for urban planning, policy development, grant writing, and research. What was the purpose for developing this data set? The purpose of developing the ACS 5-Year Estimates dataset is to provide detailed and reliable demographic, social, economic, and housing data to inform public policy, resource allocation, and community planning. It supports decision-making at local, state, and federal levels and is used by government agencies, businesses, researchers, and organizations to understand trends and allocate resources effectively.

	Provide the year (and optionally month, or month and day) for when the data was collected. 2019-2023 Briefly describe the methodology for the data collection. The ACS collects data through a sample-based methodology, where households across the U.S. are randomly selected to respond to a set of questions about demographic, social, economic, and housing characteristics. The ACS uses a combination of mail questionnaires, phone interviews, and in-person visits to ensure a diverse and representative sample, with data collected continuously throughout the year. Describe the total population from which the sample was taken. This data set accounts for all residents living within Fairborn, Ohio's jurisdiction. Data from this dataset includes individuals of all ages, genders, races, ethnicities, and socioeconomic statuses who are living within the geographic boundaries of Fairborn. Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The demographics would represent a sample drawn from the entire population of the city. The primary unit of measure for this dataset is households or housing units. For smaller geographic areas like Fairborn, a smaller number of housing units would be surveyed, depending on the city's population size and sample design to ensure that it is representative of the broader population of Fairborn.
3	Data Source Name 2017-2021 CHAS List the name of the organization or individual who originated the data set. The CHAS 2017-2021 data set was originated by the U.S. Department of Housing and Urban Development (HUD) in partnership with the U.S. Census Bureau. The data is based on information from the American Community Survey (ACS) and is specifically designed to provide detailed housing data related to housing problems, income levels, and demographic characteristics of households across the United States. Provide a brief summary of the data set. The "2017-2021 Comprehensive Housing Affordability Strategy (CHAS)" dataset is a collection of data produced by the U.S. Department of Housing and Urban Development (HUD) in collaboration with the U.S. Census Bureau. It provides information on housing conditions, affordability, and the needs of low-income households across the United States. The dataset includes key statistics on housing problems, such as cost burden (where households spend a large portion of their income on housing), overcrowding, and substandard housing. It covers a wide range of demographic groups, including renters, homeowners, and individuals with disabilities. The CHAS data is used by policymakers, housing advocates, and community organizations to identify housing needs and design affordable housing strategies.

	What was the purpose for developing this data set? The purpose was to provide detailed and reliable data on housing conditions, affordability, and needs at the local level, specifically for low- and moderate-income households. The dataset helps inform decision-making and resource allocation for housing programs by local governments, nonprofits, and policymakers.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2017-2021
	Briefly describe the methodology for the data collection. This dataset is derived from the American Community Survey conducted by the U.S. Census Bureau. The data is collected using a sample-based methodology, where households across the United States are randomly selected to respond to questions about housing characteristics, such as affordability, overcrowding, and housing conditions.
	Describe the total population from which the sample was taken. The total population from which the CHAS sample was taken includes all residents of Fairborn, including individuals of all ages, races, and socioeconomic statuses, with a focus on households within specific income brackets, particularly low- and moderate-income households.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. This data for Fairborn, Ohio is based on responses from households across the city, focusing on characteristics such as income, housing problems (e.g., overcrowding, affordability), and demographic details like age, race, and household composition. The sample includes a representative portion of housing units, with data collected from a subset of households within Fairborn, typically ranging in the hundreds, as part of the broader American Community Survey sample.
4	Data Source Name 2024 HUD
	List the name of the organization or individual who originated the data set. The Department of Housing and Urban Development (HUD) collaborates with various organizations to produce datasets. For example, the American Housing Survey (AHS) is jointly conducted by HUD and the U.S. Census Bureau. Similarly, the Annual Homeless Assessment Report (AHAR) is developed in partnership with the U.S. Census Bureau. Additionally, HUD's Office of the Chief Data Officer oversees the department's data initiatives, ensuring compliance with federal data standards and promoting transparency.

Provide a brief summary of the data set. In 2024, the U.S. Department of Housing and Urban Development (HUD) released key datasets that provide critical insights into housing and homelessness across the U.S. These include the 2024 Annual Homeless Assessment Report (AHAR), offering a nationwide snapshot of homelessness; the 2023 American Housing Survey (AHS), detailing housing stock and conditions; updates to the Homeless Management Information System (HMIS) data standards to improve client-centered reporting; and the 2024 Point-in-Time (PIT) Count, which recorded over 770,000 individuals experiencing homelessness—an 18% increase from the prior year. Together, these datasets support informed policymaking and resource allocation.
What was the purpose for developing this data set? The purpose of developing the 2024 HUD data sets is to monitor, analyze, and address housing and homelessness challenges across the United States. These datasets support evidence-based decision-making by: Tracking trends in homelessness, including demographic shifts and geographic distribution, to better understand the scope of the crisis (e.g., through the AHAR and PIT Count). Evaluating housing conditions and affordability nationwide (via the American Housing Survey), helping identify areas with critical housing needs. Improving service delivery for vulnerable populations by updating data standards (like in the HMIS), ensuring more accurate and client-centered information collection. Guiding the allocation of federal and local resources, ensuring that funding and programs are targeted where they are most needed. Overall, the 2024 HUD data sets are essential tools for shaping housing policy, supporting community planning, and promoting equitable access to housing and services.
Provide the year (and optionally month, or month and day) for when the data was collected. The 2024 HUD data sets were primarily collected at different times depending on the specific dataset: Point-in-Time (PIT) Count Collected on a single night in January 2024, this count provides a nationwide snapshot of people experiencing homelessness, both sheltered and unsheltered. Annual Homeless Assessment Report (AHAR), Part 1 Based on data from the January 2024 PIT Count and other sources like the Homeless Management Information System (HMIS), collected throughout calendar year 2023 and early 2024. 2023 American Housing Survey (AHS) Although released in 2024, the data were collected throughout 2023, typically from mid-year into the fall 2024 HMIS Data Standards These are not a dataset per se, but updates to how data are collected. They were implemented in 2024 to improve consistency and client-focused reporting. So, in short PIT and AHAR data were collected in early 2024 AHS data were collected in 2023 HMIS standards updated in 2024 to affect ongoing data collection.

	Briefly describe the methodology for the data collection. The methodology for the 2024 HUD data sets varies by dataset but generally combines surveys, administrative data, and standardized reporting tools to ensure accuracy and consistency: Point-in-Time (PIT) Count Conducted on one night in January 2024 local Continuums of Care (CoCs) count individuals experiencing homelessness in both sheltered and unsheltered settings. Volunteers and staff use observation and surveys to gather demographic and situational data. Annual Homeless Assessment Report Uses data from the PIT Count and the Homeless Management Information System (HMIS), a database used by service providers to track individuals using homeless services throughout the year. Data is de-duplicated, aggregated, and analyzed to produce national estimates. American Housing Survey (AHS) A nationally representative survey, conducted by the U.S. Census Bureau on behalf of HUD. In 2023, a sample of housing units was selected, and residents were interviewed about housing quality, affordability, and neighborhood characteristics. HMIS Data Standards (2024) These define how data are collected by service providers nationwide. The 2024 updates include improved categories and guidance to enhance consistency and comparability. In summary, HUD uses a mix of point-in-time counts, longitudinal surveys, and standardized administrative data to ensure reliable, nationwide coverage of housing and homelessness trends.
	Describe the total population from which the sample was taken. The 2024 HUD data samples come from different populations depending on the dataset: the Point-in-Time (PIT) Count and AHAR capture individuals experiencing homelessness across emergency shelters, transitional housing, and unsheltered locations on a single night in January 2024, including families, veterans, and chronically homeless individuals. The Homeless Management Information System (HMIS) includes people who access homelessness services throughout the year in communities using the system. The American Housing Survey (AHS) samples all housing units and their occupants across the U.S., including renters, homeowners, and various demographic groups from both urban and rural areas. Overall, the PIT, AHAR, and HMIS datasets focus on homelessness populations, while the AHS represents the broader U.S. housing population.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The 2024 HUD data set covers diverse populations depending on the dataset. The Point-in-Time (PIT) Count and AHAR track individuals experiencing homelessness on a single night in January 2024, including families, veterans, youth, and chronically homeless individuals, with over 770,000 respondents. The Homeless Management Information System (HMIS) tracks people using homelessness services, including millions of individuals across the U.S. The American Housing Survey (AHS) samples 55,000 housing units, representing renters, homeowners, and people in various housing types, covering demographics such as age, income, and race. These datasets collectively provide insights into homelessness and housing conditions across the U.S.
5	Data Source Name 2019-2023 ACS (Total Units)

List the name of the organization or individual who originated the data set. The data set for the ACS 5-Year Estimates from 2019-2023 originates from the U.S. Census Bureau. The U.S. Census Bureau is the federal agency responsible for collecting and disseminating data through various surveys, including the American Community Survey (ACS), which provides detailed demographic, social, economic, and housing data for communities across the United States.
Provide a brief summary of the data set. The 2019–2023 American Community Survey (ACS) is a five-year estimate compiled by the U.S. Census Bureau, offering comprehensive demographic, social, economic, and housing data collected from 2019 to 2023. Covering all geographic areas in the U.S.—including small communities not represented in the 1-year ACS—it provides information on age, race, education, employment, income, housing, and more. Widely used by policymakers, researchers, and planners for local-level insights and funding decisions, the dataset also reflects methodological updates due to COVID-19-related disruptions in 2020.
What was the purpose for developing this data set? The purpose of developing the ACS 5-Year Estimates dataset is to provide detailed and reliable demographic, social, economic, and housing data to inform public policy, resource allocation, and community planning. It supports decision-making at local, state, and federal levels and is used by government agencies, businesses, researchers, and organizations to understand trends and allocate resources effectively.
Provide the year (and optionally month, or month and day) for when the data was collected. 2019-2023
Briefly describe the methodology for the data collection. The ACS collects data through a sample-based methodology, where households across the U.S. are randomly selected to respond to a set of questions about demographic, social, economic, and housing characteristics. The ACS uses a combination of mail questionnaires, phone interviews, and in-person visits to ensure a diverse and representative sample, with data collected continuously throughout the year.
Describe the total population from which the sample was taken. This data set accounts for all residents living within Fairborn, Ohio’s jurisdiction. Data from this dataset includes individuals of all ages, genders, races, ethnicities, and socioeconomic statuses who are living within the geographic boundaries of Fairborn.

	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The demographics would represent a sample drawn from the entire population of the city. The primary unit of measure for this dataset is households or housing units. For smaller geographic areas like Fairborn, a smaller number of housing units would be surveyed, depending on the city's population size and sample design to ensure that it is representative of the broader population of Fairborn.
6	Data Source Name 2016-2020 CHAS (Units with Children Present)
	List the name of the organization or individual who originated the data set. The CHAS 2016-2020 data set was originated by the U.S. Department of Housing and Urban Development (HUD) in partnership with the U.S. Census Bureau. The data is based on information from the American Community Survey (ACS) and is specifically designed to provide detailed housing data related to housing problems, income levels, and demographic characteristics of households across the United States.
	Provide a brief summary of the data set. The "2016-2020 CHAS (Units with Children Present)" dataset is a subset of the Comprehensive Housing Affordability Strategy (CHAS) data, which focuses specifically on households with children. This dataset, produced by the U.S. Department of Housing and Urban Development (HUD) and the U.S. Census Bureau, provides detailed information about the housing conditions and affordability challenges faced by families with children. It includes data on housing problems such as cost burdens (where a significant portion of income goes toward housing), overcrowding, and substandard housing, specifically for households with children present. The dataset is valuable for understanding the unique housing needs of families with children, helping policymakers and organizations target resources and interventions to support these households.
	What was the purpose for developing this data set? The purpose was to provide detailed and reliable data on housing conditions, affordability, and needs at the local level, specifically for low- and moderate-income households. The dataset helps inform decision-making and resource allocation for housing programs by local governments, nonprofits, and policymakers.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2016-2020
	Briefly describe the methodology for the data collection. This dataset is derived from the American Community Survey conducted by the U.S. Census Bureau. The data is collected using a sample-based methodology, where households across the United States are randomly selected to respond to questions about housing characteristics, such as affordability, overcrowding, and housing conditions.

	Describe the total population from which the sample was taken. The total population from which the CHAS sample was taken includes all residents of Fairborn, including individuals of all ages, races, and socioeconomic statuses, with a focus on households within specific income brackets, particularly low- and moderate-income households.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. This data for Fairborn, Ohio is based on responses from households across the city, focusing on characteristics such as income, housing problems (e.g., overcrowding, affordability), and demographic details like age, race, and household composition. The sample includes a representative portion of housing units, with data collected from a subset of households within Fairborn, typically ranging in the hundreds, as part of the broader American Community Survey sample.
7	Data Source Name 2019-2023 ACS (Workers) List the name of the organization or individual who originated the data set. The data set for the ACS 5-Year Estimates from 2019-2023 originates from the U.S. Census Bureau. The U.S. Census Bureau is the federal agency responsible for collecting and disseminating data through various surveys, including the American Community Survey (ACS), which provides detailed demographic, social, economic, and housing data for communities across the United States. Provide a brief summary of the data set. The 2019–2023 American Community Survey (ACS) 5-Year Estimates (Workers) dataset provides detailed information on the U.S. workforce, based on data collected over five years. It includes statistics on employment status, occupation, industry, class of worker (e.g., private, government, self-employed), commuting patterns (means of transportation, travel time, departure time), and place of work. This data is available for all geographic levels, including small areas not covered in 1-year estimates, and is widely used for labor market analysis, transportation planning, and economic development. What was the purpose for developing this data set? The purpose of developing the ACS 5-Year Estimates dataset is to provide detailed and reliable demographic, social, economic, and housing data to inform public policy, resource allocation, and community planning. It supports decision-making at local, state, and federal levels and is used by government agencies, businesses, researchers, and organizations to understand trends and allocate resources effectively. Provide the year (and optionally month, or month and day) for when the data was collected. 2019-2023

	Briefly describe the methodology for the data collection. The ACS collects data through a sample-based methodology, where households across the U.S. are randomly selected to respond to a set of questions about demographic, social, economic, and housing characteristics. The ACS uses a combination of mail questionnaires, phone interviews, and in-person visits to ensure a diverse and representative sample, with data collected continuously throughout the year.
	Describe the total population from which the sample was taken. This data set accounts for all residents living within Fairborn, Ohio's jurisdiction. Data from this dataset includes individuals of all ages, genders, races, ethnicities, and socioeconomic statuses who are living within the geographic boundaries of Fairborn.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The demographics would represent a sample drawn from the entire population of the city. The primary unit of measure for this dataset is households or housing units. For smaller geographic areas like Fairborn, a smaller number of housing units would be surveyed, depending on the city's population size and sample design to ensure that it is representative of the broader population of Fairborn.
8	Data Source Name 2022 Longitudinal Employer-Household Dynamics Jobs
	List the name of the organization or individual who originated the data set. The 2022 Longitudinal Employer-Household Dynamics (LEHD) Jobs dataset was originated by the U.S. Census Bureau. The LEHD program integrates data from multiple sources, including state unemployment insurance records, to provide detailed, confidential data about employment, wages, and worker demographics across geographic areas.
	Provide a brief summary of the data set. The 2022 Longitudinal Employer-Household Dynamics (LEHD) Jobs dataset is part of a larger program by the U.S. Census Bureau that tracks job-related data across geographic regions over time. This data set provides detailed information on employment patterns, including the number of jobs, industries, and the geographic movement of workers. It includes data on job locations, worker demographics, and earnings, allowing users to analyze trends in employment, commuting, and labor market characteristics. The LEHD Jobs dataset is particularly useful for understanding local economies, workforce dynamics, and changes in employment over time, aiding policymakers, researchers, and economic planners in making informed decisions.

What was the purpose for developing this data set? The purpose of developing the LEHD Jobs dataset is to provide detailed, longitudinal data on employment patterns, wages, and worker demographics at the local level. This dataset helps policymakers, researchers, and businesses analyze trends in the labor market, understand regional economic conditions, and make data-driven decisions regarding workforce development, economic planning, and public policy. It is particularly useful for understanding employment dynamics across different industries, geographic areas, and worker characteristics over time.
Provide the year (and optionally month, or month and day) for when the data was collected. 2022
Briefly describe the methodology for the data collection. The LEHD Jobs dataset is created by integrating data from state-level unemployment insurance (UI) records with other datasets, including the Census Bureau's decennial census and American Community Survey (ACS). The data collection methodology involves matching employer and employee information, such as job location, industry, wages, and demographic characteristics, to create a longitudinal record of worker-employer relationships. This dataset is updated annually and covers a wide range of employment statistics for geographic areas down to the local level, with data confidentiality and privacy protections in place.
Describe the total population from which the sample was taken. This dataset is derived from the total population of workers and employers in the United States who are covered by state unemployment insurance (UI) programs. This includes nearly all workers in the private sector, as well as many public sector employees, who are employed in jobs that are subject to state UI laws. The data covers a wide range of industries, occupations, and demographic characteristics, with the focus on employment relationships, wages, and worker mobility across geographic areas, from local regions to entire states. The total population sampled includes individuals across various employment statuses (full-time, part-time, seasonal) and industries.
Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The LEHD Jobs dataset is based on data from workers and employers covered by state unemployment insurance (UI) programs, which includes most private-sector employees and many public-sector employees. The characteristics of the data focus on employment relationships, such as job location, industry, wages, worker demographics (e.g., age, gender, race, ethnicity), and worker mobility (e.g., job transitions).