



# CITY OF KENT, OHIO

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## DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: October 30, 2019  
TO: Dave Ruller, City Manager  
FROM: Bridget Susel, Community Development Director  
RE: Analysis of Impediments to Fair Housing Choice (AI)

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The Community Development Department staff commissioned an update to the City's "Analysis of Impediments to Fair Housing Choice (AI)," which is submitted to the U.S. Department of Housing and Urban Development (HUD) every 5-7 years as part of the City's responsibilities as a recipient of federal housing assistance funding.

The final draft of the City's AI is attached and I am respectfully requesting time at the November 6, 2019 Committee session to discuss the AI conclusions about impediments to fair housing choice and the actions proposed to address them in greater detail and request Council's authorization to submit the updated AI to HUD as the City's implementation plan to address identified impediments.

If you need any additional information in order to add this item to the agenda, please let me know.

Thank you.

Attachments

Cc: Hope Jones, Law Director  
Amy Wilkens, Clerk of Council

# Analysis of Impediments to Fair Housing Choice

CITY OF KENT, OHIO



# Analysis of Impediments to Fair Housing Choice



October 4, 2019 Prepared for:

**City of Kent, Ohio**

Prepared by:



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<b>I. Introduction and Executive Summary of the Analysis .....</b>	<b>1</b>
A. Who Conducted?.....	1
B. Participants.....	1
C. Methodology Used .....	2
D. How Funded .....	3
E. Conclusions.....	3
F. Action Plan .....	4
<b>II. Jurisdictional Background Data .....</b>	<b>5</b>
A. Brief History of Kent .....	5
B. Census tracts that are all or partially within the City .....	6
C. Demographic Data .....	6
D. Income Data .....	15
E. Employment and Transportation .....	18
F. Housing Profile .....	21
G. Maps.....	26
H. Other Relevant Data.....	32
<b>III. Evaluation of Jurisdiction Current Fair Housing Legal Status .....</b>	<b>35</b>
A. Fair Housing Complaints or Compliance Reviews received by the fair housing contact service, Inc. ....	35
B. Fair housing testing performed by the Fair Housing Contact Service Inc.....	36
C. Assessment of Fair Housing Contact Service, INC. Annual Report Data .....	37
D. Reasons for any trends of patterns .....	38
E. Discussion of other fair housing concerns or problems .....	38
<b>IV. Identification of Apparent Impediments to Fair Housing Choice.....</b>	<b>40</b>
A. Apparent Impediments to Fair Housing Choice .....	40
B. Other topics .....	44
<b>V. Assessment of Current Public &amp; Private Fair Housing Programs and Activities in Kent.....</b>	<b>48</b>
A. Subsidized Housing in Kent, Ohio.....	48
<b>VI. Action Plan.....</b>	<b>52</b>

**LIST OF TABLES**

Table 1: Population Change in Kent, 1990-2016 ..... 6

Table 2: Population by Race/Ethnicity in the State of Ohio, Portage County, and Kent 1990- 2016 ..... 7

Table 3: Population by Race/Ethnicity in the State of Ohio, Portage County, Kent, and Kent Area Census tracts, 2012-2016 ACS ..... 7

Table 4: Fair Housing Complaints on the basis of Race, Fair Housing Contact Service (FHCS) 2014-2018 ..... 8

Table 5: Fair Housing Tests on the basis of Race, Fair Housing Contact Service (FHCS) 2014-2018 ..... 8

Table 6: Population by Sex and Age in the State of Ohio, Portage County, and Kent, 2012-2016 ACS ..... 9

Table 7: Fair Housing Complaints on the basis of Sex, Fair Housing Contact Service (FHCS) 2014-2018 ..... 9

Table 8: Fair Housing Tests on the basis of Sex, Fair Housing Contact Service (FHCS) 2014-2018 ..... 10

Table 9: Fair Housing Complaints on the basis of Gender Identity, Fair Housing Contact Service (FHCS) 2014-2018 ..... 10

Table 10: Fair Housing Tests on the basis of Gender Identity, Fair Housing Contact Service (FHCS) 2014-2018 ..... 10

Table 11: Fair Housing Complaints on the basis of Family Status, Fair Housing Contact Service (FHCS) 2014-2018 ..... 11

Table 12: Fair Housing Tests on the basis of Family Status, Fair Housing Contact Service (FHCS) 2014-2018 ..... 11

Table 13: Estimated Foreign Born Population in the State of Ohio, Portage County, the City of Kent, and Kent Area Census tracts, 2012-2016 ACS ..... 12

Table 14: Fair Housing Complaints on the basis of National Origin, Fair Housing Contact Service (FHCS) 2014-2018 ..... 12

Table 15: Fair Housing Tests on the basis of National Origin, Fair Housing Contact Service (FHCS) 2014-2018 ..... 13

Table 16: Individuals with Disabilities in the State of Ohio, Portage County, the City of Kent, and Kent Area Census tracts, 2012-2016 ACS ..... 13

Table 17: Fair Housing Complaints on the basis of Disability, Fair Housing Contact Service (FHCS) 2014-2018 ..... 14

Table 18: Fair Housing Tests on the basis of Disability, Fair Housing Contact Service (FHCS) 2014-2018 ..... 14

Table 19: Estimated Population with a Disability by Age in Kent, 2012-2016 ACS ..... 14

Table 20: Estimated Median Household Income by Race/Ethnicity in the State of Ohio, Portage County, and Kent, 2012-2016 ACS ..... 15

Table 21: Estimated Median Household Income by Race/Ethnicity in the State of Ohio, Portage County, the City of Kent, and Kent Area Census tracts, 2012-2016 ACS ..... 16

Table 22: Estimated Median Income of Individuals with Disabilities in the State of Ohio, Portage County, and Kent, 2012-2016 ACS ..... 16

Table 23: Estimated Median Income by Age of Householder in the State of Ohio, Portage County, and Kent, 2012-2016 ACS ..... 17

Table 24: Estimated Poverty in the State of Ohio, Portage County, Kent, and Kent Area ..... 17

Table 25: Estimated Industry of Civilian Employees 16 Years and Over in the State of Ohio, Portage County, and Kent, 2012-2016 ACS ..... 19

Table 26: Share of Job Counts by Distance Between Work Census Block and Home Census Block, Kent, OH, 2015 Census ..... 20

Table 27: Estimated Means of Transportation to Work for Workers 16 Years and Over in the State of Ohio, Portage County, and Kent, 2012-2016 ACS ..... 20

Table 28: Household and Group Quarters Population in the State of Ohio, Portage County, Kent, and Kent Census tracts, 2012-2016 ACS.....	21
Table 29: Number of Housing Units and Occupancy Status in the State of Ohio, Portage County, Kent, and Kent Area Census tracts, 2012-2016 ACS .....	22
Table 30: Number of Occupied Housing Units and Ownership Status in the State of Ohio, Portage County, Kent, and Kent City Area Census tracts, 2012-2016 ACS.....	22
Table 31: Median Contract Rent for Renter Occupied Housing Units in the State of Ohio, Portage County, Kent, and Kent Area Census tracts, 2012-2016 ACS.....	23
Table 32: Comparison of Median Contract Rent for Renter Occupied Housing Units in the State of Ohio, Portage County, Kent, and Kent Census tracts, 2012-2016 ACS.....	24
Table 33: Annual change in Median Contract Rents for Renter Occupied Housing Units in the State of Ohio, Portage County, and Kent, 2012-2017 ACS.....	24
Table 34: Disposition of Loan Applications by Loan Type, Greater Akron MSA/MD, 2012-2016 Aggregate.....	25
Table 35: Denial Rate of Applications for Conventional Home-Purchase Loans and Government Guaranteed Home Purchase Loans (FHA, VA, and FSA/RHS) by Race and Ethnicity, Greater Akron MSA/MD, 2012-2016 Aggregate .....	26
Table 36: Housing Discrimination Complaints, FHCS, 8-1-2014 to 7-31-2018.....	35
Table 37: Housing Discrimination Testing, FHCS, 8-1-2014 to 7-31-2018.....	36
Table 38: Housing Discrimination Complaints Received vs Testing Conducted by FHCS, 2014-2018 .....	37
Table 39: Current Programs and Activities to Address Fair Housing Concerns in Kent.....	48
Table 40: Subsidized Housing in Kent .....	49
Table 41: List of Housing Developments Operated by the Portage Metropolitan Housing Authority .....	50
Table 42: Portage Metropolitan Housing Authority Tenant Report: Race & Ethnicity by Household .....	50
Table 43: Portage Metropolitan Housing Commission Tenant Report: Age of Male and Female Residents .....	51

**LIST OF MAPS**

Map 1: Kent Area Census tracts .....	27
Map 2: Public Transportation .....	28
Map 3: Housing for the Disabled/Seniors.....	29
Map 4: Areas of Racial/Ethnic Integration and Segregation .....	30
Map 5: Major Employers .....	31

# I. Introduction and Executive Summary of the Analysis

Exercising fair and unfettered access to residential housing is considered one of the most important choices that Americans make. This choice is affected by personal, educational and employment goals. Because the decision of where to live is so critical to advancing equal access to positive opportunity, access to fair housing is a goal that local, state, and federal government policies strive to achieve in order to fulfill true equality for all.

The federal Fair Housing Act aims to ensure equal housing opportunity by prohibiting discrimination in the sale, rental, and financing of dwellings, as well as other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including minor children living in household), and disability. These characteristics are referred to as protected classes. Ohio state law and local ordinances in Kent extend the protections afforded by the Fair Housing Act to other groups of people by adding protected classes to their fair housing policies. Such additional protected classes in the State of Ohio include ancestry and military status. In Kent, sexual orientation and gender identity are locally protected classes. The Department of Housing and Urban Development's (HUD) defines "fair housing choice" as the ability of persons, regardless of race, color, religion, sex, handicap, familial status, or national origin, of similar income levels to have available to them the same housing choices.

Community Development Block Grant (CDBG) entitlement jurisdictions, such as Kent, have an obligation to affirmatively further fair housing in their community, which includes becoming fully aware of the existence, nature and causes of all barriers to fair housing and the resources available to minimize and overcome them. Updating the Analysis of Impediments to Fair Housing Choice allows the City to identify and investigate existing barriers to fair housing.

This Analysis of Impediments (AI) was structured using recommended formatting in accordance with the *Fair Housing Planning Guide Volume I*, published by the U.S. Department of Housing and Urban Development (HUD) in 1996.

## A. Who Conducted?

The 2018 Analysis of Impediments to Fair Housing Choice (AI) was prepared by the City of Kent with assistance from McKenna in accordance with the *Fair Housing Planning Guide Volume I*, published by the U.S. Department of Housing and Urban Development (HUD).

## B. Participants

The City of Kent's Community Development Department, with assistance from McKenna, a Community Planning and Design firm located in Northville, Michigan, held a public Open House and a series of focus groups with representation from private industry, realtors, developers, housing non-profits and social service agencies on November 1 and November 2, 2018.

### Public Participation

Community Open House and Focus Group sessions were held on November 1 and 2, 2018 and were open to the public and focus group participants who were involved in the AI development process

Participants in the development of the AI included:

- Residents of Kent
- University Hospitals
- Community Action Council of Portage County
- Family & Community Services, Inc.
- Portage Metropolitan Housing Authority

- Portage County Regional Planning Commission
- Coleman Professional Services
- Tri-County Independent Living Center
- Community Legal Aid
- Fair Housing Contact Service Inc.
- Jack Kohl Realty
- The NRP Group

### **Community Open House**

The Community Open House took place on November 1, 2018 at the Kent Public Library. Attendees participated in a charette called “**Fix, Keep, Aspire**” where they were asked to identify elements of their neighborhood that they would like to “Keep,” “Fix,” and “Aspire” to improve.

### **Focus Groups & Open House**

Two focus groups (Housing Providers and Housing Professionals) also met on November 1, 2018 and one focus group (Advocacy Groups) met on November 2, 2018 to discuss priorities for improving the quality, affordability, and availability of housing in Kent. The first group consisted of public officials and affordable housing providers, the second group consisted of business leaders and real estate professionals, and the third group consisted of stakeholders and advocacy groups for affordable and fair housing in the community.

The results of these sessions are provided in the appendix.

## **C. Methodology Used**

The Analysis of Impediments involved the following actions:

- A comprehensive review of the City's laws, regulations and administrative procedures, policies, and practices.
- An assessment of how those regulations affect the location, availability, and accessibility of housing.
- An assessment of conditions, both public and private, affecting fair housing choice for all protected classes.
- An assessment of the availability of affordable and accessible housing in a range of unit sizes.
- An assessment of testing and complaint data from the Fair Housing Contact Service (FHCS) between 2014 and 2018, which were categorized as follows:
  - **Testing Categories**
    - *Evidence of Discrimination*
      - Includes testing cases where FHCS suspected potential discrimination and needed to further investigate or filed a formal complaint with the Ohio Civil Rights Commission (OCRC) based on discriminatory actions exhibited or language used by the landlord.
    - *No Evidence of Discrimination*
      - Includes testing cases where (1) An individual tester received appropriate terms and conditions; (2) In the case of two testers, both received the same terms and conditions for the unit tested.
    - *Inconclusive Evidence of Discrimination*
      - Includes testing cases where testing was not completed for various reasons including (1) The property was rented or became unavailable before testing could be completed; (2) Testers were asked to complete rental applications. (3) The testers were not treated significantly different. Minor differences in treatment were observed or questionable language was used by the landlord during the testing process.



o **Complaint Categories**

- *Resolved*
  - Includes complaint cases where issues were settled and/or where the reasonable accommodation request was granted for an individual with disabilities. In these cases, the client typically got the response, resources, or support that they were seeking OR the agency (FHCS) did all it could within its capacity and in terms of its scope of services to remediate the issue.
- *Administratively Closed*
  - Includes complaint cases where (1) FHCS closed the case, or received no contact from the client after follow up attempts were made; (2) FHCS provided information to the client following a complaint and the client chose either to no longer pursue the complaint or no response was received and the case was closed.
- *Referred to Administrative Body*
  - Includes complaint cases where an FHCS investigation did not support the client's claims but FHCS provided the client with information on how to pursue the case with the Ohio Civil Rights Commission independently.
- *Inconclusive*
  - Includes complaint cases where the individual complainant had moved on, but a larger systemic issue may remain and needs to be evaluated.
- *Ongoing*
  - Includes complaint cases where FHCS is continuing investigation and/or where agency concerns led to ongoing monitoring.

The data used in this AI comes from the 2010 U.S. Census, and U.S. Census, 2012-2016 American Community Survey (ACS). The ACS uses statistical sampling over a 5-year period to describe the average characteristics over the period of collection. It should be noted that Census tract totals sum to more than the total for the city because some of the Census tract boundaries do not align with the municipal boundaries of the City. Additional comparisons were made with the 2000 U.S. Census and other earlier data sources for greater insight on historic trends. Comparisons were made with Portage County and the State of Ohio.

#### **D. How Funded**

The Analysis of Impediments was funded with Community Development Block Grant (CDBG) funds.

#### **E. Conclusions**

The following impediments were identified by this analysis. Please note that these are short descriptions of the impediments, and do not capture the nuances and details that are described later in this report.

- There is undersupply of affordable rental housing in Kent.
- There is a lack of State and Federal protections for Gender Identity and Sexual Orientation.
- Complaints related to a lack of reasonable accommodations for disabilities make up a large share of the complaints received by the Fair Housing Center
- Non-white applicants are more likely to be denied mortgages and other financing than white applicants.
- There is an undersupply of affordable homes for purchase in Kent.
- Membership of the Planning Commission and Board of Zoning Appeals does not represent the racial diversity of the City.
- Fair Housing Testing results can be hard to understand and link to action steps.

- Needs outpace resources for many programs.

## F. Action Plan

The following action steps are recommended by this analysis. Please note that these are short descriptions of the actions, and do not capture the nuances and details that are described later in this report.

- Continue ongoing fair housing programs, while striving to improve effectiveness and efficiency.
  - Fair Housing Testing
    - Increase testing on familial status
    - Increase testing for reasonable accommodations for disabilities
    - Establish a clear and detailed reporting protocol
  - Fair Housing Discrimination Investigations
    - Create streamlined guidance for landlords
    - Establish a clear and detailed reporting protocol
  - Tenant-Landlord Counseling
  - Housing Counseling
    - Expand outreach for homeownership counseling
  - Educational Outreach
    - Ensure landlords and tenants are knowledgeable about rights and responsibilities
    - Ensure landlords and tenants are informed regarding reasonable accommodations
- Use zoning and other local codes to promote fair housing.
  - Ongoing rental licensing program.
  - Zoning enforcement.
  - Recent amendments to define and regulate “rooming houses”
  - Continue BZA policy of strict adherence to codes
  - Future zoning amendments:
    - Expand the supply of housing, while preserving neighborhood character.
    - Seek opportunities to allow “missing middle” housing types (2-8 unit buildings)
- Advocate for State and Federal protections:
  - Source of Income as a protected class
  - Protections for Gender Identity and Sexual Orientation
- Improve representation on boards and commissions
  - Continue to connect with all populations outlined with in City’s Title VI Comprehensive Program Manual
- Seek partnerships to support fair and affordable housing goals.
  - City
    - Create pilot program for down-payment assistance
  - Fair Housing Center
  - Non-Profits
  - Developers
  - Kent State University
  - Portage County Land Bank
- Local Primary Funding Objective (as stated in Consolidated Plan):
  - Safe and decent housing for low to moderate income households.

## II. Jurisdictional Background Data

### A Brief History of Kent

The City of Kent, formerly known as Franklin Mills, was renamed in 1863 in honor of businessman Marvin Kent thanks to his leadership and commitments guiding the City into its most prosperous period in history. Marvin Kent's influence with bringing the Atlantic and Great Western Railroad into this small town in 1863, led to an extraordinary new period of growth and development. In the year following the establishment of the railways, the City's Central Business District was established near the railroad station transforming the industrial town into a thriving retail, commercial, and manufacturing hub. Four years later, in 1867, Kent incorporated as a village with a population of approximately 2,300.

In 1910, William Kent, son of city founder of Marvin Kent, and President of Kent National Bank donated a gift of a 52-acre tract of land on East Main Street for a state normal school. This act persuaded the state Normal Commission to recommend that the City of Kent should be favored as a normal school site. Kent Normal School was founded as a teacher-training institution that same year. Formal instruction began at Kent Normal School in May 1913 with just 47 students. Eventually, the school was renamed Kent State College and founding president John Edward McGilvrey sketched a fifty-year plan which projected the ultimate goal of a full-fledged university, a student body of 10,000 and a wide spectrum of graduate programs. McGilvrey later succeeded in obtaining university status for the school.

Since then, Kent State University (KSU) has evolved into a 935-acre campus educating more than 40,000 students annually. KSU is currently the City of Kent's largest employer, the biggest public university in Northeast Ohio, and the third largest of the state's 14 public university systems. KSU now offers nearly 300-degree programs, from certificates to bachelor's and advanced degrees. KSU is one of 76 public higher-research universities, as categorized by the Carnegie Foundation for the Advancement of Teaching, and is ranked in the top-tier list of Best National Universities by U.S. News & World Report. Kent State is the only public university in Northeast Ohio ranked in the top tier. With eight campuses spanning Northeast Ohio, a College of Podiatric Medicine, a Regional Academic Center, and academic sites in major world capitals such as New York City, Geneva and Florence, Kent State is one of Ohio's leading public universities and a major educational, economic and cultural resource far beyond the Northeast Ohio region.

According to a 2018 economic study completed by EY (formerly known as Ernst & Young), *Kent State University – Economic Contributions of Kent State University in FY17*, KSU is driving the region's economy in nearly every sector of industry. The study shows that Kent State is a powerful economic engine, directly contributing more than \$1 billion annually to the Northeast Ohio region's prosperity.

When coupled with the earnings of the Kent State alumni living in Northeast Ohio, and throughout the entire state, the university's annual economic impact on the region soars to nearly \$3.4 billion and more than \$3.8 billion statewide. When looking at Kent State's direct, indirect and induced economic contributions, EY reported that in Fiscal Year 2017 Kent State contributed:

- Approximately 11,800 jobs to the region's economy, including its 6,500 employees and 5,300 others in jobs supported by the university, its capital projects or the spending of its students and visitors.
- More than \$550 million of income from those jobs.
- Nearly \$1.1 billion of economic output for the region generated by that income.
- More than \$60 million in state and local taxes paid, including income and sales taxes.

## B. Census tracts that are all or partially within the City

Throughout this section, the demographics of Kent are compared to those of Portage County and the State of Ohio. In addition, Kent's demographics are also compared to its seven (7) Census tracts. (See Map 1). Because the Census tract boundaries do not exactly match the boundaries of the City some Census tracts will include data from outside of the City's boundaries.

Descriptions of Kent Area Census tracts are described as follows: (Map 1)

Tract	Description
Census tract 6012*	Covers the northern area of Kent east of Cuyahoga River, including parts of Franklin Township
Census tract 6013*	Covers the northern area of Kent west of Cuyahoga River, including parts of Franklin Township
Census tract 6014	Covers the south and southwest area of Kent
Census tract 6015.01	Covers the area south of downtown Kent, directly west of KSU
Census tract 6015.02	Covers the entire area encompassing KSU
Census tract 6015.03*	Covers the southeastern area of Kent, areas directly south of and directly east of KSU
Census tract 6017.01*	Covers the southernmost largely undeveloped area of Kent south of Ohio Route 261, including a large portion of Brimfield Township

Notes: Census tracts noted with an asterisk "\*" are those that contain data from geographic boundaries beyond the City of Kent. Census tract 6016 was removed from this analysis because its geographic area only covers a small portion of the City where Kent State University's Dix Stadium is located.

## C. Demographic Data

### Population

According to the 2016 American Community Survey, Kent had 29,761 residents. While the population in Kent appears to have increased slightly between 2010 and 2016 with a growth rate of 2.96%, the population has generally remained unchanged since at least 1990. Current population growth in Kent is aligned with population growth trends of the State of Ohio (+0.01%) and Portage County (+0.2%) between 2010 and 2016.

The table below shows population change in Kent between 1990 and 2016.

**Table 1: Population Change in Kent, 1990-2016**

Year	Population	Percent Change from Previous Census
1990	28,835	10.21%
2000	27,906	-3.22%
2010	28,904	3.58%
2016 <sup>1</sup>	29,761	2.96%

Source: U.S. Census 1990-2010, <sup>1</sup> 2012-2016 American Community Survey (ACS)

**Potential Factors Identified in Table 1:** This analysis does not identify any impediments based on the population trends shown in the table above.

### Race and Ethnicity

According to 2012-2016 ACS estimates, 80% of Kent's population identified as White alone. A previous Analysis of Impediments prepared in 2009 noted that there was a significant decrease in the City's African American population using data derived from the 2005-2007 American Community

Survey. Once the more statistically accurate decennial Census data was released in 2010 it showed that the African-American population had, in-fact, grown by 9.48% between 2000 and 2010. The table below shows the breakdown and changes of racial and ethnic groups in Kent between 1990 and 2016. The City of Kent has become increasingly more racially/ethnically diverse during this time period.

**Table 2: Population by Race/Ethnicity in the State of Ohio, Portage County, and Kent 1990-2016**

	Total	White	Black	American Indian & Alaskan Native	Asian or Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino	Not Hispanic or Latino
	Population								
1990	28,835	25,926	2,050	49	723	87	0	262	28,573
	100.00%	89.91%	7.11%	0.17%	2.51%	0.30%	0.00%	0.91%	99.09%
2000	27,906	24,018	2,541	53	608	124	562	357	27,549
	100.00%	86.07%	9.11%	0.19%	2.18%	0.44%	2.01%	1.28%	98.72%
2010	28,904	24,019	2,782	52	1,082	134	835	642	28,262
	100.00%	83.10%	9.62%	0.18%	3.74%	0.46%	2.89%	2.22%	97.78%
2016	29,761	23,805	2,950	6	1,629	97	1,274	649	29,112
	100.00%	79.99%	9.91%	0.02%	5.47%	0.33%	4.28%	2.18%	97.82%

Source: US Census 1990, 2000, and 2010; ACS 2012-2016  
 Notes: Race categories include persons of Hispanic or Latino ethnicity.

The table below shows the breakdown of race and ethnicity by Census tract in Kent.

**Table 3: Population by Race/Ethnicity in the State of Ohio, Portage County, Kent, and Kent Area Census tracts, 2012-2016 ACS**

	Total	White	Black	American Indian & Alaskan Native	Asian or Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino	Not Hispanic or Latino
Census tract 6012*	4,618	3,839	337	0	333	50	59	145	4,473
	100.00%	83.13%	7.30%	0.00%	7.21%	1.08%	1.28%	3.14%	96.86%
Census tract 6013*	8,194	6,622	843	0	190	50	539	202	7,992
	100.00%	80.82%	10.29%	0.00%	2.32%	0.61%	6.58%	2.47%	97.53%
Census tract 6014	5,373	4,400	666	0	90	18	199	104	5,269
	100.00%	81.89%	12.40%	0.00%	1.68%	0.34%	3.70%	1.94%	98.06%
Census tract 6015.01	2,040	1,901	28	0	47	0	64	13	2,027
	100.00%	93.19%	1.37%	0.00%	2.30%	0.00%	3.14%	0.64%	99.36%
Census tract 6015.02	5,945	4,342	763	6	556	15	263	149	5,796
	100.00%	73.04%	12.83%	0.10%	9.35%	0.25%	4.42%	2.51%	97.49%
Census tract 6015.03*	4,428	3,679	170	0	424	14	141	49	4,379
	100.00%	83.08%	3.84%	0.00%	9.58%	0.32%	3.18%	1.11%	98.89%
Census tract 6017.01*	6,006	5,488	304	0	125	0	89	0	6,006
	100.00%	91.38%	5.06%	0.00%	2.08%	0.00%	1.48%	0.00%	100.00%
Kent	29,761	23,805	2,950	6	1,629	97	1,274	649	29,112
	100.00%	79.99% (a)	9.91%	0.02%	5.47%	0.33%	4.28%	2.18%	97.82%
Portage County	161,796	147,808	6,539	175	2,879	731	3,664	2,595	159,201
	100.00%	91.35% (a)	4.04%	0.11%	1.78%	0.45%	2.26%	1.60%	98.40%
State of Ohio	11,586,941	9,519,506	1,421,943	21,459	227,768	98,088	298,177	400,932	11,186,009
	100.00%	82.16% (a)	12.27%	0.19%	1.97%	0.85%	2.57%	3.46%	96.54%

Source: 2012-2016 American Community Survey (ACS)  
 Notes: Race categories include persons of Hispanic or Latino ethnicity.

**Potential Factors Identified in Table 3:** Areas of racial/ethnic integration and segregation are illustrated in Table 3 above and further illustrated in Map 4. While some Kent area Census Tracts ((6016.01 and 6017.01) do not appear to have a great deal of racial/ethnic variation (see Map 4) the City of Kent (20.01% non-White) is more diverse than Portage County (8.65% non-White) and the State of Ohio (17.84% non-white). The non-White population generally varies between a high of 26.96% in Census tract 6015.02 and a low of 6.81% in Census tract 6015.01. This analysis does not identify any impediments with regard to this trend.

**Table 4: Fair Housing Complaints on the basis of Race, Fair Housing Contact Service (FHCS) 2014-2018**

COMPLAINT BASIS: RACE										
Basis	2014-2015		2015-2016		2016-2017		2017-2018		TOTAL 2014-2018	
	Complaints Received	All Complaints	Complaints Received	All Complaints	Complaints Received	All Complaints	Complaints Received	All Complaints	Complaints Received	All Complaints
Total Number	3	11	1	3	0 (a)	11(a)	1(a)	13(a)	5(a)	38(a)
Resolved	1	3	0	1	0	7	0	2	1	13
Administratively Closed	0	4	1	2	0	3	0	6	1	15
Referred to Administrative Body	2	4	0	0	0	1	0	0	2	5
Inconclusive	0	0	0	0	0	0	1	4	1	4
Ongoing Cases	0	0	0	0	0	0	0	1	0	1

Source: 2014-2018 Fair Housing Contact Service Inc., Annual Reports

**Table 5: Fair Housing Tests on the basis of Race, Fair Housing Contact Service (FHCS) 2014-2018**

*Please see Section III.B for a description of testing methodologies, practices, and purposes.*

TESTING BASIS: RACE										
Basis	2014-2015		2015-2016		2016-2017		2017-2018		TOTAL 2014-2018	
	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted
Total Number	3	15	5	12	4 (a)	15(a)	7(a)	14(a)	19(a)	56(a)
Evidence of Discrimination	0	0	0	1	0	0	0	0	0	1
No Evidence of Discrimination	0	9	5	9	1	10	6	12	12	40
Inconclusive Evidence of Discrimination	3	6	0	2	3	5	1	2	7	15

Source: 2014-2018 Fair Housing Contact Service Inc. Annual Reports

**Potential Factors Identified in Tables 4-5:** Race based testing accounted for 33.9% of all tests conducted over the last four years but only 13.2% of complaints made over that same time frame. Over the last two years specifically, race-based complaints comprised just 4.2% of all complaints received by FHCS but were the focus of nearly 37.7% of tests over that same period. This may represent an impediment. (See Chapter 4.)

**Age and Sex**

The table below illustrates the breakdown of age groups by sex between Kent, Portage County, and the State of Ohio.

**Table 6: Population by Sex and Age in the State of Ohio, Portage County, and Kent, 2012-2016 ACS**

		Kent City		Portage County		State of Ohio	
	Total Population	29,761	100%	161,796	100%	11,586,941	100%
Males	Total Males	14,400	48.4%	79,194	48.9%	5,673,893	49.0%
	0-4 years old	605	4.2%	3,801	4.8%	357,455	6.3%
	5-17 years old	1,886	13.1%	12,196	15.4%	992,931	17.5%
	18-34 years old	7,373 (a)	51.2% (a)	21,858 (a)	27.6% (a)	1,299,321 (a)	22.9% (a)
	35-64 years old	3,427	23.8%	30,569	38.6%	2,246,862	39.6%
	65+ years old	1,109	7.7%	10,770	13.6%	777,323	13.7%
Females	Total Females	15,361	51.6%	82,602	51.1%	5,913,048	51.0%
	0-4 years old	691	4.5%	3,717	4.5%	337,044	5.7%
	5-17 years old	1,413	9.2%	11,812	14.3%	946,088	16.0%
	18-34 years old	8,525 (a)	55.5% (a)	22,798 (a)	27.6% (a)	1,271,305 (a)	21.5% (a)
	35-64 years old	3,426	22.3%	31,554	38.2%	2,341,567	39.6%
	65+ years old	1,306	8.5%	12,721	15.4%	1,017,044	17.2%

Source: 2012-2016 American Community Survey (ACS)

**Potential Factors Identified on Table 6:** The disproportionate presence of individuals aged 18-34 in Kent, compared to the county and state is likely due to the presence of KSU, may represent an impediment. (See Chapter 4.)

**Table 7: Fair Housing Complaints on the basis of Sex, Fair Housing Contact Service (FHCS) 2014-2018**

COMPLAINT BASIS: SEX										
Basis	2014-2015		2015-2016		2016-2017		2017-2018		TOTAL 2014-2018	
	Complaints Received	All Complaints	Complaints Received	All Complaints	Complaints Received	All Complaints	Complaints Received	All Complaints	Complaints Received	All Complaints
Total	0	11	0	3	0	11	1	13	1	38
Resolved	0	3	0	1	0	7	0	2	0	13
Administratively Closed	0	4	0	2	0	3	1	6	1	15
Referred to Administratively	0	4	0	0	0	1	0	0	0	5
Inconclusive	0	0	0	0	0	0	0	4	0	4
Ongoing	0	0	0	0	0	0	0	1	0	1

Source: 2014-2018 Fair Housing Contact Service Inc. Annual Reports

**Table 8: Fair Housing Tests on the basis of Sex, Fair Housing Contact Service (FHCS) 2014-2018**

TESTING BASIS: SEX										
Basis	2014-2015		2015-2016		2016-2017		2017-2018		TOTAL 2014-2018	
	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted
Total Number	0	15	0	12	0	15	0	14	0	56
Evidence of Discrimination	0	0	0	1	0	0	0	0	0	1
No Evidence of Discrimination	0	9	0	9	0	10	0	12	0	40
Inconclusive Evidence of Discrimination	0	6	0	2	0	5	0	2	0	15

Source: 2014-2018 Fair Housing Contact Service Inc. Annual Reports

**Table 9: Fair Housing Complaints on the basis of Gender Identity, Fair Housing Contact Service (FHCS) 2014-2018**

COMPLAINT BASIS: GENDER/IDENTITY										
Basis	2014-2015		2015-2016		2016-2017		2017-2018		TOTAL 2014-2018	
	Complaints Received	All Complaints	Complaints Received	All Complaints	Complaints Received	All Complaints	Complaints Received	All Complaints	Complaints Received	All Complaints
Total Number	0	11	0	3	0	11	1	13	1(a)	38
Resolved	0	3	0	1	0	7	0	2	0	13
Administratively Closed	0	4	0	2	0	3	1	6	1(a)	15
Referred to Administrative Body	0	4	0	0	0	1	0	0	0	5
Inconclusive	0	0	0	0	0	0	0	4	0	4
Ongoing Cases	0	0	0	0	0	0	0	1	0	1

Source: 2014-2018 Fair Housing Contact Service Inc. Annual Reports

**Table 10: Fair Housing Tests on the basis of Gender Identity, Fair Housing Contact Service (FHCS) 2014-2018**

TESTING BASIS: GENDER IDENTITY										
Basis	2014-2015		2015-2016		2016-2017		2017-2018		TOTAL 2014-2018	
	Gender Identity Tests Conducted	All Tests	Gender Identity Tests Conducted	All Tests	Gender Identity Tests Conducted	All Tests	Gender Identity Tests Conducted	All Tests	Gender Identity Tests Conducted	All Tests Conducted
Total Number	0	15	0	12	0	15	1	14	1(a)	56
Evidence of Discrimination	0	0	0	3	0	3	0	1	0(a)	7
No Evidence of Discrimination	0	9	0	8	0	11	1	12	1(a)	40
Inconclusive Evidence of Discrimination	0	6	0	0	0	1	0	1	0(a)	8

Source: 2014-2018 Fair Housing Contact Service Inc. Annual Reports



**Potential Factors Identified on Tables 9-10:** Between 2014 and 2018 FHCS received only one reported complaint of discrimination on the basis of gender identity. There was also only one test done on this basis. The one complaint received was determined to be inconclusive due to a lack of additional information related to the follow up conducted for this complaint. This analysis does not identify any impediments based on this data.

**Table 11: Fair Housing Complaints on the basis of Family Status, Fair Housing Contact Service (FHCS) 2014-2018**

COMPLAINT BASIS: FAMILY STATUS										
Basis	2014-2015		2015-2016		2016-2017		2017-2018		TOTAL 2014-2018	
	Complaints Received	All Complaints	Complaints Received	All Complaints	Complaints Received	All Complaints	Complaints Received	All Complaints	Complaints Received	All Complaints
Total Number	0	11	1	3	1	11	0	13	2	38
Resolved	0	3	1	1	1	7	0	2	2	13
Administratively Closed	0	4	0	2	0	3	0	6	0	15
Referred to Administrative Body	0	4	0	0	0	1	0	0	0	5
Inconclusive	0	0	0	0	0	0	0	4	0	4
Ongoing Cases	0	0	0	0	0	0	0	1	0	1

Source: 2014-2018 Fair Housing Contact Service Inc. Annual Reports

**Table 12: Fair Housing Tests on the basis of Family Status, Fair Housing Contact Service (FHCS) 2014-2018**

TESTING BASIS: FAMILY STATUS											
Basis	2014-2015		2015-2016		2016-2017		2017-2018		TOTAL 2014-2018		
	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted	
Total Number	6	15	6	12	4	15	4	14	20	56	
	100%	100%	100%	100%	100%	100%	100%	100%	100% (a)	100% (a)	
Evidence of Discrimination	0	0	1	1	0	0	0	0	1	1	
	0%	0%	17%	8%	0%	0%	0%	0%	5%	2%	
No Evidence of Discrimination	5	9	4	9	4	10	3	12	16	40	
	83%	60%	67%	75%	100%	67%	75%	86%	80%	71%	
Inconclusive Evidence of Discrimination	1	6	1	2	0	5	1	2	3	15	
	17%	40%	17%	17%	0%	33%	25%	14%	15%	27%	

Source: 2014-2018 Fair Housing Contact Service Inc. Annual Reports

**Potential Factors Identified on Tables 11-12:** Complaints on the basis of familial status comprised just 5% of all complaints made to FHCS between 2014 and 2018. Over that same time, testing on the basis of family status made up approximately 36% of tests conducted by FHCS, 80% of which supported no evidence of discrimination. This may represent an impediment of the testing methodology. (See Chapter 4.)

**Foreign Born Population**

According to the U.S. Census American Community Survey (ACS), taken between 2012-2016, it was estimated that Kent's foreign-born population was 8.39% during this time period. This percentage was higher than those of the State of Ohio (4.18%) and Portage County (3.98%).

The table below illustrates the breakdown of foreign-born individuals by Census tract.

**Table 13: Estimated Foreign Born Population in the State of Ohio, Portage County, the City of Kent, and Kent Area Census tracts, 2012-2016 ACS**

	Estimated Total Population	Estimated Native Born Population	Estimated Foreign Born Population
Census tract 6012*	4,618 (100%)	4,142 (89.69%)	476 (10.30%)
Census tract 6013*	8,194 (100%)	7,840 (95.67%)	354 (4.32%)
Census tract 6014	5,373 (100%)	5,251 (97.72%)	122 (2.27%)
Census tract 6015.01	2,040 (100%)	1,902 (93.23%)	138 (6.76%)
Census tract 6015.02	5,945 (100%)	5,239 (88.12%)	706 (11.87%)
Census tract 6015.03*	4,428 (100%)	3,848 (86.90%)	580 (13.09%)
Census tract 6017.01*	6,006 (100%)	5,430 (90.41%)	576 (9.59%)
Kent	29,761	27,264	2,497
	(100%) (a)	(91.60%)	(8.39%) (a)
Portage County	161,796	155,347	6,449
	(100%) (a)	(96.01%)	(3.98%) (a)
State of Ohio	11,586,941	11,102,233	484,708
	(100%)	(95.81%)	(4.18%)

Source: 2012-2016 American Community Survey (ACS)

**Potential Factors Identified on Table 13:** While Kent's population comprises 18.39% of Portage County, its foreign-born population makes up 38.7% of Portage County's foreign-born population indicating that Kent has a greater than proportional share of foreign-born individuals in Portage County. Furthermore, it appears that KSU's student population may be impacting these figures in Kent referenced by the larger number of foreign-born individuals who live in Census tracts in and around the KSU campus. This analysis does not identify any impediments based on this data.

**Table 14: Fair Housing Complaints on the basis of National Origin, Fair Housing Contact Service (FHCS) 2014-2018**

COMPLAINT BASIS: NATIONAL ORIGIN										
Basis	2014-2015		2015-2016		2016-2017		2017-2018		TOTAL 2014-2018	
	Complaints Received	All Complaints	Complaints Received	All Complaints	Complaints Received	All Complaints	Complaints Received	All Complaints	Complaints Received	All Complaints
Total Number	1	11	0	3	0	11	0	13	1	38
Resolved	0	3	0	1	0	7	0	2	0	13
Administratively Closed	0	4	0	2	0	3	0	6	0	15
Referred to Administrative Body	1	4	0	0	0	1	0	0	1	5
Inconclusive	0	0	0	0	0	0	0	4	0	4
Ongoing Cases	0	0	0	0	0	0	0	1	0	1

Source: 2014-2018 Fair Housing Contact Service Inc. Annual Reports

**Table 15: Fair Housing Tests on the basis of National Origin, Fair Housing Contact Service (FHCS) 2014-2018**

TESTING BASIS: NATIONAL ORIGIN										
Basis	2014-2015		2015-2016		2016-2017		2017-2018		TOTAL 2014-2018	
	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted
Total Number	0	15	0	12	1	15	0	14	1	56
Evidence of Discrimination	0	0	0	1	0	0	0	0	0	1
No Evidence of Discrimination	0	9	0	9	1	10	0	12	1	40
Inconclusive Evidence of Discrimination	0	6	0	2	0	5	0	2	0	15

Source: 2014-2018 Fair Housing Contact Service Inc. Annual Reports

**Potential Factors Identified on Tables 14-15:** This analysis does not identify any impediments based on complaint and testing trends on the basis of national origin between 2014 and 2018.

**Disabled Population**

The table below shows the breakdown of individuals with disabilities by Census tract.

**Table 16: Individuals with Disabilities in the State of Ohio, Portage County, the City of Kent, and Kent Area Census tracts, 2012-2016 ACS**

	Estimated Total Civilian Non-Institutionalized Population	Estimated Population with a Disability (hearing, vision, cognitive, ambulatory, self-care, or independent living difficulty)
Census tract 6012*	4,618	406
	(100%)	(8.8%)
Census tract 6013*	8,110	953
	(100%)	(11.8%)
Census tract 6014	5,373	897
	(100%)	(16.7%) (a)
Census tract 6015.01	2,040	277
	(100%)	(13.6%) (a)
Census tract 6015.02	5,841	448
	(100%)	(7.7%)
Census tract 6015.03*	4,428	350
	(100%)	(7.90%)
Census tract 6017.01*	6,006	609
	(100%)	(10.1%)
Kent	29,573	3,314
	(100%)	(11.2%) (a)
Portage County	160,730	20,615
	(100%)	(12.8%) (a)
State of Ohio	11,413,979	1,571,654
	(100%)	(13.8%) (a)

Source: 2012-2016 American Community Survey (ACS)

**Potential Factors Identified on Table 16:** The City of Kent is home to a lower percentage of residents of disabilities (11.2%) than Portage County (12.8%) and the State of Ohio (13.8%). While Census tracts 6012, 6013, and 6015.03 appear to have the greatest concentrations of housing for the disabled/seniors (see Map 3), Census tracts 6014 (16.7%) and 6015.01 (13.6%) respectively have the greatest concentrations of individuals with disabilities. This analysis does not recognize this trend as an impediment as the variations are not far off from representations of this group at the county and state levels.

**Table 17: Fair Housing Complaints on the basis of Disability, Fair Housing Contact Service (FHCS) 2014-2018**

COMPLAINT BASIS: DISABILITY										
Basis	2014-2015		2015-2016		2016-2017		2017-2018		TOTAL 2014-2018	
	Complaints Received	All Complaints	Complaints Received	All Complaints	Complaints Received	All Complaints	Complaints Received	All Complaints	Complaints Received	All Complaints
Total Number	7	11	1	3	10 (b)	11 (b)	10 (b)	13 (b)	28 (a)	38 (a)
Resolved	2	3	0	1	6	7	2	2	10	13
Administratively	4	4	1	2	3	3	4	6	12	15
Referred to	1	4	0	0	1	1	0	0	2	5
Inconclusive	0	0	0	0	0	0	3	4	3	4
Ongoing Cases	0	0	0	0	0	0	1	1	1	1

Source: 2014-2018 Fair Housing Contact Service Inc. Annual Reports

**Table 18: Fair Housing Tests on the basis of Disability, Fair Housing Contact Service (FHCS) 2014- 2018**

TESTING BASIS: DISABILITY										
Basis	2014-2015		2015-2016		2016-2017		2017-2018		TOTAL 2014-2018	
	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted	Tests Conducted	All Tests Conducted
Total Number	6	15	1	12	6 (b)	15 (b)	2 (b)	14 (b)	15 (b)	56 (b)
Evidence of Discrimination	0	0	0	1	0	0	0	0	0	1
No Evidence of Discrimination	4	9	0	9	4	10	2	12	10	40
Inconclusive Evidence of Discrimination	0	6	1	2	2	5	0	2	3	15

Source: 2014-2018 Fair Housing Contact Service Inc. Annual Reports

**Potential Factors Identified on Tables 17-18:**

- a. During the period of 2014-2018, 73.7% of all complaints logged were on the basis of disability. This may represent an impediment. (See Chapter 4.)
- b. During the period of 2014-2018, 26.8% of testing conducted was on the basis of disability. In the last two years, disability related complaints made up 83.3% of total complaints but 27.6% of total tests. This may represent an impediment. (See Chapter 4.)

The next table shows the breakdown of individuals by age with disabilities in Kent.

**Table 19: Estimated Population with a Disability by Age in Kent, 2012-2016 ACS**

	Estimated Total Population	Estimated Population with a Disability (hearing, vision, cognitive, ambulatory, self-care, or independent living difficulty)
Under 5 Years Old	1,296 (100%)	17 (1.31%) (a)
5-17 Years Old	3,299 (100%)	351 (10.64%)
18-64 Years Old	22,751 (100%)	1,977 (8.69%)
65+ Years Old	2,415 (100%)	969 (40.12%) (a)
<b>Kent</b>	<b>29,761 (100%)</b>	<b>3,314 (11.13%) (a)</b>
<b>Portage County</b>	<b>161,796 (100%)</b>	<b>20,615 (12.74%)</b>
<b>State of Ohio</b>	<b>11,586,941 (100%)</b>	<b>1,571,654 (13.56%)</b>

Source: 2012-2016 American Community Survey (ACS)

Total population percentages are a reflection of the total population of each age cohort

**Potential Factors Identified on Table 19:** According to the American Community Survey (ACS) from 2012-2016, an estimated 11.13% of Kent’s population had some type of disability. However, there are some disparities between the age cohorts. For example, only 1.31% of Kent children under 5 years old had a disability. On the other hand, approximately 40.12% of Kent’s residents ages 65 and older have a disability. This analysis does not consider this as an impediment because disabilities are not always diagnosed in the early years of life and many disabilities can naturally occur as one ages.

## D. Income Data

### Median Household Income

The table below shows the breakdown of median household income by race and ethnicity in the City of Kent, Portage County, and the State of Ohio.

**Table 20: Estimated Median Household Income by Race/Ethnicity in the State of Ohio, Portage County, and Kent, 2012-2016 ACS**

	Total Median Household Income	White	Black	American Indian & Alaskan Native	Asian	Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino	Not Hispanic or Latino
Kent	\$36,539 (a)	\$39,895 (b)	\$18,980 (b)	-	\$21,773 (b)	-	-	\$30,625 (b)	-	\$41,136 (b)
Portage County	\$52,427 (a)	\$53,854 (b)	\$35,234 (b)	\$38,490 (b)	\$26,726 (b)	-	\$53,958	\$37,054 (b)	\$41,223 (b)	\$54,086 (b)
State of Ohio	\$50,674 (a)	\$54,249 (b)	\$29,033 (b)	\$32,415 (b)	\$69,184 (b)	\$37,250 (b)	\$36,044 (b)	\$36,628 (b)	\$39,300 (b)	\$54,490 (b)

Source: 2012-2016 American Community Survey (ACS)

An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

### Potential Factors Identified on Table 20:

- According to the 2012-2016 ACS data, median income of households in Kent is less than those in both Portage County and the State of Ohio. This may represent an impediment. (See Chapter 4.)
- There is a disparity in median household income between non-minority households and minority households in Kent, Portage County and the State of Ohio. This disparity is evident among both Black or African American households and Asian households in the City of Kent. (See Chapter 4.)

The table below shows the breakdown of median household income by Census tract in Kent.

**Table 21: Estimated Median Household Income by Race/Ethnicity in the State of Ohio, Portage County, the City of Kent, and Kent Area Census tracts, 2012-2016 ACS**

	Total Median Household Income	White	Black	American Indian & Alaskan Native	Asian	Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino	Not Hispanic or Latino
Census tract 6012*	\$26,968	\$40,833	\$13,154	-	\$23,203	-	-	-	-	\$43,789
Census tract 6013*	\$59,203	\$68,509	-	-	\$57,782	-	-	\$2,500	-	\$68,707
Census tract 6014	\$36,752	\$36,498	\$37,092	-	-	-	-	-	-	\$36,983
Census tract 6015.01	\$40,938	\$42,589	-	-	-	-	-	-	-	\$42,902
Census tract 6015.02	\$14,974	\$14,056	\$21,389	-	\$15,721	-	-	\$21,875	\$17,188	\$13,878
Census tract 6015.03*	\$23,859	\$29,009	-	-	-	-	-	\$31,442	-	\$29,246
Census tract 6017.01*	\$56,089	\$54,592	\$59,036	-	-	-	-	-	-	\$54,592
Kent	\$36,539	\$39,895	\$18,980	-	\$21,773	-	-	\$30,625	-	\$41,136
Portage County	\$52,427	\$53,854	\$35,234	\$38,490	\$26,726	-	\$53,958	\$37,054	\$41,223	\$54,086
State of Ohio	\$50,674	\$54,249	\$29,033	\$32,415	\$69,184	\$37,250	\$36,044	\$36,628	\$39,300	\$54,490

Source: 2012-2016 American Community Survey (ACS)

Notes: An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

**Potential Factors Identified on Table 21:** This analysis does not identify any impediments based on complaint and testing trends on the basis of national origin between 2014 and 2018

The table below shows the breakdown of individual median income of persons with disabilities by Census tract.

**Table 22: Estimated Median Income of Individuals with Disabilities in the State of Ohio, Portage County, and Kent, 2012-2016 ACS**

	Total Individual Median Income	With a Disability			No disability		
			Female	Male		Female	Male
Census tract 6012	\$18,724	\$6,474	-	\$6,520	\$20,101	\$13,455	\$25,770
Census tract 6013	\$25,128	\$5,372	-	\$4,667	\$26,372	\$19,549	\$42,923
Census tract 6014	\$21,790	\$19,181	\$21,354	\$18,621	\$22,140	\$22,108	\$22,172
Census tract 6015.01	\$21,717	\$30,515	\$28,000	\$35,987	\$20,889	\$15,645	\$25,938
Census tract 6015.02	\$3,772	\$4,272	\$4,731	\$3,125	\$3,733	\$3,525	\$4,045
Census tract 6015.03	\$10,695	\$2,500	\$2,500	-	\$10,746	\$8,332	\$15,887
Census tract 6017.01	\$25,713	-	-	-	\$26,301	\$23,533	\$26,992
Kent	<b>\$13,107 (a)</b>	<b>\$7,230 (a)</b>	\$10,968	\$6,824	\$13,499	\$9,521	\$18,467
Portage County	<b>\$25,823 (a)</b>	<b>\$17,570 (a)</b>	\$14,189	\$22,321	\$26,341	\$20,386	\$33,498
State of Ohio	<b>\$30,578 (a)</b>	<b>\$19,335 (a)</b>	\$15,942	\$22,640	\$31,174	\$25,512	\$37,859

Source: 2012-2016 American Community Survey (ACS)

An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

**Potential Factors Identified on Table 22:** Individuals with a disability in the City of Kent earn 55.2% of total individual median income. This figure compares to 68% in Portage County and 63.2% in the State of Ohio. This may represent an impediment. (See Chapter 4.)

**Table 23: Estimated Median Income by Age of Householder in the State of Ohio, Portage County, and Kent, 2012-2016 ACS**

	15-24-Year-Old Householder	25-44-Year-Old Householder	45-64-Year-Old Householder	65+ Year Old Householder
State of Ohio	\$23,937	\$55,894	\$61,986	\$37,186
Portage County	\$18,698	\$57,869	\$67,667	\$61,986
Kent	\$13,641 (a)	\$41,696 (a)	\$63,036	\$44,526

Source: 2012-2016 American Community Survey (ACS)

Note: The U.S. Census defines a Household as an occupied housing unit.

\*The Estimated Median Household Income includes portions of Census tracts that are located outside of city limits.

**Potential Factors Identified on Table 23:** Individuals in the 15-24 year age group earn median incomes that are lower than individuals of this same age group in the county and state. The same can be said for the 25-44 age group in Kent. This may represent an impediment. (See Chapter 4.)

**Poverty Rates**

The table below shows the differences in estimated poverty rates by Census tract.

**Table 24: Estimated Poverty in the State of Ohio, Portage County, Kent, and Kent Area Census tracts, 2012-2016 ACS**

	Estimated Percentage of Population Living Below the Poverty Level
Census tract 6012*	25.2%
Census tract 6013*	26.4%
Census tract 6014	27.1%
Census tract 6015.01	28.3%
Census tract 6015.02	58.5% (a)
Census tract 6015.03*	51.6% (a)
Census tract 6017.01*	18.9%
Kent State University***	N/A
State of Ohio	15.3% (b)
Portage County	15.10% (b)
Kent	34.4% (b)

Source: 2012-2016 American Community Survey (ACS)

Note: Estimated population only includes the population for whom poverty status is determined.

**Potential Factors Identified on Table 24:**

- a. Census tract 6015.02 and 6015.03 have more than 50% of their populations living below the poverty level. Otherwise, instances of poverty appear to be disbursed evenly among Census tracts in the City. This analysis does not consider any data in the above table to represent an impediment given these Tracts proximity to the KSU campus.
- b. Poverty rates in Kent were more than double that of the County and the State. Relatively high poverty rates in Kent appear to be partially influenced by the low-income earning student population in the areas in and surrounding the Kent State University Campus. (See Table 20 on Median Income and the associated narrative related to the City's median income and its comparison to the County and State.)

## **E Employment and Transportation**

Since 2010, the unemployment rate in Kent (8.9%) has generally been higher than the national unemployment rate (7.9%). In 2017, Kent's unemployment rate had decreased to 4.6%, lower than the national average (6.6%) at this same time.

The largest job sector in the City of Kent is **Educational Services, and Health Care and Social Assistance** which supports over 4,400 jobs citywide, or 28.7% of total employment. The next largest employment sectors include **Arts, Entertainment, and Recreation, and Accommodation and Food Services** (19.3%), **Retail Trade** (15.2%) and **Manufacturing** (11.3%).

### **Major Employers in Kent**

Kent State University is the largest employer in Kent. Some other major employers in Kent include:

- Kent State University
- The Davey Tree Expert Company
- Smithers Oasis
- Furukawa Rock Drill
- Kent City School District
- ACS Industries Inc.
- Ametek, Inc.
- City of Kent

The table below shows the breakdown of employment by industry in each Kent area Census tract.



**Table 25: Estimated Industry of Civilian Employees 16 Years and Over in the State of Ohio, Portage County, and Kent, 2012-2016 ACS**

	Census tract							State of Ohio	Portage County	Kent
	6012	6013	6014	6015.01	6015.02	6015.03	6017.01			
<b>Agriculture, Forestry, Fishing, and Hunting, and Mining</b>	31 (1.26%)	25 (0.62%)	0 (0.0%)	14 (1.19%)	8 (0.30%)	0 (0.0%)	30 (0.96%)	58,264 (1.1%)	891 (1.1%)	65 (0.4%)
<b>Construction</b>	76 (3.10%)	48 (1.19%)	96 (3.42%)	0 (0.0%)	40 (1.48%)	37 (1.49%)	183 (5.84%)	277,035 (5.1%)	4,353 (5.3%)	227 (1.5%)
<b>Manufacturing</b>	213 (8.68%)	643 (15.98%)	519 (18.50%)	138 (11.71%)	120 (4.44%)	117 (4.73%)	321 (10.24%)	841,515 (15.5%)	15,415 (18.8%)	1,739 (11.3%)
<b>Wholesale Trade</b>	33 (1.35%)	0 (0.0%)	27 (0.96%)	18 (1.53%)	12 (0.44%)	94 (3.80%)	41 (1.31%)	148,026 (2.7%)	2,249 (2.7%)	146 (0.9%)
<b>Retail Trade</b>	158 (6.44%)	599 (14.89%)	327 (11.65%)	185 (15.70%)	601 (22.25%)	379 (15.31%)	356 (11.36%)	633,530 (11.7%)	10,306 (12.6%)	2,329 (15.2%)
<b>Transportation and Warehousing, and Utilities</b>	0 (0.0%)	262 (6.51%)	101 (3.60%)	42 (3.57%)	38 (1.41%)	110 (4.44%)	216 (6.89%)	262,232 (4.8%)	3,659 (1.4%)	641 (4.2%)
<b>Information</b>	0 (0.0%)	86 (2.14%)	0 (0.0%)	8 (0.68%)	34 (1.26%)	83 (3.35%)	74 (2.36%)	91,987 (1.7%)	1,126 (1.3%)	211 (1.4%)
<b>Finance and Insurance, and Real Estate and Rental and Leasing</b>	58 (2.36%)	133 (3.31%)	110 (3.92%)	17 (1.44%)	94 (3.48%)	31 (1.25%)	137 (4.37%)	347,200 (6.4%)	3,595 (4.4%)	448 (2.9%)
<b>Professional, Scientific, and Management, and Administrative and Waste Management Services</b>	192 (7.83%)	446 (11.08%)	311 (11.08%)	107 (9.08%)	60 (2.22%)	179 (7.23%)	187 (5.97%)	509,829 (9.4%)	6,895 (8.4%)	1,288 (8.4%)
<b>Educational Services, and Health Care and Social Assistance</b>	912 (37.18%)	1,064 (26.44%)	739 (26.34%)	394 (33.45%)	880 (32.58%)	676 (27.31%)	748 (23.87%)	1,310,242 (24.1%)	18,146 (22.1%)	4,414 (28.7%)
<b>Arts, Entertainment, and Recreation, and Accommodation and Food Services</b>	536 (21.85%)	483 (12.00%)	386 (13.76%)	197 (16.72%)	756 (27.99%)	639 (25.82%)	459 (14.65%)	497,112 (9.2%)	9,023 (11.0%)	2,968 (19.3%)
<b>Other Services</b>	185 (7.54%)	139 (3.45%)	71 (2.53%)	13 (1.10%)	42 (1.55%)	108 (4.36%)	218 (6.96%)	240,997 (4.4%)	3,860 (4.7%)	551 (3.6%)
<b>Public Administration</b>	59 (2.41%)	96 (2.39%)	119 (4.24%)	45 (3.82%)	16 (0.59%)	22 (0.89%)	164 (5.23%)	207,678 (3.8%)	2,491 (3.6%)	338 (2.2%)
<b>Total Civilian Employed Population 16 Years and Over</b>	<b>2,453 (100%)</b>	<b>4,024 (100%)</b>	<b>2,806 (100%)</b>	<b>1,178 (100%)</b>	<b>2,701 (100%)</b>	<b>2,475 (100%)</b>	<b>3,134 (100%)</b>	<b>5,425,647 (100%)</b>	<b>82,009 (100%)</b>	<b>15,365 (100%)</b>

Source: 2012-2016 American Community Survey (ACS)

**Potential Factors Identified on Table 25:** This analysis does not consider any data in the above table to represent an impediment.

**Means of Transportation for Workforce**

The Census Bureau provides data at the Census block level on the travel distance from work to home and home to work for individuals. This data provides information on transportation needs and jobs proximity. Table 26 shows the share of total jobs (job counts) by distance between the Work Census Block and the Home Census Block of individuals in Kent area Census tracts, the city of Kent, Portage County, and in the State of Ohio.

Transportation intersects in a significant way with affordable housing. When households rely significantly on public transportation, this can have an impact on where the household may choose to live.

**Table 26: Share of Job Counts by Distance Between Work Census Block and Home Census Block, Kent, OH, 2015 Census**

	Census tract							State of Ohio	Portage County	Kent
	6012	6013	6014	6015.01	6015.02	6015.03	6017.01			
Less than 10 miles	696 (51.4%)	978 (58.5%)	1,625 (54.6%)	693 (53.6%)	2,285 (49.2%)	296 (49.9%)	1,140 (46.5%)	2,576,043 (49.8%)	25,359 (47.0%)	6,295 (52.5%)
10 to 24 miles	336 (24.8%)	346 (20.7%)	673 (22.6%)	255 (19.7%)	1,170 (25.2%)	140 (23.6%)	600 (24.5%)	1,468,076 (28.4%)	16,493 (30.6%)	2,790 (23.3%)
25 to 50 miles	219 (16.2%)	225 (13.5%)	406 (13.7%)	195 (15.1%)	889 (19.1%)	92 (15.5%)	366 (14.9%)	493,949 (9.5%)	7,455 (13.8%)	1,946 (16.2%)
Greater than 50 miles	103 (7.6%)	123 (7.4%)	270 (9.1%)	150 (11.6%)	302 (6.5%)	65 (11.0%)	344 (14.0%)	636,452 (12.3%)	4,611 (8.6%)	953 (8.0%)
<b>Total All Jobs</b>	<b>1,354 (100%)</b>	<b>1,672 (100%)</b>	<b>2,974 (100%)</b>	<b>1,293 (100%)</b>	<b>4,646 (100%)</b>	<b>593 (100%)</b>	<b>2,450 (100%)</b>	<b>5,174,520 (100%)</b>	<b>53,918 (100%)</b>	<b>11,984 (100%)</b>

Source: Job center information, On the Map data tool 2015, Census.gov.

**Potential Factors Identified on Table 26:** A majority of job holders working in Kent live within 10 miles of their work. Average commute times do not vary widely across Census tracts in Kent. Most individuals have commutes that are less than 25 miles. This analysis does not identify any impediments based on this data.

The table below shows the breakdown of means of transportation to work by Census tract in Kent.

**Table 27: Estimated Means of Transportation to Work for Workers 16 Years and Over in the State of Ohio, Portage County, and Kent, 2012-2016 ACS**

	Census tract							State of Ohio	Portage County	Kent
	6012	6013	6014	6015.01	6015.02	6015.03	6017.01			
Car, Truck, or Van (Driving Alone)	1738 (77.0%)	3,258 (84.1%)	2,103 (78.5%)	898 (77.5%)	947 (47.0%) (a)	1,735 (71.4%)	2,654 (87.9%)	4,436,671 (83.4%)	66,005 (83.6%)	10,636 (74.9%) (a)
Car, Truck, or Van (Carpooled)	140 (6.2%)	135 (3.5%)	262 (9.8%)	63 (5.4%)	153 (7.6%)	228 (9.4%)	170 (5.6%)	415,528 (7.8%)	6,278 (7.9%)	1,005 (7.1%)
Public Transportation	163 (7.2%) (b)	109 (2.8%)	12 (0.4%)	0 (0.0%)	22 (1.1%)	53 (2.2%)	0 (0.0%)	88,275 (1.7%)	521 (0.7%)	298 (2.1%)
Walked	169 (7.5%)	219 (5.7%)	140 (5.2%)	132 (11.4%)	514 (25.5%) (c)	145 (6.0%)	75 (2.5%) (c)	122,001 (2.3%)	2,092 (2.6%)	1,319 (9.3%) (c)
Taxi-Cab, Motorcycle, Bicycle, or Other Means	11 (0.5%)	40 (1.0%)	32 (1.2%)	6 (0.5%)	20 (1.0%)	0 (0.0%)	35 (1.2%)	60,949 (1.1%)	554 (0.7%)	98 (0.7%)
Worked from Home	35 (1.6%)	112 (2.9%)	130 (4.9%)	59 (5.1%)	359 (17.8%)	270 (11.1%)	85 (2.8%)	197,371 (3.7%)	3,532 (4.5%)	840 (5.9%)
<b>Total Estimated Workers 16 Years and Over</b>	<b>2,256 (100%)</b>	<b>3,873 (100%)</b>	<b>2,679 (100%)</b>	<b>1,158 (100%)</b>	<b>2,015 (100%)</b>	<b>2,431 (100%)</b>	<b>3,019 (100%)</b>	<b>5,320,795 (100%)</b>	<b>78,982 (100%)</b>	<b>14,196 (100%)</b>

Source: 2012-2016 American Community Survey (ACS)

**Potential Factors Identified on Table 27:**

- a. Compared to the citywide average of 74.9%, 47.0% of workers in Census tracts 6015.02 drive alone to work. Since the geographic area of Census tract 6015.02 is primarily located within the boundaries of the KSU campus, this analysis does not identify any impediments based on this data.
- b. Those that live in Census tract 6012 make up 54.7% of all individuals who use public transportation in the Kent area.
- c. Compared to the citywide average of 9.3%, 25.5% of workers in Census tract 6015.02 walk to work and 2.5% of workers walk to work in Census tract 6017.01. Census tract 6017.01 encompasses a geographic area that is primarily located in Brimfield Township, this analysis does not identify any impediments based on this data.

A further analysis of the City's access to public transportation can be found in the "Increasing Accessibility, Employment-Housing-Transportation Linkage" narrative in Section IV of this report.

## F. Housing Profile

The table below illustrates the breakdown of household population (Family and Non-Family) and Group Quarters population (Institutionalized and Non-Institutionalized) by Census tract.

**Table 28: Household and Group Quarters Population in the State of Ohio, Portage County, Kent, and Kent Census tracts, 2012-2016 ACS**

	Total Population in Households	Family Household Population		Non-Family Household Population		Group Quarters Population	
		Population: Husband-Wife Household	Population: Single Head of Household	Population: 1-Person Household	Population: 2-or more-person Household	Population: Institutionalized	Population: Non-Institutionalized
Census tract 6012*	4,529 (100%)	1,742 (38.46%)	913 (20.16%)	755 (16.67%)	1,030 (22.74%)	0 (0.0%)	89 (1.97%)
Census tract 6013*	8,077 (100%)	4,135 (51.19%)	2,441 (30.22%)	413 (5.11%)	971 (12.02%)	84 (1.04%)	33 (0.41%)
Census tract 6014	5,373 (100%)	2,082 (38.75%)	1,615 (30.06%)	972 (18.09%)	704 (13.10%)	0 (0.0%)	0 (0.0%)
Census tract 6015.01	1,911 (100%)	828 (43.33%)	265 (13.87%)	310 (16.22%)	379 (19.83%)	0 (0.0%)	129 (6.75%)
Census tract 6015.02	5,945 (100%)	130 (2.19%)	55 (0.93%)	299 (5.03%)	1,001 (16.84%)	1,381 (23.23%) (b)	3,079 (51.79%) (b)
Census tract 6015.03*	4,272 (100%)	1,117 (26.15%)	468 (10.95%)	526 (12.31%)	2,005 (46.93%) (a)	0 (0.0%)	156 (3.65%)
Census tract 6017.01*	6,006 (100%)	3,610 (60.11%)	994 (16.55%)	628 (10.46%)	774 (5.06%)	0 (0.0%)	0 (0.0%)
Kent	24,826 (100%)	9,485 (38.21%)	5,611 (22.60%)	3,065 (12.35%)	1,730 (6.97%) (a)	188 (0.76%)	4,747 (19.12%)
Portage County	155,084 (100%)	93,824 (60.50%)	30,823 (19.88%)	16,622 (10.72%)	7,103 (4.58%)	1,066 (0.69%)	5,646 (3.64%)
State of Ohio	11,275,553 (100%)	6,649,085 (58.97%)	2,574,729 (22.83%)	1,383,258 (12.27%)	357,093 (3.17%)	164,845 (1.46%)	146,543 (1.30%)

Source: 2012-2016 American Community Survey (ACS)

Note: The U.S. Census defines a Household as an occupied housing unit. A Family Household has at least one member of the household related to the householder by birth, marriage, or adoption. Non-Family Households consist of people living alone and households which do not have any members related to the householder. A Group Quarters consists of Institutional (e.g., correctional facilities, nursing homes, and mental hospitals) and Non-Institutional (e.g., college dormitories, military barracks, group homes, missions, and shelters) facilities.

### Potential Factors Identified on Table 28:

- In Census tract 6015.03, 46.93% of households are classified as 2-or more person non-family households. This analysis does not identify any impediments based on this data because of this Tracts proximity to the KSU campus.
- In Census tract 6015.02, 23.23% of households are classified as Group Quarters – Institutionalized and 51.79% of households are classified as Group Quarters – Noninstitutionalized. Since the geographic area of Census tract 6015.02 is primarily located within the boundaries of the KSU campus which is largely representative of dormitories, this analysis does not identify any impediments based on this data.

The table below shows the breakdown of housing units and occupancy status by Kent area Census tracts.

**Table 29: Number of Housing Units and Occupancy Status in the State of Ohio, Portage County, Kent, and Kent Area Census tracts, 2012-2016 ACS**

	Total Number of Housing Units	Total Number of Occupied Housing Units	Total Number of Vacant Housing Units
Census tract 6012*	2,363 100%	2,064 87.35%	299 12.65%
Census tract 6013*	3,309 100%	2,955 89.30%	354 10.70%
Census tract 6014	2,593 100%	2,403 92.67% (a)	190 7.33%
Census tract 6015.01	1,055 100%	830 78.67%	225 21.33%
Census tract 6015.02	1,435 100%	734 51.15%	701 48.85%
Census tract 6015.03*	2,133 100.00%	1,712 80.26%	421 19.74%
Census tract 6017.01*	2,435 100%	2,249 92.36% (a)	186 7.64%
State of Ohio	5,146,944 (100%)	4,601,449 (89.40%)	659,725 (12.81%)
Portage County	68,106 (100%)	61,585 (90.42%)	6,521 (9.57%)
Kent	12,253 (100%)	10,215 (83.36%)	2,038 (16.63%)

Source: 2012-2016 American Community Survey (ACS)

**Potential Factors Identified on Table 29:** Census tracts 6014 and 6017.01 have occupancy rates above 92%, significantly higher than the citywide average of 83.36%. Since Census tract 6017.01 encompasses a geographic area that is primarily located in Brimfield Township, this analysis does not identify any impediments based on this data. High occupancy in Census tract 6014 may represent an impediment. (See Chapter 4.)

**Table 30: Number of Occupied Housing Units and Ownership Status in the State of Ohio, Portage County, Kent, and Kent City Area Census tracts, 2012-2016 ACS**

	Total Number of Occupied Housing Units	Total Number of Owner-Occupied Housing Units	Total Number of Renter-Occupied Housing Units
Census tract 6012*	2,064 100%	857 41.52%	1,207 58.48%
Census tract 6013*	2,955 100%	1,697 57.43%	1,258 42.57%
Census tract 6014	2,403 100%	1,115 46.40%	1,288 53.60%
Census tract 6015.01	830 100%	331 39.88%	499 60.12%
Census tract 6015.02	734 100%	13 1.77% (a)	721 98.23% (a)
Census tract 6015.03*	1,712 100%	490 28.62% (a)	1,222 71.38% (a)
Census tract 6017.01*	2,249 100%	1,330 59.14%	919 40.86%
State of Ohio	4,601,449 (100%)	3,035,485 (65.97%)	1,565,964 (34.03%)
Portage County	61,585 (100%)	42,335 (68.74%)	19,250 (31.26%)
Kent	10,215 (100%)	4,050 (39.65%)	6,165 (60.35%)

Source: 2012-2016 American Community Survey (ACS)

\*\*\*Population figures from these neighborhoods have been omitted because the populations are too small to produce meaningful data.

**Potential Factors Identified on Table 30:** Census tract 6015.02 has the lowest rate of owner occupancy in the City at less than 2%. The highest rate of renter occupancy is in Census tract 6015.02 at 98.23%. Since the geographic area of Census tract 6015.02 is primarily located within the boundaries of the KSU campus, this analysis does not identify any impediments based on this data.

**Table 31: Median Contract Rent for Renter Occupied Housing Units in the State of Ohio, Portage County, Kent, and Kent Area Census tracts, 2012-2016 ACS**

	Median Contract Rent	Total Number of Renter-Occupied Housing Units	With Cash Rent	Less than \$100	\$100-\$449	\$450-\$749	\$750-\$999	\$1,000-\$1,499	\$1,500-\$2,499	\$2,500+
Census tract 6012*	\$606	1,207	1,194	-	57	680	325	88	-	115
		100.00%	98.92%	0.00%	4.72%	56.34%	26.93%	7.29%	0.00%	9.53% (a)
Census tract 6013*	\$693	1,258	1,258	12	105	531	449	149	12	16
		100.00%	100.00%	0.95%	8.35%	42.21%	35.69%	11.84%	0.95%	1.27%
Census tract 6014	\$574	1,288	1,275	-	227	630	377	41	-	16
		100.00%	98.99%	0.00%	17.62%	48.91%	29.27%	3.18%	0.00%	1.24%
Census tract 6015.01	\$729	499	499	-	78	151	110	136	24	11
		100.00%	100.00%	0.00%	15.63%	30.26%	22.04%	27.25%	4.81%	2.20%
Census tract 6015.02	\$725	721	721	-	137	193	222	122	47	16
		100.00%	100.00%	0.00%	19.00%	26.77%	30.79%	16.92%	6.52%	2.22%
Census tract 6015.03*	\$768	1,222	1,140	38	47	317	511	135	92	11
		100.00%	93.29%	3.11%	3.85%	25.94%	41.82%	11.05%	7.53%	0.90%
Census tract 6017.01*	\$710	919	919	0.00%	55	350	461	53	-	16
		100.00%	100.00%		5.98%	38.08%	50.16%	5.77%	0.00%	1.74%
State of Ohio	\$591 (b)	1,565,964	1,484,386	27,229	162,559	714,033	268,871	172,946	102,552	31,374
		100%	94.79%	1.74%	10.95%	48.10%	18.11%	11.65%	6.91%	2.11%
Portage County	\$671 (b)	19,250	18,567	178	1,229	7,393	4,478	2,789	1,766	601
		100%	96.45%	0.92%	6.62%	39.82%	24.12%	15.02%	9.51%	3.24%
Kent	\$672 (b)	6,165	6,057	50	768	3,173	1,308	583	175	0
		100%	98.25%	0.81%	12.68%	52.39%	21.59%	9.63%	2.89%	0.00% (a)

Source: 2012-2016 American Community Survey (ACS)

\*\*\* Population figures from these neighborhoods have been omitted because the populations are too small to produce meaningful data.

**Potential Factors Identified on Table 31:**

- Census tract 6012 maintains the highest proportion of rental rates (115) priced above \$2,500 per month. However, this analysis does not consider this an impediment as ACS estimates also indicate that none or very few of these properties are actually within the City of Kent
- According to the 2012-2016 ACS data, the City of Kent had a median contract rent of \$672, which is higher than that of both Portage County (\$671) and the State of Ohio (\$591). This may represent an impediment. (See Chapter 4.)

**Table 32: Comparison of Median Contract Rent for Renter Occupied Housing Units in the State of Ohio, Portage County, Kent, and Kent Census tracts, 2012-2016 ACS**

	2012 Median Contract Rent	\$\$ Change	% Change	2016 Median Contract Rent
Census tract 6012*	\$603.00	\$3.00	0.50%	\$606.00
Census tract 6013*	\$546.00	\$147.00	26.92% (b)	\$693.00
Census tract 6014	\$511.00	\$63.00	12.33%	\$574.00
Census tract 6015.01	\$691.00	\$38.00	5.50%	\$729.00
Census tract 6015.02	\$563.00	\$162.00	28.77% (b)	\$725.00
Census tract 6015.03*	\$732.00	\$36.00	4.92%	\$768.00
Census tract 6017.01*	\$589.00	\$121.00	20.54%	\$710.00
Portage County	\$636.00	\$35.00	5.50% (a)	\$671.00
Kent	\$584.00	\$88.00	15.07% (a)	\$672.00

Source: 2012-2016 American Community Survey (ACS)

\*\*\* Population figures from these neighborhoods have been omitted because the populations are too small to produce meaningful data.

**Potential Factors Identified on Table 32:**

- Between 2012 and 2016 median contract rent in the City of Kent increased by 15.07%, compared to a 5.50% increase in Portage County. This may represent an impediment. (See Chapter 4.)
- The highest percentage increases were seen in Census tracts 6015.02 (28.77%) and 6013 (26.92%). This may represent an impediment. (See Chapter 4.)

**Table 33: Annual change in Median Contract Rents for Renter Occupied Housing Units in the State of Ohio, Portage County, and Kent, 2012-2017 ACS**

	State of Ohio	Portage County	Kent
2012	\$554.00	\$636.00	\$584.00
%	1.44%	3.62%	5.31%
2013	\$562.00	\$659.00	\$615.00
%	1.78%	0.30%	3.09%
2014	\$572.00	\$661.00	\$634.00
%	0.87%	-1.06%	2.21%
2015	\$577.00	\$654.00	\$648.00
%	2.43%	2.60%	3.70%
2016	\$591.00	\$671.00	\$672.00
%	2.71%	2.38%	3.42%
2017 <sup>1</sup>	\$607.00	\$687.00	\$695.00
% Change 2012-2017	9.57% (a)	8.02% (a)	19.01% (a)

Source: 2012-2016 American Community Survey (ACS), <sup>1</sup>2013-2017 American Community Survey (ACS)

**Potential Factors Identified on Table 33:** Since 2012, the median contract rent in Kent has steadily increased year over year and grown by a total of 19.01%, which is more than the rate of Portage County (8.02%) and the State of Ohio (9.57%). This may represent an impediment. (See Chapter 4.)

**Home Mortgage Disclosure Act (HMDA) Data Analysis**

HMDA data is comprised of information about mortgage lending activities for financial institutions, savings and loans, savings banks, credit unions and some mortgage companies. These data contain information about the location, dollar amount, and types of loans made, as well as racial and ethnic

information, income, and credit characteristics of all loan applicants. The data is available for borrowers applying for and receiving government loans, home purchases, loan refinances, and home improvement loans. HMDA data can provide a picture of how different applicant types fare in the mortgage lending process. The data can be used to identify areas of potential concern that may warrant further investigations.

The HMDA data tables in this section present summary HMDA data by Metropolitan Statistical Areas/Metropolitan Divisions (MSA/MD). For the City of Kent, the Greater Akron MSA/MD is used which includes all of Summit and Portage Counties. While the data cannot be used to specifically determine denial rates or general applicant characteristics for the City of Kent specifically, it does report on these variables on regional basis.

The data in the following tables is aggregate for the years 2012-2016. Although the data for individual years is not displayed, the table displays the general trend. For Table 34, the trend that is reported is whether each category is increasing or decreasing. For other tables, the trend that is reported is whether the denial rate is improving (i.e. fewer applicants are being denied) or worsening (more applicants are being denied) for each group and type of loan analyzed.

**Table 34: Disposition of Loan Applications by Loan Type, Greater Akron MSA/MD, 2012-2016 Aggregate**

	Applications Received	Loans Originated	Applications Approved but Not Accepted	Applications Denied	Applications Withdrawn	Files Closed for Incompleteness
Government Guaranteed Home-Purchase Loans (FHA, VA, and FSA/RHS)	3,755	2,836	94	415	356	54
	100%	75.53%	2.50%	11.05%	9.48%	1.44%
Conventional Home-Purchase Loans	7,069	5,515	156	593	688	117
	100%	78.02%	2.21%	8.39%	9.73%	1.66%
Refinance Loans	13,097	6,656	500	3,596	1,477	868
	100%	50.82%	3.82%	27.46%	11.28%	6.63%
Home Improvement Loans	1,819	823	46	762	94	94
	100%	45.24%	2.53%	41.89%	5.17%	5.17%
<b>Total Applications</b>	<b>25,740</b>	<b>15,830</b>	<b>990</b>	<b>10,732</b>	<b>2,615</b>	<b>1,265</b>
	100%	61.50%	3.85%	41.69%	10.16%	4.91%
<b>Trend Since 2012</b>	<b>Decreasing (a)</b>	<b>Decreasing (a)</b>	<b>Decreasing</b>	<b>Increasing (a)</b>	<b>Increasing</b>	<b>Increasing</b>

Source: Loans on 1-4 Family and Manufactured Homes, FFIEC HMDA Aggregate Reports, 2016

**Potential Factors Identified on Table 33:** The overall number of loan applications received has decreased since 2012, the proportion of those loan applications which are approved has also decreased and denial rates have increased. This may represent an impediment. (See Chapter 4.)

**Table 35: Denial Rate of Applications for Conventional Home-Purchase Loans and Government Guaranteed Home Purchase Loans (FHA, VA, and FSA/RHS) by Race and Ethnicity, Greater Akron MSA/MD, 2012-2016 Aggregate**

Race	Conventional Home-Purchase Loans			Government Guaranteed Home-Purchase Loans (FHA, VA, and FSA/RHS)		
	Applications Received	Applications Denied (% denied)	Denial Rate Trend	Applications Received	Applications Denied (% denied)	Denial Rate Trend
Asian	276	34 (12.3%)	Improving	89	10 (11.2%)	Improving
Black or African American	252	49 (19.44%) (b)	Worsening (a)	398	76 (19.1%)	Worsening (a)
Other Non-White	32	4 (12.5%)	Improving	29	4 (13.7%)	Improving
White	5,865	432 (7.4%)	Improving	2,949	276 (9.4%)	Improving
Joint (White/Minority Race)	75	7 (9.3%)	Worsening (a)	44	11 (25%)	Worsening
Race Not Available	569	67 (11.8%)	Improving	246	38 (15.4%)	Improving
Ethnicity	Applications Received	Applications Denied (% Denied)		Applications Received	Applications Denied (% Denied)	
Hispanic or Latino	71	8 (11.3%)	Improving	41	11 (26.8%)	Worsening (a)
Not Hispanic or Latino	6,374	495 (7.8%)	Improving	3,460	457 (13.2%)	Worsening (a)
Joint (Hispanic or Latino/Not Hispanic or Latino)	50	2 (4.0%)	Improving	16	2 (12.5%)	Improving
Ethnicity Not Available	574	88 (15.3%)	Improving	238	46 (19.3%)	Improving

Source: Loans on 1-4 Family and Manufactured Homes, FFIEC HMDA Aggregate Reports, 2016

**Potential Factors Identified on Table 35:**

- a. With regard to race, denial rates improved between 2012 and 2016 for "Other Non-White" (American Indian/Alaskan Natives, Native Hawaiian/Other Pacific Islanders, and Two or More Races), as well as Asians and Whites, but worsened for African Americans and Joint (White/Minority Race) persons. With regard to ethnicity, denial rates improved between 2012 and 2016 for every ethnic group except Hispanic or Latino individuals. This may represent an impediment. See Chapter 4.
- b. Black or African American persons had a higher denial rate (19.44%) than every other racial/minority group. The denial rate for this group was more than twice that of Whites (8.0%) over this same timeframe. This may represent an impediment. See Chapter 4.

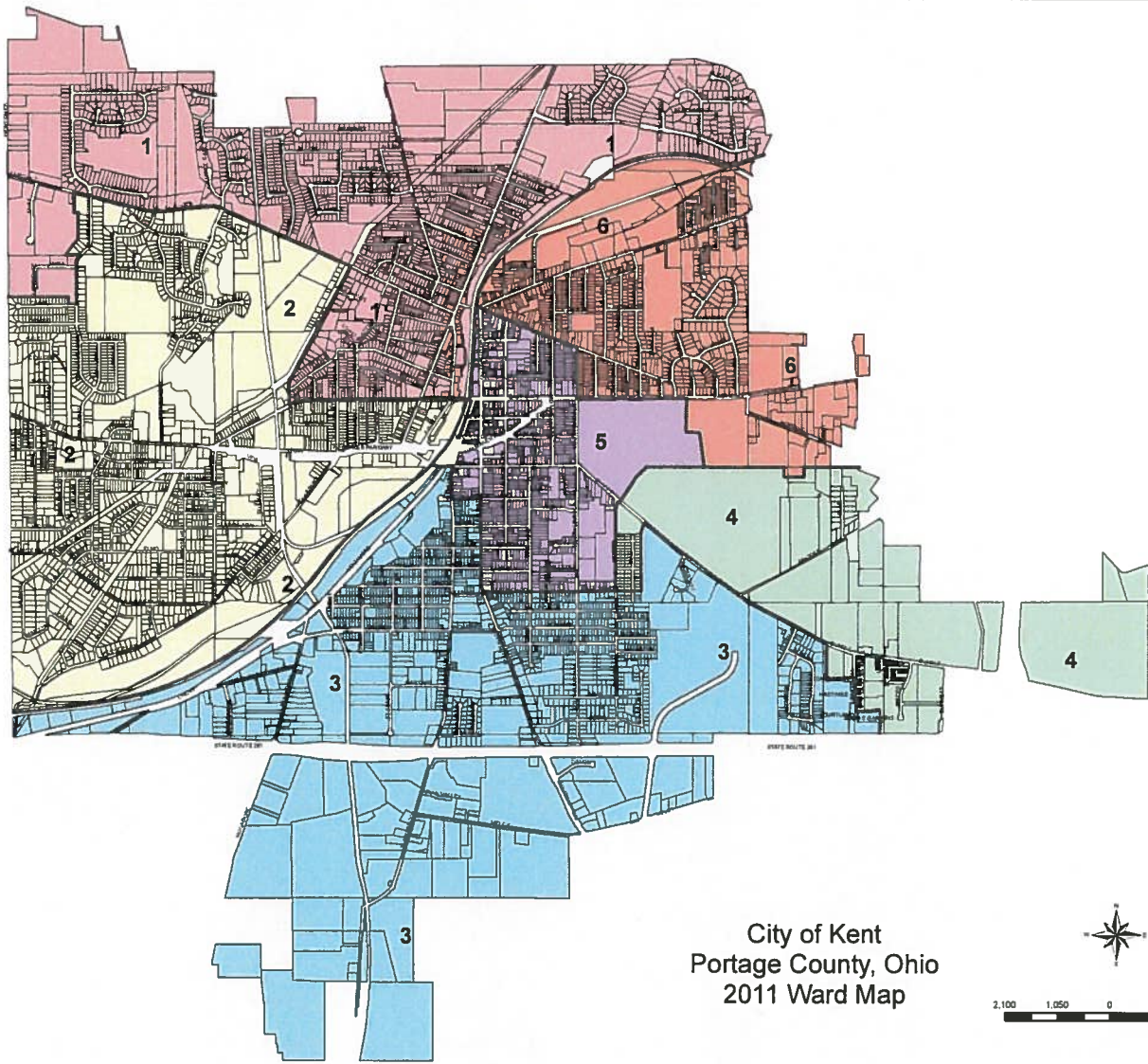
**G. Maps**

Map 1: Kent Area Census tracts Map 2: Public Transportation

Map 3: Housing for the Disabled/Seniors

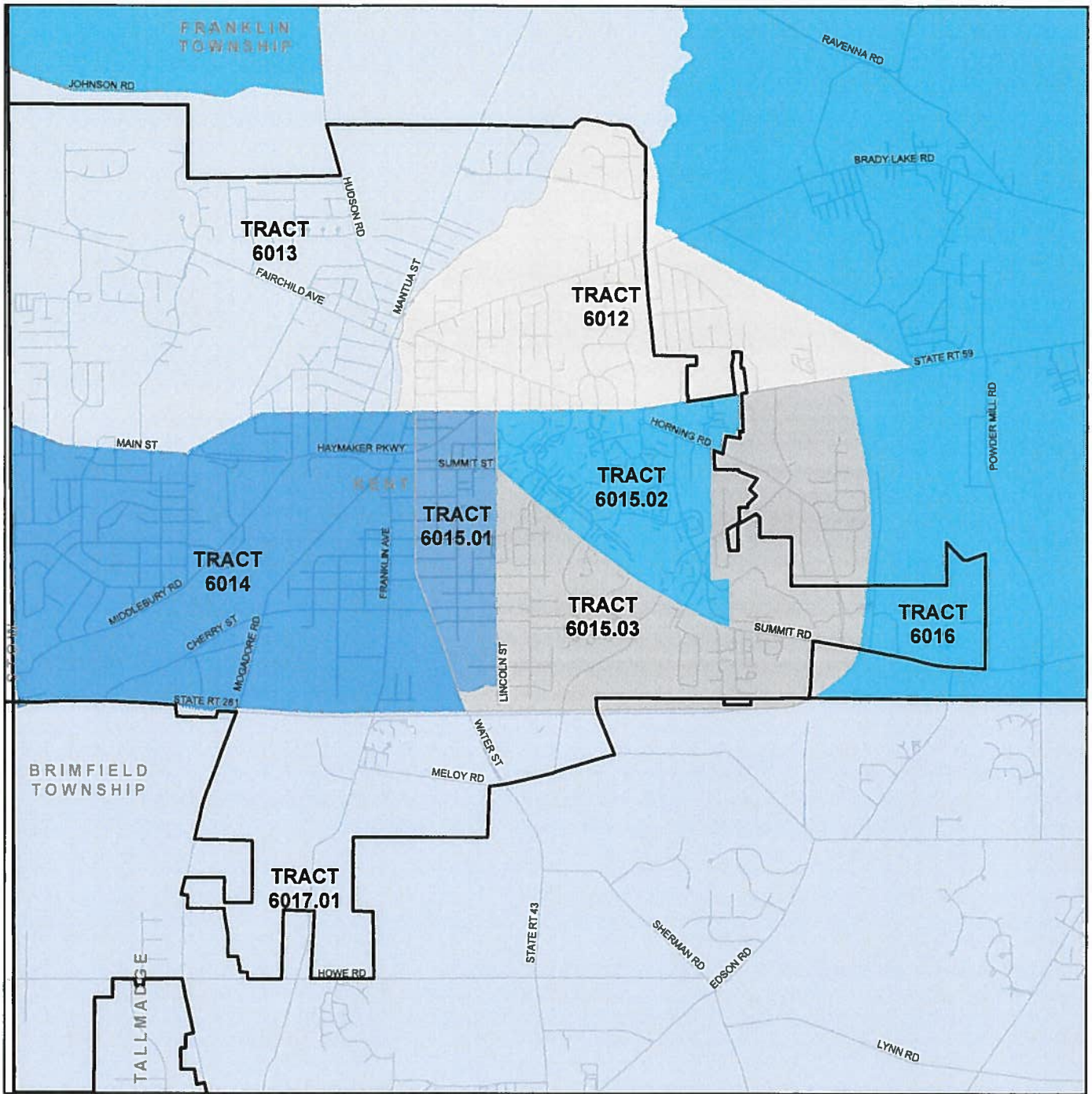
Map 4: Areas of Racial/Ethnic Integration and Segregation Map 5: Major Employers





City of Kent  
Portage County, Ohio  
2011 Ward Map





MAP 2  
**Census Tracts**

City of Kent, Ohio

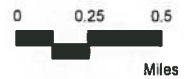
February 13, 2019

LEGEND

Municipal Boundaries

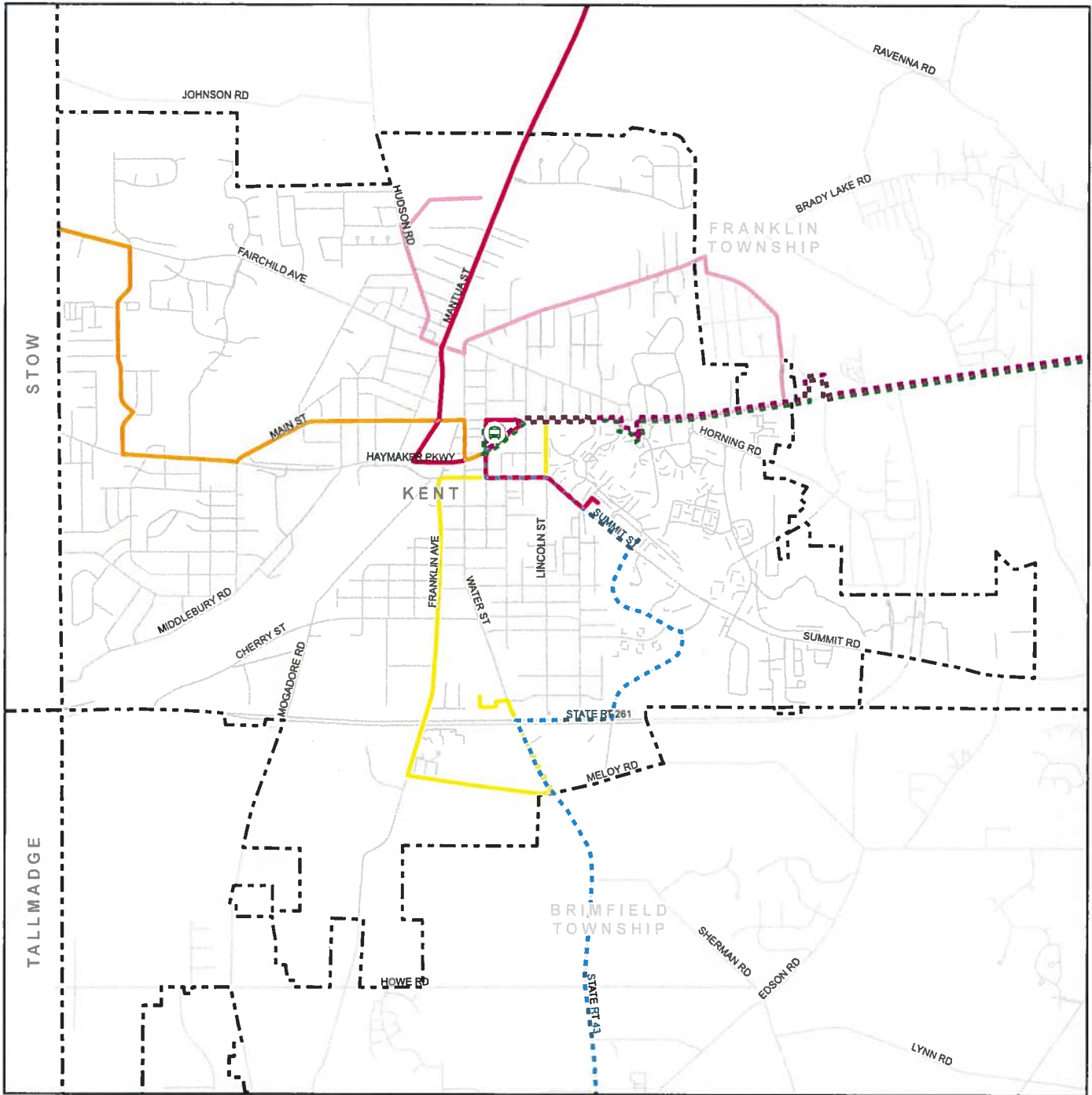
Census Tracts

- 6012
- 6013
- 6014
- 6015.01
- 6015.02
- 6015.03
- 6016
- 6017.01



Basemap Source: ODOT Transportation Information Mapping System, accessed 2018.  
 Data Source: TIGER/Line 2018.





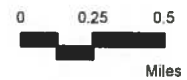
MAP 3  
**Public Transportation**

City of Kent, Ohio

February 13, 2019

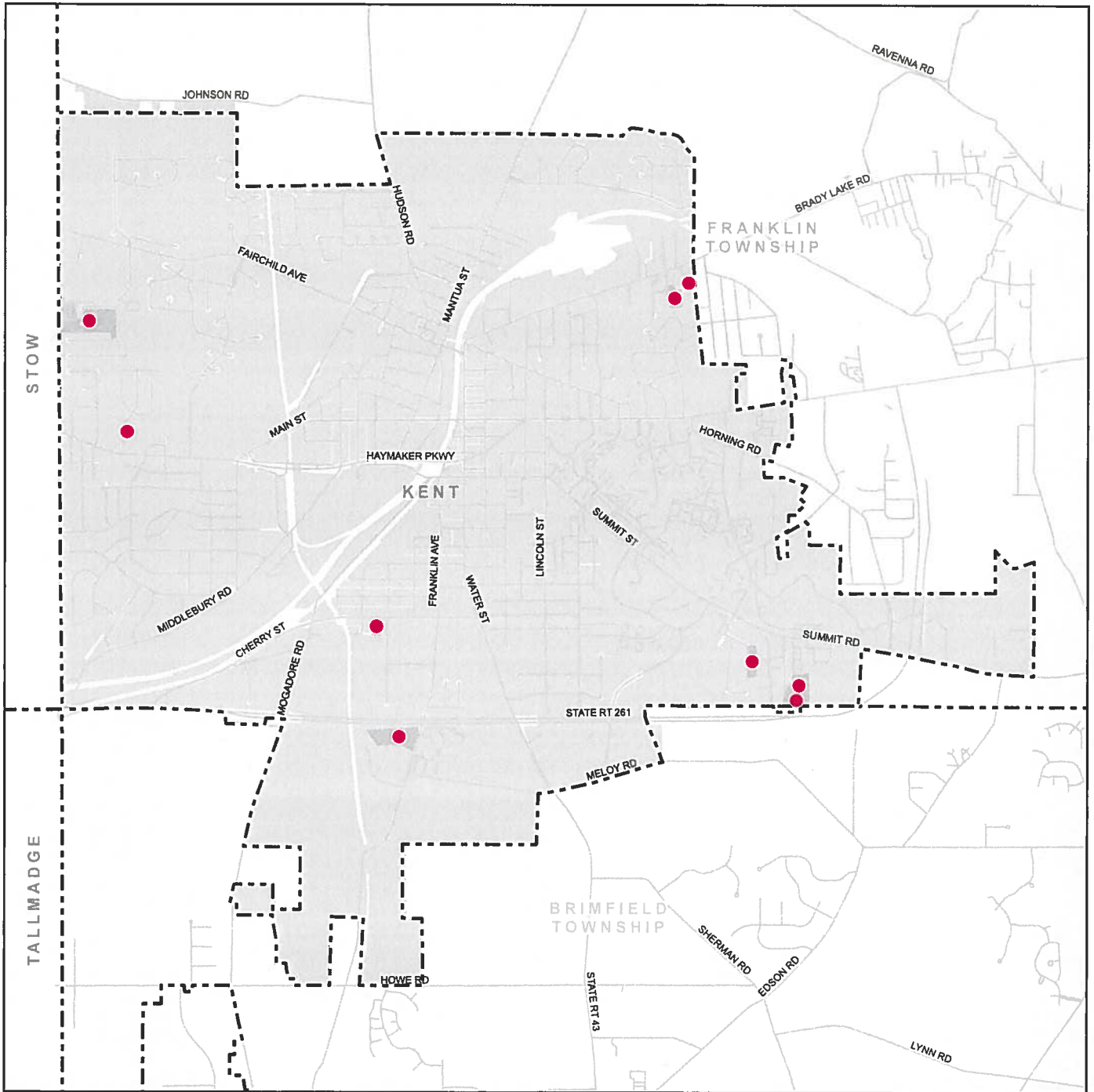
**LEGEND**

- Municipal Boundaries
- Roads
- Route Number**
- 30
- 35
- 40
- 45
- 60
- 90
- 100
- Kent Central Gateway



Basemap Source: ODOT Transportation Information Mapping System, accessed 2018.  
 Data Source: PARTA 2018, McKenna 2018.





MAP 4  
**Housing for the  
 Disabled/Seniors**

City of Kent, Ohio

February 13, 2019

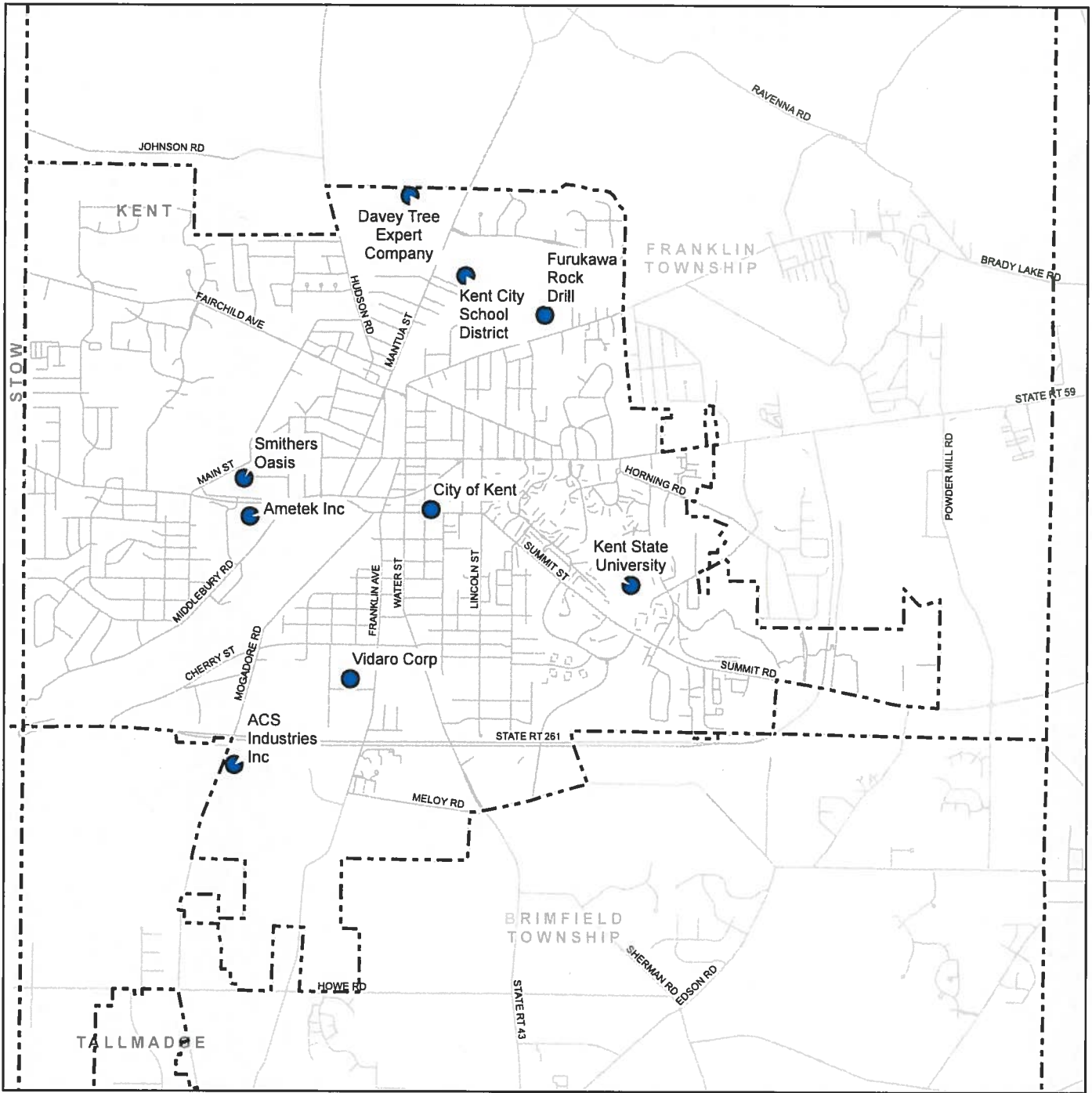
**LEGEND**

- Housing Locations
- Municipal Boundaries



*Basemap Source: ODOT Transportation Information Mapping System, accessed 2018  
 Parcel Source: Portage County, accessed 2018  
 Data Source: McKenna 2018.*








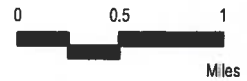
MAP# 5  
**Major Employers  
 In Kent**

City of Kent

August 7, 2019

**LEGEND**

-  Municipal Boundaries
-  Major Employers
-  Roads



Basemap Source: ODOT Transportation Information Mapping System, accessed 2018.  
 Parcel Source: Portage County, accessed 2018.  
 Data Source: McKenna 2018



## H Other Relevant Data

### Areas of racial/ethnic integration and segregation

Areas of racial/ethnic integration and segregation are illustrated in Map 4 using "Exposure Indexes. The exposure indexes shown in this map represents the exposure of whites in Kent to non-whites in Kent. The exposure index in Kent area Census Tracts ranges from a high of 0.04 in Census Tracts 6015.02 and 6013 to a low of 0 in Census Tract 6015.01. The city of Kent has an overall exposure index of 0.17 which means that the average white person in Kent, lives in a neighborhood that is 17% non-white.

### HUD Funding

The City of Kent receives funding from the United States Department of Housing and Urban Development (HUD) directly through the Community Development Block Grant (CDBG) program, and is generally referred to as an Entitlement Community. Over the past two decades, the City has seen fairly consistent declines in its CDBG allocations as shown on the table below.

CDBG Funding Year	CDBG Funding Amount
2000	\$432,000
2001	\$443,000
2002	\$438,000
2003	\$379,000
2004	\$366,000
2005	\$347,271
2006	\$310,537
2007	\$310,449
2008	\$298,370
2009	\$302,076
2010	\$325,555
2011	\$271,082
2012	\$264,116
2013	\$275,277
2014	\$268,778
2015	\$253,380
2016	\$271,075
2017	\$248,453
2018	\$277,478
2019	\$283,165

The City doesn't qualify for HOME Investment Partnership Program (HOME) funds, which is a federal funding program specifically for affordable housing initiatives, because of the community's small size. However, the City does apply for Community Housing Impact and Preservation Program funds through the State of Ohio Development Services Agency, which is funded through federal HOME dollars passed through the State of Ohio. The City has consistently contributed \$19,000 a year, or about 7-8%, of its yearly CDBG allocation for fair housing services to affirmatively further fair housing within the City. The City's HUD Consolidated Plan primary funding objectives are:

**OBJECTIVE #1: Targeted Infrastructure Improvements in Low-to-Moderate Income Residential Areas:** Promote a suitable living environment by allocating CDBG resources to support infrastructure and public facility improvement activities that will assist with addressing the problem of aging and insufficient infrastructure in residential areas that have high concentrations of low-to-moderate income households.

**OBJECTIVE #2: Offer Housing Programs to Provide Safe and Decent Housing for Low-to- Moderate Income Households:** Promote safe and decent housing for low-to-moderate income households throughout the City by providing owner-occupied housing rehabilitation and an energy efficiency repair program that ensures basic housing needs are met. Citywide, the percentage of households that are classified as low-to-moderate income is 58.9%. The City's housing stock is older, with 53.4% of the owner-occupied units constructed prior to 1960. Many of these older residential units have structural deficiencies which need to be corrected in order to ensure safe and decent housing.

**OBJECTIVE #3: Provide Appropriate Supportive Services for Low-to-Moderate Income Persons:** Provide assistance to nonprofit organizations that provide needed programs, public facilities and supportive services for low-to-moderate income persons living in the community. The City maintains a strong working relationship with the nonprofit organizations operating in the Kent community and has used CDBG funds to support many needed programs.

#### **Homelessness**

The Point-in-Time (PIT) count is a count of sheltered and unsheltered homeless persons on a single night in January. HUD requires that Continuums of Care (CoCs) conduct an annual count of homeless persons who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night. CoCs also must conduct a count of unsheltered homeless persons. Each count is planned, coordinated, and carried out locally. Homeless individuals are often members of a protected class and, often times, have a disability.

Because of the nature of homelessness (no fixed address, not wanting to be seen, inability to establish constant communication via phone, mail, or e-mail) efforts to count and assess the true needs of the homeless can be difficult. A count of the City of Kent homeless population estimated that there were 11 unsheltered homeless persons in January 2018. Most were single individuals traveling alone, and 100% indicated that they had recently become homeless within the past three months. 91% of homeless individuals were over the age of 25.

#### **Comprehensive Community Housing Study and Needs Analysis (Housing Study)**

In the fall of 2014, the City of Kent, in partnership with Kent State University, engaged the team comprised of Allegro Realty Advisors and Cleveland State University's Maxine Goodman Levin College of Urban Affairs Center for Community Planning and Development and Economic Development to conduct a *Comprehensive Community Housing Study and Needs Analysis (Housing Study)*. The Housing Study had three main objectives:

1. Provide data that can guide public policy decisions in the area of housing and identify proposed action items that can be implemented to promote the appropriate blend of housing opportunities throughout the City.
2. Provide a measured assessment of housing supply, present and future, unmet housing demand across various demographic categories, and provide a comprehensive understanding of short-to-longer term housing supply and demand.
3. Provide community specific housing priorities, policy alternatives, and intervention strategies.

The Housing Study was broad in scope and a final report was issued in March of 2016, which outlined a number of conclusions that are pertinent to this Analysis of Impediments to Fair Housing Choice. Below is a partial summary of the conclusions:

- Owner-occupied housing in the City of Kent is comprised almost entirely of single-family detached housing. Low vacancy and limited development of single-family housing indicate low supply. Discussions with local real estate agencies reveal would-be homebuyers are unable to find single-family housing in the City of Kent. If demand continues to outpace supply, housing prices are expected to increase.
- The development of multi-family housing is greatly outpacing the development of single-family housing. In addition to the large amount of multi-family development occurring in the City of Kent, the increased conversion of single-family structures to multi-family housing units, gives the perception, if not states the reality, of a lack of single-family housing. There have been more than 2,200 beds of student-oriented housing developed in the City since 2012. These properties rent on a per-bed basis, and have an average rent of over \$700 per bed.
- The majority of new housing added to Kent's inventory over the last five years has consisted of multi-family rental housing, which is primarily oriented towards students. Consequently, single family housing experienced limited growth during the same evaluation period July 2011 to June 2015. Since 2012, seven new multi-family housing developments have been or will be delivered to the market totaling 848 units, or 2,112 beds, as compared to 23 new single-family houses being built. The absence of speculative subdivision developments over the last five years can, at least in part, be attributed to the lack of large tracts of land in Kent.
- The City's current housing stock is comprised of 50% single-family and 50% multi-family dwellings. These percentages do not include residence halls on the Kent State University campus. Currently, 6,481 students reside on the Kent State campus.
- Increases in year-over-year Kent State University student enrollment for the period 2010- 2015, need to be considered along with the 2015-2020 projections of a decrease in enrollment at the primary feeder high schools to the Kent State University freshman class and the projected reduction in the population of persons ages 15-24, for Northeast Ohio for the period 2015-2030.

Upon completion of the Housing Study, Kent City Council issued a policy memo that recognized the results of the Housing Study and directed the City's Planning Commission and Board of Zoning Appeals (BZA) to become more selective and strategic in promoting new residential housing development opportunities. This directive urged members of Planning Commission and BZA to apply the City's Zoning Code in the strictest manner possible, as part of their duties, to ensure an appropriate mix of residential rental housing options to meet the needs of people at different stages in life, with varying economic means, while also stabilizing and maintaining residential neighborhoods throughout the community.



### III. Evaluation of Jurisdiction Current Fair Housing Legal Status

#### A Fair Housing Complaints or Compliance Reviews

The City of Kent contracts with Fair Housing Contact Service, Inc. (FHCS) to investigate claims of housing discrimination and assist clients in filing administrative complaints. As part of its scope of services, FHCS also conducts systematic testing, monitoring, outreach and training on fair housing matters. Additionally, it provides information and resources related to tenant-landlord issues and relations. In instances where a fair housing violation is suspected FHCS assists clients in filing complaints with the proper authority, which may include the Ohio Civil Rights Commission (OCRC), the U.S. Department of Justice, or the U.S. Department of Housing and Urban Development (HUD).

During the time period of analysis for this AI there were no formal charges of discrimination filed with the OCRC, the Dept. of Justice or HUD. One complaint that was against a landlord on the basis of familial status was settled through mediation, which resulted in the housing provider attending training, changing their advertising policies and providing monetary damages to FHCS. This settlement resulted in opening up ten (10) units of housing to families with children.

The below is a summary overview of housing discrimination complaints logged by FHCS during the time period of PY2014 to PY2018. The table presents complaint data by basis, or the protected class status of the person filing the complaint. Complainants may cite more than one basis, so the number of bases cited exceeds the total number of complaints. In addition to federally protected classes, this AI also identifies "Gender Identity" as a basis in this chart given Kent's local adoption of an updated Non-Discrimination Ordinance which includes gender identity and sexual orientation as protected classes.

**Table 36: Housing Discrimination Complaints, FHCS, 8-1-2014 to 7-31-2018**

Basis	2014-2015	2015-2016	2016-2017	2017-2018	TOTAL 2014-2018
Disability	7	1	10	10	28
Race	3	1	0	1	5
Familial Status	0	1	1	0	2
Sex	0	0	0	1	1
Gender Identity	0	0	0	1	1
National Origin	1	0	0	0	1
Total Basis	11	3	11	13	38
Total Individual Complaints	9	3	11	11	34

Source: 2014-2018 Fair Housing Contact Service Inc. Annual Reports

The most common complaint during the period reviewed were based on the protected class of persons with disabilities. Those complaints included the following specific concerns:

- Eight complaints regarding a lack of reasonable modifications to the property itself.
- Ten complaints regarding the use of a service animal.
- Three complaints regarding the need to end a lease early due to a disability.
- Two complaints regarding a denial of housing due to a disability.
- Two complaints regarding an attempted eviction due to a disability.
- Three complaints regarding unequal treatment due to a disability.

## B. Fair Housing Testing

Fair housing testing is an important tool used by FHCS to determine the existence of housing discrimination and to assist in ensuring an open and inclusive housing market. "Testing" refers to the practice of sending a professional or volunteer to inquire about a housing opportunity, to gauge the practices of landlords, realtors, property managers, housing finance professionals, and others in responding to members of protected classes. There are two types of testing – systematic and complaint-based. Systematic testing includes more general audit testing of the housing market and complaint-based testing is implemented as a result of a specific discrimination complaint.

Testing is done by either a single tester or on a paired basis. Single testers are used when the nature of the test doesn't warrant the use of a second tester, such as some testing that is done on the basis of a disability. Paired testing undertaken with one tester is a member of a protected class (they are a person of color, they identify as a specific gender, they reported having a disability, or they reported that children under the age of 18 would be living in the household) and the second person in the pair did not have the one specific characteristic identified in the first tester's profile. Using two testers in this manner helps identify any differences in treatment of the protected class tester and the non-protected class tester.

Testing is generally conducted for all local, state or federal protected classes, but due to limited resources, some protected classes are tested more frequently than others (since 2014, no Gender Identity testing has been conducted, but Gender Identity testing may be conducted in the future).

The below is a summary overview of systematic testing by FHCS during the time period of PY2014 to PY2018. This information is also presented in more detail in Section II of this analysis.

**Table 37: Housing Discrimination Testing, FHCS, 8-1-2014 to 7-31-2018**

Basis	2014-2015	2015-2016	2016-2017	2017-2018	TOTAL 2014-2018
Disability	6	1	6	2	15
Race	3	5	4	7	19
Familial Status	6	6	4	4	20
Sex	0	0	0	1	1
Gender Identity	0	0	0	0	0
National Origin	0	0	1	0	1
Total Tests & Basis	15	12	15	14	56

Source: 2014-2018 Fair Housing Contact Service Inc. Annual Reports

Between PY2014 and 2018, FHCS conducted a total of fifty-six (56) fair housing tests, forty-eight (48) of which were audit/systemic based tests on the basis of disability, race, familial status, sex, and national origin. The additional eight (8) were conducted in response to complaints called in or reported from testing and from tips received from FHCS clients.

The following are the results compiled from FHCS reports:

- In forty (40) of the tests, it was determined that both pairs of testers were treated the same (no significant differences of treatment). These tests covered every locally protected class except gender identity.
- In fifteen (15) of the tests, further testing was required due to an inconclusive outcome. Reasons for this may include some differential (but not specifically discriminatory) treatment OR the use of questionable language by the landlord when communicating with testers during property tours. These tests covered disability, familial status, and race.
- In one (1) of the tests it was determined that tests at the same site showed evidence of discrimination on the basis of familial status. Because of this, steps were taken to file a complaint with the Ohio Civil Rights Commission. This case was resolved through mediation.
- No landlords showed repeated violations of fair housing laws.

### **C. Assessment of Fair Housing Contact Service, Inc. Annual Report Data**

Monthly and annual reports developed by the FHCS provide narratives for various complaints received and testing conducted by the agency, as well as the number of Kent residents who receive tenant-landlord assistance and housing counseling and an outline of community outreach and trainings that are conducted.

While investigating complaints and testing are the two important components in the scope of fair housing services provided, tenant-landlord counseling, housing counseling, training, and outreach are also a vital part of the provision of fair housing services. Following are the numbers of residents assisted with these services in the most recent year of the study:

- Tenant-Landlord Counseling: 101
- Housing Counseling: 20
- Education and Outreach: 168

In reporting complaints and testing, FHCS assigns a case number, defines the basis of the complaint, identifies the housing type, and indicates the status (protected class or non-protected class) of the testers. While these narratives provide insightful information about the clients, testers, landlords, and types of reported discrimination, a clearer determination on the result of each testing or complaint would help with reporting analysis. This can be challenging given the nature of testing and complaint investigation, where due to various factors the results of a test or investigation may not be known until a later date, but it is important to attempt to tie results back to the original test or complaint to help analyze the effectiveness of testing and complaint investigation protocols. Overall, more comprehensive and consistent reporting protocols related to FHCS activities, strategies, and final outcomes for each specific case could be beneficial. More details can be found in Chapters 2 and 4, with recommendations for specific actions in Chapter 6.

**Table 38: Housing Discrimination Complaints Received vs Testing Conducted by FHCS, 2014-2018**

Basis	2014-2015		2015-2016		2016-2017		2017-2018		TOTAL 2014-2018	
	Complaints Received	Testing Conducted	Complaints Received	Testing Conducted	Complaints Received	Testing Conducted	Complaints Received	Testing Conducted	Complaints Received	Testing Conducted
Disability	7	6	1	1	10	6	10	2	28	15
	63.64%	40.00%	33.33%	8.33%	90.91%	40.00%	76.92%	14.29%	73.68%	26.79%
Race	3	3	1	5	0	4	1	7	5	19
	27.27%	20.00%	33.33%	41.67%	0.00%	26.67%	7.69%	50.00%	13.16%	33.93%
Familial Status	0	6	1	6	1	4	0	4	2	20
	0.00%	40.00%	33.33%	50.00%	9.09%	26.67%	0.00%	28.57%	5.26%	35.71%
Sex	0	0	0	0	0	0	1	1	1	1
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7.69%	7.14%	2.63%	1.79%
Gender Identity	0	0	0	0	0	0	1	0	1	0
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7.69%	0.00%	2.63%	0.00%
National Origin	1	0	0	0	0	1	0	0	1	1
	9.09%	0.00%	0.00%	0.00%	0.00%	6.67%	0.00%	0.00%	2.63%	1.79%
<b>TOTALS</b>	11	15	3	12	11	15	13	14	38	56
	(100%)	(100%)	(100%)	(100%)	(100%)	(100%)	(100%)	(100%)	(100%)	(100%)

Source: 2014-2018 Fair Housing Contact Service Inc. Annual Reports

Notes: Percentages are expressed as a portion of the total complaints received or tests completed between 2014-2018

According to the data presented in the above chart, it appears that in some cases testing protocols could be better aligned with the number and type of discrimination complaints that are received. This potential misalignment of complaints and testing is seen most often in the protected class of disability and race. One challenge that exists in testing for the protected class of disability is in the realm of the provision of reasonable accommodations or modifications for existing tenants. Testing can be used in scenarios when the tester is a prospective tenant inquiring about a rental unit. Additionally, the table doesn't indicate the results of the investigation of the logged complaints.

Complaints alleging disability discrimination continue to be the most common complaint filed with HUD and other Fair Housing agencies throughout the country. According to the "2018 Fair Housing Trends Report" completed by the National Fair Housing Alliance (NFHA), 56.7% of all housing discrimination cases in 2017 involved a person with disabilities. Disability was also the most common complaint logged in Kent during the above time period, accounting for 73.7% of all complaints received.

According to FHCS annual reports, 82% of all disability related housing complaints in Kent are due to barriers to and/or denials for reasonable accommodations or modifications by persons with disabilities who already reside in their unit/home.

**D. Reasons for any trends or patterns**

Two topics that came up as part of the focus group discussions can partly help explain the higher rates of disability-related complaints. One was that some of the complaints were a result of requests for reasonable accommodations at specific property owned by a larger management company. This property has low vacancy rates and there was frustration from residents on how quickly reasonable accommodations were being made that required a different unit. The City, Fair Housing Contact Services and Community Legal Aid were all involved in resident meetings at this site to address this subject, as well as other topics at the property that residents were concerned with. Additionally, FHCS' data shows many of the recent disability complaints were related to emotional support animals. Anecdotal evidence gathered during the Focus Groups suggested that some of these complaints are from KSU students who are becoming increasingly aware of their rights under the Fair Housing Law to be able to keep animals necessary for a disability in their rental properties. This

increased awareness may be due to a case at Kent State University that arose following a complaint filed by a married student couple alleging that the University would not allow a service dog in university-owned housing:

*“...the university and its employees refused to allow students with psychological or emotional disabilities to have assistance animals in university housing and treated them less favorably than students with other types of disabilities such as mobility disabilities or vision impairments.”<sup>1</sup> The federal lawsuit arose following a complaint filed with the U.S. Department of Housing and Urban Development by a student, who had sought to live with a dog following a university psychologist’s recommendation that the animal would help alleviate her anxiety.”*

The complaint was initially made in 2009, the Department of Justice filed a lawsuit in 2014 and a Consent Decree was issued in January 2016. The university was required to pay monetary damages and also adopted a policy on reasonable accommodations and assistance animals in university housing.

## **E Discussion of other fair housing concerns or problems**

In 2017, the City of Kent amended the Kent Codified Ordinances to include gender identity and sexual orientation as protected classes as part of the City’s unlawful housing and employment practices legislation.

While federal and state legislation does not include gender identity and sexual orientation as a protected class, housing providers that receive HUD funding, have loans insured by the Federal Housing Administration (FHA), as well as lenders insured by FHA, may be subject to HUD program regulations intended to ensure equal access of lesbian, gay, bisexual, and transgender (LGBT) persons. In 2013, Fair Housing Contact Service completed a study of housing discrimination on the bases of sexual orientation and gender identity in the City of Akron. The results of the investigation indicated that discrimination against same-sex couples was significant despite expanded local and federal protections. <sup>2</sup>One challenge that still exists is that any discrimination claims on the basis of gender identity or sexual orientation may not have an appeals remedy available on the basis of state or federal law.

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<sup>1</sup> Kent State University agrees to \$145,000 settlement of federal lawsuit over assistance animals Available online at: [https://www.cleveland.com/metro/index.ssf/2016/01/kent\\_state\\_university\\_agrees\\_t.html](https://www.cleveland.com/metro/index.ssf/2016/01/kent_state_university_agrees_t.html)

<sup>2</sup> LGBT Housing Discrimination in the City of Akron, 2013. Available online at: <http://fairhousingakron.org/wp-content/uploads/2013/11/Final-Report-on-LGBT-Housing-Discrim-in-Akron.pdf>

## IV. Identification of Apparent Impediments to Fair Housing Choice

In this Chapter, previously identified potential factors in Chapter II have been extracted for further analysis.

Following the identification of each individual impediment category is a brief analysis describing it and the outcomes describing whether or not the trend can be mitigated through intentional action by the City of Kent.

### A. Apparent Impediments to Fair Housing Choice

#### Age

- The large number of residents aged 18-34 in Kent, compared to the County and State due to the presence of Kent State University.
- Individuals in the 15-24 years age group earn median incomes that are lower than individuals of this same age group in the County and State. The same can be said for the 25-44 age group in Kent even though this age cohort are not typically representative of students.

**Analysis:** *The presence of KSU brings a larger than proportional population of individuals under the age of 35 to Kent. While the presence of these younger individuals appears to be causing increases in rental costs, by contrast their presence also appears to contribute to lower reported incomes. Also see "HOUSING UNITS" and "INCOME" sections below.*

**Outcome:** *The presence of Kent State University and students living in the community is not a trend that can be mitigated through intentional action by the City of Kent.*

#### Race

- Race and Income
  - There is a disparity in median household income between non-minority households and minority households in Kent, Portage County and the State of Ohio. This disparity is evident among both Black households and Asian households in the City of Kent.
- Race and Fair Housing Data
  - Race based fair housing testing accounted for 33.9% of all tests conducted over the last four years but only 13.1% of complaints made over that same time frame.
- Race and Homeownership
  - With regard to race, denial rates improved between 2012 and 2016 for American Indian/Alaskan Natives, Asians, and Whites but worsened for African Americans, Native Hawaiian/Other Pacific Islanders, and Joint (White/Minority Race) persons. With regard to ethnicity, denial rates improved between 2012 and 2016 for every ethnic group except Hispanic or Latino individuals.
  - Black or African American persons had a higher denial rate (19.44%) than every other racial/minority group. The denial rate for this group was more than twice that of Whites (8.0%) over this same timeframe.

#### **Analysis:**

**Race and Income.** *Based on this information, there are income disparities between minorities and non-minority populations. The lower overall incomes of minorities reflect a need for equitable employment and income opportunities and available quality affordable housing opportunities for this population.*

**Race and Fair Housing Data.** *Despite lower incomes among minorities, only four (4) complaints of housing discrimination on the basis of race were received over the last four (4) years, none of which have occurred in the last two years.*

**Race and Homeownership.** *Based on data from the 2016 HMDA Reports for the Akron MSA, minorities have higher denial rates in obtaining loans through both conventional and government guaranteed mortgages in the region. The denial rate is highest among Black or African American households.*

**Outcome:** *The apparent misalignment between complaints on the basis of race and race-based testing can be mitigated through intentional action by the City of Kent. The high denial rate among some minorities may be able to be mitigated through mortgage lending market testing, and increased outreach and education in this area. (See Chapter 5.)*

### **Sex, Gender Identity, and Sexual Orientation**

- Between PY2014 and 2018 FHCS received one (1) reported complaint of discrimination on the basis of gender identity. The one complaint received was determined to be inconclusive due to a lack of additional information related to the follow up conducted for this complaint.

**Analysis:** *Although the City has only received one complaint on the basis of gender identity over the last four years, its updated legislation that includes gender identity and sexual orientation is still relatively new having been adopted in 2017. Additionally, gender identity and sexual orientation are not protected under state or federal laws. According to the “LGBT Housing Discrimination in Akron” report completed by the Fair Housing Contact Service (FHCS), “Housing providers and property managers are utilizing subtle forms of discrimination, such as screening emails when enough information is present to be able to do so, instead of utilizing overtly discriminatory behavior or language.”*

**Outcome:** *Given the relatively new adoption of gender identity and sexual orientation as protected classes in its fair housing ordinance. Additional outreach and advocacy would help communicate these protections to community. (See Chapter 5.)*

### **Households and Families**

- Families and Homeownership
  - In the Akron MSA the overall number of loan applications received has decreased since 2012, the proportion of loan applications which were approved has decreased and denial rates have increased.
- Fair Housing Testing/Complaint Data
  - Complaints on the basis of family status comprised just 5% of all complaints (2 of 38 total complaints) made between 2014 and 2018. Over that same time, testing on the basis of family status made up approximately 36% of tests conducted by FHCS, 80% of which supported no evidence of discrimination.
- Multi-family rental housing
  - There have been more than 2,200 beds of student-oriented housing developed in the City since 2012. These properties rent on a per-bed basis and have an average rent of over \$700 per bed.
- Owner-occupied housing for homeownership
  - Owner-occupied housing in the City of Kent is comprised almost entirely of single-family detached housing. Low vacancy and limited development of single-family housing indicate low supply. If demand continues to outpace supply, housing prices are expected to increase.

**Analysis:**

**Fair Housing Data.** *Though participants from the focus groups indicated that families may be discriminated against more than any other protected class in Kent with regards to housing, FHCS complaint data does not support this observation. Although the problem is not highly prevalent, according to complaint data testing based on familial status was the only basis where evidence of discrimination was found to be present between 2014-2018.*

**Multi-Family Housing.** *The housing development market since 2012 has been primarily driven by student-oriented housing, which has contributed to increased rent structures, which can be burdensome for families looking for affordable rental housing in the City.*

**Owner-occupied housing for homeownership.** *The above variables indicate that there's low supply of single-family housing available for homeownership, which can result in price increases and affordability issues for families interested in purchasing a home. Further, regional HMDA data suggests there fewer people qualifying for financing to purchase a home.*

**Outcome:** *Housing and mortgage financing availability and affordability issues for families may be able to be mitigated through intentional action by the City of Kent. (See Chapter 5.)*

**Disabilities**

- Disability and Fair Housing Data
  - Complaint data between PY2014-2018 showed a total 38 complaints were received and 28 of those (74%) were on the basis of disability.
  - Roughly 26% of FHCS testing conducted between 2014 and 2018 was on the basis of disability. In the last two years alone, disability related complaints made up 83% of total complaints but 28% of total tests.
- Disability and Income
  - In the City of Kent, individuals with a disability have average area median incomes that comprise 55% of the average incomes of persons without disabilities.
- Disability and Census tracts
  - Census tract 6014 (16.69%) has the highest proportion of its populations of individuals with disabilities, followed by Census tract 6015.01 (13.58%).

**Analysis:**

**Disability and Fair Housing Data.** *There is an apparent misalignment between the number of disability complaints received and the amount of disability testing that is undertaken.*

**Disability and Income.** *This income disparity trend seen among individuals with disabilities in Kent is in line with Portage County and the State of Ohio.*

**Outcome:** *The higher rate of complaints logged on the basis of disability suggests a need for further testing, education and outreach related to this protected class. The income disparity between those with a disability and those without is not unique to the City, but it does create a potential impediment for access to affordable housing and the ability to make necessary modifications. (See Chapter 5.)*

**Income**

- According to the 2012-2016 ACS data, median income of households in Kent is less than those in both Portage County and the State of Ohio. The average household income in Kent is \$36,539 for this period.
- There is a disparity in median household income between minority households and non-minority households in Kent, Portage County and the State of Ohio. This disparity is evident among both Black households and Asian households in the City of Kent.



**Analysis:** As referenced in the “AGE” section above. The presence of KSU students in the community partially contributes to lower than average incomes in Kent when compared to Portage County and the State of Ohio, which can make measuring income difficult. Discussion from the focus groups indicated that there is a shortage of quality affordable housing options for renters and owners who are low- or moderate-income.

**Outcomes:** Expanding of affordable housing opportunities for low- to moderate-income residents is an intentional action the City can undertake to assist to extent that funding is available. (See Chapter 5.)

#### **Housing Units – Availability and Affordability**

- The City of Kent as a whole has a vacancy rate of 16.63% compared to 9.57% in Portage County and 12.81% in the State of Ohio.
- Between 2012 and 2016 median contract rent in the City of Kent increased by 15.07%, compared to a 5.50% increase in Portage County. According to the 2012-2016 ACS data, the City of Kent had a median contract rent of \$672, which is roughly equal to that of Portage County (\$671) and higher than the State of Ohio (\$591).
- **Multi-family rental housing**
  - There have been more than 2,200 beds of student-oriented housing developed in the City since 2012. These properties rent on a per-bed basis and have an average rent of over \$700 per bed.
- **Owner-occupied housing for homeownership**
  - Owner-occupied housing in the City of Kent is comprised almost entirely of single-family detached housing. Low vacancy and limited development of single-family housing indicate low supply. If demand continues to outpace supply, housing prices are expected to increase.

#### **Housing Units and Census Tracts**

- The second lowest figures for owner occupancy are in Census tract 6015.03 (in the southeast corner of the city) at 28.62%, this Census tract is below 6015.02, which includes the KSU campus.
- Between 2012 and 2016 median contract rent in the City of Kent increased by 15.07%. The highest percentages increases were seen in Census tracts 6015.02 (the KSU campus) (28.77%) and 6013 (the northwest part of the city) (26.92%).
- Census tract 6013 (northwest) (+\$147), experienced median contract rent increases higher than the Kent City average between 2010 and 2016
- Census tract 6014 (the southwest corner of the city) has an occupancy rate above 92% compared to the Kent City average of 83.36%.
- Census tract 6014 (southwest) maintains the lowest median contract rent below the City average at \$574.

**Analysis:** The presence of KSU students and recent development of student-oriented multi-family housing that is rented on a per-bed basis, contributes to rising rental rates.

**Outcome:** The rise in rental rates partly due to the increased development of student-oriented housing is a trend that may be mitigated by potential action by the city. (See Chapter 5.)

## B. Other topics

### Property Tax Policies

All Ohio residents pay a base tax rate of 10 mills – or one-thousandth of a dollar. In addition to this base rate, voters can approve additional funds for roads, schools, libraries, and other local governmental services.

To arrive at the amount of property taxes a taxpayer owes, the Auditor multiplies the property's assessed value by the total mill rate, and divides by 1,000. Expressed as an equation, the process looks something like this:

1. Step 1
  - Fair Market Value x 35% = Assessed Value
    - Example: A home with a fair market value of \$100,000 would have an assessed value of \$35,000 ( $\$100,000 \times 0.35$ ).
2. Step 2
  - (Assessed Value x Mill Rate)/1000 = Base Property Tax
    - Example: A home with a fair market value of \$100,000 and an assessed value of \$35,000 is subject to three property tax millages – the base rate of 10 mills, 10 mills of school taxes, and 10 mills of road taxes – for a total mill rate of 30 mills. Using the formula, the taxpayer owes a base property tax of \$1,050 ( $\$35,000 \times 30$ )/1000 = \$1,050.

In addition to the base property tax, taxpayers may also be subject to special assessments. A special assessment is a property tax that can be added for certain special projects, like installing water lines, sewer lines, and storm water runoff systems. The base property tax, and any additional special assessments, form the total property tax:
3. Step 3
  - Base Property Tax + Special Assessments = Total Property Tax
    - The total property tax amount can be reduced by reduction credits. In many cases, taxpayers are able to reduce their total tax burden using one of the reduction programs available to them in Portage County.
4. Total Property Tax - Reduction Credits = Property Tax Owed
  - Current tax policies in Kent do not raise any concern with regard to fair housing.

### Planning & Zoning Boards

**Planning Commission:** The Planning Commission consists of five (5) residents of the City appointed by Council who shall serve without compensation. Council may also appoint ex-officio, non-voting members by ordinance. No commissioner shall be appointed for more than two (2) full terms consecutively. The City of Kent Planning Commission meets on the first and third Tuesday of each month. All members are appointed by Council and serve as volunteers.

**Board of Zoning Appeals:** The City of Kent's Board of Zoning Appeals is organized in accordance with Chapter 1109 of the Kent City Zoning Code. The Board of Zoning Appeals consists of five (5) members appointed by City Council. All appointments are for three years, and all appointees must be residents of the City of Kent. The Board of Zoning Appeals serves without compensation.

The Board of Zoning Appeals meets on the third Monday of each month. In accordance with the State of Ohio Sunshine Law, all meetings of the Board of Zoning Appeals are open to the public.

### **Visitability in Housing**

“Visitability” means: (1) at least one entrance is at grade (no step), is approached by an accessible route such as a sidewalk and (2) the entrance door and all interior doors on the first floor are at least 34 inches wide, offering 32 inches of clear passage space.

Visitability allows mobility impaired residents to visit families and friends where this would not otherwise be possible. A visitable home also serves persons without disabilities (e.g. a mother pushing a stroller, a person delivering large appliances, a person using a walker, etc.). One difference between “Visitability” and “accessibility” is that accessibility requires that all features of a dwelling unit must be made accessible for mobility impaired persons. A visitable home provides less accessibility than an accessible home and is meant to be designed for only those units not required to be accessible.

To date, the Portage Metropolitan Housing Authority does not have a Visitability policy.

**How does disability status, fair housing choice and accessible housing interact?** Depending on the nature of an individual’s disability, the design of an individual’s dwelling unit can either empower or limit a disabled person’s ability to maneuver within his/her home or enter/exit his/her home and interact with his/her neighborhood and community.

The idea behind accessible housing refers to the construction or modification (such as through renovation) of housing to enable independent living for persons with disabilities. Accessibility is achieved through architectural design, integration of accessibility features such as modified furniture, shelves and cupboards, or even electronic devices in the home. Further, the design of individual housing units, multi-family housing complexes and the community at large (sidewalks, shopping centers, bus stops and busses and workplaces.)

In 1988, amendments to the Fair Housing Act added people with disabilities (as well as familial status) to the classes already protected by law from discrimination (race, color, sex, religion, and country of origin). Among the protection for people with disabilities in the 1988 amendments are seven construction requirements for all multifamily buildings of more than four units first occupied after March 13, 1991. These seven requirements are as follows:

1. An accessible building entrance on an accessible route
2. Accessible common and public use areas
3. Doors usable by a person in a wheelchair
4. Accessible route into and through the dwelling unit
5. Light switches, electrical outlets, thermostats and other environmental controls in accessible locations
6. Reinforced walls in bathrooms for later installation of grab bars, and;
7. Usable kitchens and bathrooms.

Access is typically defined within the limits of what a person sitting in a wheelchair is able to reach with arm movement only, with minimal shifting of the legs and torso. Lighting and thermostat controls should not be above and power outlets should not be below the reach of a person in a wheelchair.

Sinks and cooking areas typically need to be designed without cupboards below them, to permit the legs of the wheelchair user to roll underneath, and countertops may be of reduced height to accommodate a sitting rather than standing user. In some cases, two food preparation areas may be combined into a single kitchen to permit both standing and wheelchair users.

In spite of these advancements, the housing types where most people in the United States reside – single-family homes – are not covered by the Americans with Disabilities Act, the Fair Housing Act, or any other federal law with the exception of the small percentage of publicly funded homes

impacted by Section 504 of the Rehabilitation Act. As a result, the great majority of new single-family homes replicate the barriers in existing homes.

Additionally, locating data on the number of accessible single-family units can be challenging, and many municipalities, states and federal government agencies do not have data on the numbers of privately provided accessible housing units. In Kent, the preparers of this analysis are not aware of any databases (compiled by a local, state or federal government agency) that list single family accessible housing units, which may be an impediment to cataloging an accurate number of both single family and multi-family accessible housing units. Any multi-family built after March 1991 is required to meet accessibility standards.

According to a 2014 periodical published by HUD's Office of Policy Development & Research, "individuals with disabilities collect the best evidence during disability discrimination cases because of their intuitive knowledge." FHCS should consider individuals with disabilities for testing in order to investigate violations of fair housing law and gather quality litigation evidence of discriminatory practices, where appropriate and available.<sup>3</sup> According to the 2014 periodical published by HUD, proxy testers cannot engage with a space in the same way as a person with a disability. This is because such testers may overlook a potentially discriminatory issue. Furthermore, using proxies is inconsistent with the philosophy that people with disabilities should be at the forefront of efforts to combat discrimination. "Using proxies reinforces the negative stereotype that individuals with disabilities are unable to function independently in everyday society."<sup>3</sup> FHCS should consider using disability related testing to address more meaningful and far reaching issues for people with disabilities in Kent.

#### **Comprehensive Plan Goals and Objectives**

Kent's last Comprehensive Plan was prepared in 2002 and updated in 2005. Although the City has been continuously involved in planning the City, a collective vision for the future has not been evaluated in over a decade. With regards to residential uses, the plan indicates the desire of the City to protect neighborhoods through a series of implementation strategies including:

- Promoting the conversion of rental housing units by promoting homeownership loan programs.
- Through the use of federal CHIP grant funding, five (5) homeownership loans and/or short-term lease purchase contracts were completed. Five rental properties were purchased and renovated - two were sold to families and the other three (3) were placed in short-term lease purchase contracts as single-family homes. The City also previously expressed interest in investigating a possible one-to-two-year property tax abatement program. Due to concerns from the City of Kent schools, this program idea had been dismissed.
- Tightening regulations and increasing enforcement for licensing and occupancy of rooming houses.
- Increasing enforcement of property maintenance codes
- Increasing the amount of student housing on the Kent State University campus
- In 2004 Kent State University added four (4) dormitories through new construction. In addition, plans for the year 2006 include two (2) new dormitories and the creation of a Fraternity/Sorority row on campus property.
- Continue housing rehabilitation programs, and encourage new construction on vacant residential lots

The plan also includes an intention to develop historical residential districts. Preliminary research for this was completed in 2005. Upon completion of its current zoning code updates, the City will complete a comprehensive plan update.

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<sup>3</sup> Fair Housing Enforcement Organizations Use Testing To Expose Discrimination | <https://www.huduser.gov/portal/periodicals/em/spring14/highlight3.html>

### **Increasing Accessibility | Employment-Housing-Transportation Linkage**

One aspect of fair housing choice is neighborhood revitalization and the provision of quality services to areas in which low- and moderate-income families reside. Low and moderate income families are defined as being at or below 80% of the Kent area median income, which in 2019 is \$57,850 for a family of four. Families of all types who are concentrated in lower income neighborhoods will benefit from better neighborhood environments. In Kent, a majority of the urbanized area's housing is within three miles of the established city center. Many of Portage County's public institutions, businesses, and retailers are located near Kent's city center.

Public transportation is provided by The Portage Area Regional Transportation Authority (PARTA), which currently operates 15 fixed routes that service Akron, Brimfield, Cleveland, Franklin Township, Garrettsville, Hiram, Kent, Ravenna, Ravenna Township, Rootstown, Stow, Streetsboro and Windham. In 2017, PARTA provided approximately 1.5 million trips to seniors, individuals with disabilities, students, and workers across Portage County. The City of Kent's most updated Master Plan indicates that Kent residents would like to see Kent be a pedestrian-friendly community and rely less on the automobile. City government expressed an intention of working with the appropriate groups and entities with an overall goal to provide diverse transportation options that are available to all in Kent. To accomplish this, the City provides residents with increased transit service from PARTA and construct intermodal facilities in the community. The desire to protect Kent neighborhoods through alternative modes of transportation was strongly identified. According to the Master Plan, neighborhoods on both sides of Main Street are somewhat threatened by the proximity and intensity of commercial activity, especially traffic. The principal transportation-related means of protecting the adjoining neighborhoods might be to establish traffic restrictions (e.g., no through traffic) and/or traffic-calming techniques. The city can further limit the amount of traffic directed to these neighborhoods through traffic management tools, pedestrian orientation (i.e. sidewalks and trails), and additional options (i.e. bicycling). Future road improvements on main corridors should anticipate transit needs and, where feasible, make special provisions for them. As part of the Analysis of Impediments, existing local bus routes were plotted and analyzed to determine access from residential neighborhoods to commercial and industrial zones. Many of the large employers and activity centers in Kent are served by PARTA transit routes. Reference to Map 2.

### **Workforce Development**

The Workforce Innovation and Opportunity Act (WIOA) was signed into law as Public Law 113-128 on July 22, 2014. The purpose of the law is to:

- Increase opportunities for individuals, particularly those with barriers to employment
- Support alignment of workforce investment, education, and economic development systems
- Provide workers with the skills and credentials to secure and advance employment
- Promote improvement in the structure and delivery of services
- Increase the prosperity of workers and employers
- Increase the employment retention and earnings of participants and the attainment of recognized post-secondary credentials

WIOA-funded programs support employment and training services to eligible adults and youth, including dislocated workers. The Ohio Department of Job and Family Services' Office of Workforce Development has local workforce services accessible through OhioMeansJobs (OMJ) - a web portal by which employers seeking workers can post their job listings and job seekers can post their resumes for review by employers who are recruiting workers. Ohio has local OhioMeansJobs centers that assist job seekers, employers and youth with job search assistance, employee recruitment, job training, and more. OhioMeansJobs Centers work with county agencies and other partners to deliver a variety of employment and training services to individuals. Specific services at an OhioMeansJobs centers are designed to meet local needs with available offices in all 88 counties.

## V. Assessment of Current Public & Private Fair Housing Programs and Activities in Kent

**Table 39: Current Programs and Activities to Address Fair Housing Concerns in Kent**

Section III of this Study fully assesses the City's Fair Housing program as administered by Fair Housing Contact Service, Inc.

Program	Purpose
FHCS Housing Discrimination Assistance	FHCS receives complaints, investigates claims of housing discrimination and assists clients with filing discrimination complaints.
FHCS Fair Housing Testing	FHCS conducts Fair Housing Testing to determine whether a housing provider is complying with fair housing laws.
FHCS Tenant-Landlord Counseling	FHCS provides free counseling for both tenants and landlords to help prevent problems by informing both parties of their rights and responsibilities.
FHCS Educational Services	FHCS offers various educational services regarding fair housing, including free workshops for landlords and counseling available to answer fair housing questions.
FHCS Housing Counseling	FHCS provides foreclosure prevention counseling, reverse mortgage counseling, first-time homebuyer counseling and free homebuyer education classes.

### A. Subsidized Housing in Kent, Ohio

#### **PMHA and Other Assisted/Insured Housing Provider Tenant Selection Procedures; Private Housing Choices for Certificate and Voucher Holders**

Within Portage County, the Portage Metropolitan Housing Authority, housing providers, and nonprofit agencies provide a network of public and public-assisted housing. The table on the next page lists housing options in the City that have received direct assistance from the Portage Metropolitan Housing Authority, the U.S. Department of Housing and Urban Development, the Ohio Housing Finance Agency, or "other" (usually meaning private development with government program assistance.) The list does not include properties managed by a private landlord that may accept a housing assistance voucher.

**Table 40: Subsidized Housing in Kent**

Facility	Address	Who Administers	Programs	For Whom	Housing Type	# of Units
Athena Gardens	1645 Athena Dr.	PMHA	Public Housing	Families/Elderly/Disabilities	Duplex or Triplex	25
Cedar Meadows	1744 Whitehall Blvd.	HUD	Section 202/ Low rent/ Section 8	Elderly/Disabilities	Low Rise Apartment	39
Cherry Estates	418 Cherry St.	HUD	Low rent/ Section 8	Families	Low Rise Apartment	47
Four Seasons	5956 Horning Rd.	HUD	LIHTC/ Section 8	Elderly	Low Rise Apartment	54
Heritage Knolls	577 Walter St.	PMHA	Public Housing	Families/Elderly/Disabilities	Townhouse or Rowhouse	30
KCC Apartments	600 First Ave.	HUD	Low rent/ Section 8	Elderly/Disabilities	Low Rise Apartment	11
Kentway	350 East Summit St.	HUD	Low rent/ Section 8	Elderly	Low Rise Apartment	143
Maple Brook at Golden Pond	5231 Sunnybrook Rd.	HUD	LIHTC/ Section 8	Elderly	Low Rise Apartment	131
Parkview Apartments	809 Silver Meadows	Other	Section 8	Families/Elderly	Low Rise Apartment	12
Portage Landings	221 Spaulding Blvd.	PMHA	Market Rate/ Section 8 Voucher	Families/Elderly/Disabilities	Low Rise Apartment	24
Rockwood Apartments	1128 Lake St.	Other	Section 8	Family	Low Rise Apartment	46
Sheri Court	901 Silver Meadows Blvd.	Other	Section 8	Family	Low Rise Apartment	12
Summit Gardens	1101 Summit Gardens Blvd.	HUD	Low rent/ Section 8	Families/Disabilities	Low Rise Apartment	80
Sunrise Apartments	5710 Rhodes Rd.	Other	Section 8	Elderly/Family	Rowhouse / Townhouse	94
Tower 43	1546 S. Water St.	HUD	Low rent/ Section 8	Families/Elderly	Mid to High-Rise Apartment	100
Villages at Franklin Crossing	1214 Anita Dr.	HUD	LIHTC/ Section 8	Families/Elderly/Disabilities	Mid to High Rise Apartment	444
Source: OHFA Directory of Subsidized Housing, Accessed December 2018					<b>Total Units</b>	<b>1,292</b>

As can be seen in the table above, the Kent area is home to over 1,292 assisted housing units available to persons requiring housing assistance, ranging from mid-high rises, low-rise apartments, townhomes and detached houses for the elderly, veterans, families and the disabled. The previous table and Map 3, Housing for the Disabled, shows locations of housing that is accessible to persons with disabilities. It should be noted that although Kent's subsidized housing stock is generally scattered throughout the city, most housing units – except for those in the southeastern portion of Kent - are located on or near a public transit route. Additionally, Dial-A-Ride offered by PARTA, is available for those not in close proximity to a route.

Portage Metropolitan Housing Authority provides housing assistance through a portfolio of housing options for families, disabled persons and senior citizens. In addition to those housing units, PMHA also administers housing subsidy programs that allow households to rent or own affordable, safe and decent permanent housing. PMHA does not provide emergency assistance for housing or utilities, but works closely with several agencies that may be able to provide aid.

**Table 41: List of Housing Developments Operated by the Portage Metropolitan Housing Authority**

Name	Number of Units	Type	Location	Resident Type
Athena Gardens	25	2-3-4 Bedroom	1645-1693 Athena Drive	Families/Elderly/Disabilities
Heritage Knolls	30	2-3 Bedroom	547-607 Walter Street	Families/Elderly/Disabilities
Portage Landings	27	1-2-3 Bedroom	170 & 221 Spaulding Drive	Market Rate & Voucher
Kent Scattered	8	2-3 Bedroom	Scattered	Families/Elderly/Disabilities

PMHA has ninety (90) housing units distributed throughout Kent. Of these, sixty-three (63) are Public Housing units designated for families, elderly and disabled persons. Residents include families with children, people living with disabilities, and senior citizens, to name a few groups. Housing types offered through public housing include single family homes, duplexes, multi-family apartments, and group home residences. PMHA apartment complexes are generally smaller communities, with 25-30 townhome or duplex-style units. PMHA also owns and operates 27 of the above units as market-rate housing in Kent. These units are not government subsidized, but they are managed as affordable housing and generate non-HUD income for the housing authority to use in furthering its mission throughout the county. According to the *Comprehensive Community Housing Study and Needs Analysis*, there were 290 Housing Choice Vouchers (HCV) being used in Kent in 2015 – primarily in Census Tracts 6013 (123), 6014 (89), and 6015 (52).

**Table 42: Portage Metropolitan Housing Authority Tenant Report: Race & Ethnicity by Household**

Race / Ethnicity	Athena Gardens (Families, Seniors, Disabled)		Heritage Knolls (Families, Seniors, Disabled)		Scattered (Families, Seniors, Disabled)	
	Count	Percentage	Count	Percentage	Count	Percentage
White Household (Non-Hispanic)	14	66.67%	18	62.06%	6	85.71%
Black Household (Non-Hispanic)	7	58.33%	11	37.93%	1	14.28%
Native American Household (Non-Hispanic)	0	0.00%	0	0.00%	0	0.00%
Hispanic Household (of Any Race)	3	12.50%	0	0.00%	0	0.00%
<b>Total</b>	<b>24</b>	<b>100.0%</b>	<b>29</b>	<b>100.0%</b>	<b>7</b>	<b>100%</b>

Source: Portage Metropolitan Housing Authority

In the table above, the race/ethnicity of the household is indicated.

It should be noted that PMHA does not maintain the race and ethnic background of individuals residing in Portage Landings given that the units are market rate housing. Each housing development operated by PMHA also currently contains one (1) vacancy which is why the total occupancy for each development is one less than the actual number of units. Of the 60 households living in PMHA public housing, 63.3% were classified as White households, 31.7% were classified as Black households, 5.0% were classified as Hispanic households and none were classified as Native American households. With regards to White and Black households, Portage Metropolitan Housing Authority properties are racially mixed.



**Table 43: Portage Metropolitan Housing Commission Tenant Report: Age of Male and Female Residents**

Age	Athena Gardens (Families, Seniors, Disabled)		Heritage Knolls (Families, Seniors, Disabled)		Scattered	
	Male	Female	Male	Female	M	F
0 to 4	2	9	5	7	1	1
5 to 13	15	9	7	7	4	0
14 to 17	2	5	2	2	1	1
18 to 24	3	4	3	5	0	0
25 to 44	7	14	7	14	1	4
45 to 59	1	5	2	5	0	1
60 to 64	2	0	2	1	1	1
65 to 69	0	1	0	0	0	1
70 to 74	0	0	0	0	0	0
75 to 79	0	0	0	0	0	0
80 and Over	0	0	0	0	0	0
<b>Total</b>	<b>32</b>	<b>47</b>	<b>28</b>	<b>41</b>	<b>8</b>	<b>9</b>

Source: Portage Metropolitan Housing Authority (PMHA)

This table shows the breakdown of all 232 residents by sex and age. Of those in family housing 40.5% of the residents are under the age of 13, indicating that these housing options are weighted towards families with children. Housing is also occupied by more females (60% of total residents).

#### **Portage Metropolitan Housing Authority Tenant Selection and Housing Choice**

Public Housing is described as the portfolio of houses, apartments and group homes owned and operated by PMHA. The units are paid for by the rents charged to residents, which is calculated based on the family's income, and a subsidy from the federal government to make up the difference between operating costs and rents. A family residing in public housing gets rental assistance as long as they live in public housing; if they want to move outside of the PMHA portfolio, they will lose their subsidy assistance under the public housing program. PMHA's Section 8 waiting list has been closed for some time, it recently re-opened in November 2018 and now has a waiting list of more than 1,000. Veterans receive priority in the Section 8 waiting list.

An interview was conducted with Cindy Blevins, PMHA Housing Portfolio Manager, which is attached in the appendix of this report. It should be noted that based on the responses provided, PMHA is competent in its federally mandated responsibility to provide publicly assisted housing. PMHA's website does not contain information on the rental properties managed by the Housing Authority.

Under "Section 8, Housing Lists", PMHA provides links to the "OhioHousingLocator.org" and "GoSection8.com" websites the aforementioned web portals provide listings of Portage County rental housing that is affordable and/or accept Section 8 Voucher Program participants. Both provide free listings to landlords and free access to individuals looking for housing. The Ohio Housing Locator is run by the Ohio Housing Finance Agency in partnership with the Developmental Disabilities Council, the Ohio Development Services Agency, the Ohio Department of Aging, the Ohio Department of Job and Family Services, and the Ohio Department of Health. The site provides a number of resources for rental assistance, fair housing information, landlord tenant resources, housing accessibility, healthy homes (lead, hazard, and smoke free), homebuying support, homeownership support, and senior housing opportunities.

## VI. Action Plan

The City of Kent has long strived to provide fair and affordable housing for its residents. Within the City, there are a number of public and subsidized rental units for low-income persons, individuals with disabilities and seniors. As Kent's housing market has become increasingly dominated by the presence of students attending Kent State University over the years, City leadership has been continuously working to maintain affordability for families and its most vulnerable citizens. The previous AI identified the need to evaluate the city's changing real estate market. It has been noted in many previous plans that the housing market in Kent is greatly affected by the University and the large supply of student-oriented rental units.

As such, the cost of housing is higher than what is seen in surrounding areas.

The City has been implementing many of the recommendations proposed by the 2009 and 2013 Analysis of Impediments, including educational activities, ordinance amendments, and re-convening its Fair Housing Board.

In order to create this Action Plan, the following steps were taken: public open houses and focus groups, review of laws, regulations, and administrative procedures; analysis of how those laws, etc. affect the location, availability, and accessibility of housing; assessment of conditions, both public and private, affecting fair housing choice for all protected classes; review of demographic patterns; review of Home Mortgage Disclosure Act (HMDA) data; review of fair housing testing and discrimination complaints; review of patterns of occupancy in Section 8, public and assisted housing, and private rental housing; review of the prior Kent Analyses of Impediments to Fair Housing Choice; assessment of the availability of affordable, accessible housing in a range of unit sizes.

The City of Kent, its government, housing providers, non-profits and private businesses are working hard to provide fair and affordable housing options to those who seek out housing. In order to build upon the progress that the community is already making, an action plan is provided in this AI. This Action Plan was developed to help the City of Kent achieve better fair housing outcomes for the individuals and families who want to live here.

Please find on the following pages the proposed action plan organized by impediments pulled from Chapter 4 and throughout other areas of the document. Some of the identified issues and solutions may overlap as a result of similar impediments, ongoing efforts, and action items in the defined categories. This is intentional and should encourage City leadership to pursue comprehensive partnerships and well-rounded solutions to solve interconnected fair housing issues. While the problems are not unique to Kent, Portage County, or the State of Ohio, the suggested actions have been tailored specifically to the City of Kent.

Impediment	Ongoing Efforts	Action
<p>Affordable rental housing for families</p> <p>Median rent increase of 15.1% between 2012 and 2016, with the highest increase of 26.9% taking place in Census tract 6013.</p> <p>Development of more than 2,200 beds of student-oriented housing since 2012, which rent on a per-bed basis and have an average rent of over \$700 per bed.</p> <p>A housing development market that has been primarily driven by the private sector with available financing heavily weighted in favor of student-oriented rent-per-bed model.</p>	<p>Fair housing discrimination investigation, testing, tenant-landlord counseling, housing counseling and educational outreach.</p> <p>Recent implementation of a comprehensive rental licensing program and ongoing zoning code enforcement.</p> <p>The City's local primary funding objective of providing safe and decent housing for low- to moderate-income households in its HUD Consolidated Plan.</p> <p>A revised definition of family in the city's zoning code that provides clarity and assists in enforcement of illegal rooming houses.</p> <p>City Council policy memo advising Planning Commission and Board of Zoning Appeals to apply decisions related to housing with a strict adherence to the City's Zoning Code.</p>	<p><b>High Priority:</b> Continue prioritizing available state and federal funding sources for affordable housing initiatives.</p> <p><b>High Priority:</b> Continue testing on the protected class basis of familial status, including within Census tract 6013.</p> <p><b>High Priority:</b> As part of the City's work with its consultants on the current Zoning Code review and the upcoming comprehensive planning process, determine where those documents may be able to help address the need to increase the supply and quality of a variety of types of affordable rental housing while preserving neighborhood character.</p> <p><b>High Priority:</b> Continue ongoing efforts that support affordable rental housing for families, including partnerships with other non-profit providers, for-profit developers and Kent State University.</p> <p><b>Medium Priority:</b> Advocate for federal and/or state protections for source of income as a protected class.</p>
<p>Lack of federal or state protections for gender identity or sexual orientation outside of HUD assisted housing</p>	<p>Fair housing discrimination investigation, testing, tenant-landlord counseling, housing counseling and educational outreach.</p> <p>Adoption of local protections for these protected classes.</p>	<p><b>High Priority:</b> Educational outreach to ensure landlords and housing professionals are knowledgeable about this local ordinance and that housing consumers know their rights.</p> <p><b>Medium Priority:</b> Advocate for federal and state protections for these classes that would further legally substantiate local enforcement.</p>
<p>The number of fair housing complaints logged on the basis of disability. During PY2014-2018, a total 38 complaints were received and 28 of those (74%) were on the basis of disability.</p> <p>The challenges of testing for reasonable accommodation or modification needs of existing tenants.</p> <p>Overall lack of knowledge about reasonable modifications and accommodations.</p>	<p>Fair housing discrimination investigation, testing, tenant-landlord counseling, housing counseling and educational outreach.</p> <p>Prioritizing accessibility improvements as part of the City's owner-occupied housing rehabilitation program and any rental housing improvements undertaken with available funding.</p>	<p><b>High Priority:</b> Educate and inform both landlords and residents of tenant rights and fair housing policies as they relate to the protected class of disability and associated reasonable modifications and accommodations.</p> <p><b>High Priority:</b> Consider a larger proportion of testing related to reasonable modifications or accommodations. Involve persons with disabilities to help develop more well-informed fair housing testing strategy and employ testers with disabilities whenever possible for more authentic testing of issues faced by this protected class. Consider testing protocols that weigh the need for complaint based testing more heavily in the testing strategy decision making process, when warranted and available.</p> <p><b>Medium Priority:</b> Work with the fair housing provider to develop written fair housing policies and procedures for operational purposes, including processes for handling housing</p>

Impediment	Ongoing Efforts	Action
		discrimination complaints, as well as guidance and requirements to assist property owners and managers comply with local, state and federal nondiscrimination laws. Include sample documents, such as a Reasonable Modification/Accommodation request form.
Regional HMDA Data for the greater Akron MSA indicates that minorities are more likely to be denied bank financing for home purchases.	<p>Fair housing discrimination investigation, testing, tenant-landlord counseling, housing counseling and educational outreach.</p> <p>Expansion of testing efforts beyond rental housing to include testing in the lending and home-buying markets.</p>	<p><b>High Priority:</b> Outreach and marketing of available home purchase housing counseling programs, including those offered by FHCS.</p> <p><b>Medium Priority:</b> Continue to conduct testing related to the protected classes of race and national origin in the residential lending market.</p> <p><b>Medium Priority:</b> Assessment of a potential pilot down payment assistance program and potential funding sources, beyond what is currently offered through the Ohio Housing Finance Agency.</p>
<p>Lack of affordable single-family housing for purchase.</p> <p>Data provided by the <i>2016 Comprehensive Community Housing Study and Needs Analysis</i> indicates that 1.) owner-occupied housing in the City of Kent is composed almost entirely of single-family detached housing and 2.) vacancy is very low. This coupled with limited development of new single family housing since 2001 have created market conditions that are likely to increase housing prices.</p>	<p>Fair housing discrimination investigation, testing, tenant-landlord counseling, housing counseling and educational outreach.</p> <p>Recent implementation of a comprehensive rental licensing program and ongoing zoning code enforcement.</p> <p>The City's local primary funding objective of providing safe and decent housing for low- to moderate-income households in its HUD Consolidated Plan.</p> <p>A revised definition of family in the city's zoning code that provides clarity and assists in enforcement of illegal rooming houses.</p> <p>City Council policy memo advising Planning Commission and Board of Zoning Appeals to apply decisions related to housing with a strict adherence to the City's Zoning Code.</p>	<p><b>High Priority:</b> Work with partners including the Portage County Land Bank and other public and private housing providers to extend availability of affordable housing for ownership opportunities.</p> <p><b>High Priority:</b> Continue prioritizing available state and federal funding sources for affordable housing initiatives, including owner-occupied housing rehabilitation.</p> <p><b>Medium Priority:</b> Assessment of a potential pilot down payment assistance program and potential funding sources, beyond what is currently offered through the Ohio Housing Finance Agency.</p>
A review of the City's Planning Commission and Board of Zoning Appeals members shows that racial minorities are not adequately represented.	Efforts to encourage and promote diversity through reaching out to community, ethnic and faith-based organizations to connect with all populations as outlined in the City's Title VI Comprehensive Program Manual.	<b>High Priority:</b> Continue to conduct outreach and recruitment efforts with individuals who could bring diverse perspectives and backgrounds to the City's Boards and Commissions.

Impediment	Ongoing Efforts	Action
<p>The need for quality affordable housing opportunities for members of all protected classes outpaces the resources that are available to meet those needs.</p> <p>The City of Kent is one of the smallest HUD Entitlement communities in the State and over the past two decades CDBG allocation amounts have consistently declined. Members of many protected classes are also more likely to be low- to moderate- income.</p> <p>Some landlords not interested in accepting housing choice vouchers due to various reasons, including the mandatory housing inspections.</p>	<p>Fair housing discrimination investigation, testing, tenant-landlord counseling, housing counseling and educational outreach.</p> <p>Recent implementation of a comprehensive rental licensing program and ongoing zoning code enforcement.</p> <p>The City's local primary funding objective of providing safe and decent housing for low- to moderate-income households in its HUD Consolidated Plan.</p> <p>A revised definition of family in the city's zoning code that provides clarity and assists in enforcement of illegal rooming houses.</p> <p>City Council policy memo advising Planning Commission and Board of Zoning Appeals to apply decisions related to housing with a strict adherence to the City's Zoning Code.</p>	<p><b>High Priority:</b> Continue prioritizing available State and Federal funding sources for affordable housing initiatives.</p> <p><b>High Priority:</b> Continue ongoing efforts that support affordable rental housing and owner-occupied housing for families, including partnerships with other non-profit and for profit housing providers and developers.</p> <p><b>Medium Priority:</b> Advocate for federal and/or state protections for source of income as a protected class.</p>
<p>Outcomes in some of the complaint and testing reporting narratives that were reviewed were sometimes unclear and difficult to follow, especially in cases where the testers experienced obstacles with completing tests.</p> <p>There could be better alignment between the protected class basis of complaints that are received and the protected class basis of testing that is conducted, especially associated with the protected classes of race, familial status and disability.</p>	<p>Fair housing discrimination investigation, testing, tenant-landlord counseling, housing counseling and educational outreach.</p>	<p><b>Medium Priority:</b> On an annual basis, review the results of both systematic and complaint-based testing, and identify trends and patterns. Develop a testing strategy for the following year that seeks to confirm those trends and patterns, leading to the implementation of action steps to mitigate the trend and reduce evidence of discrimination.</p> <p>Specifically, review the number of complaints per protected class and consider systematic testing on protected classes that have high numbers of complaints.</p> <p><b>Medium Priority:</b> Establish a more clear, detailed and consistent reporting protocol with fair housing provider with regards to discrimination complaints, investigations, and testing.</p> <p>Additional detail in reporting should include information on any correlations between complaints received and associated testing undertaken, underlying strategy for the testing that is completed and follow-up when the results of testing or investigation are not immediately known.</p>

# Appendix

- A. Housing Agency Contacts
- B. SWOT & Open House Meeting Notes
- C. PMHA Interview
- D. PMHA Continued Occupancy Policy
- E. Portage County Tax Reduction Programs
- F. National Association of Realtors
- G. WOIA & OMJ Information
- H. Fair Housing Contact Service 2014-2018 Annual Reports

The information needed for conducting the AI included the following:

- Open House and Focus Group data from sessions held on November 1 and 2, 2018.
- City of Kent Zoning Ordinance
- City of Kent Bicentennial Master Plan
- City of Kent Bicentennial Plan Progress Report – March 2006
- City of Kent Owner-Occupied Housing Rehabilitation Program
- City of Kent Health Department Rental Inspection Program
- City of Kent and Portage County tax assessment/abatement practice
- 2016 Comprehensive Community Housing Study and Needs Analysis
- Northeast Ohio Sustainable Communities Consortium (NEOSCC) 2013 Regional Analysis of Impediments to Fair Housing Choice and Fair Housing and Equity Assessment Volumes I-III
- Data provided by the [United States Department of Housing and Urban Development] and Fair Housing Contact Service Inc.
- U.S. Census: 2010 Census, 2012-2016, and 2013-2017 American Community Survey Data
- Portage County Community Resource Guide
- Portage Metropolitan Housing Authority Amended and Restated Moving-to-Work Agreement
- Portage Metropolitan Housing Authority 2016 and 2018 Moving-to-Work (MTW) Annual Plan
- Home Mortgage Disclosure Act (HMDA) Data for Akron, Ohio MSA, 2012-2016
- The 2009 Kent Analysis of Impediments to Fair Housing Choice

**KENT OHIO**  
**2019 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING**  
**ATTACHMENT A: HOUSING AGENCY CONTACTS**

**The Fair Housing Contact Service Inc. (FHCS) can be reached at:**

441 Wolf Ledges Parkway, Suite 200

Akron, Ohio 44311

Phone: 330.376.6191

Fax: 330.376.8391

Helpline: 330.376.0359

**Kent's local Ohio Civil Rights Commission, Akron Office, can be reached at:**

Akron Government Center

161 S. High Street, Suite 205

Akron, Ohio 44308-1602

(330) 643-3100

TTY: (614) 752-2391

**The regional HUD office, can be reached at:**

Chicago Regional Office

U.S. Department of Housing and Urban Development

Ralph Metcalfe Federal Building

77 West Jackson Boulevard

Chicago, IL 60604

Phone: (312) 353-5680

Fax: (312) 913-8293

TTY: (312) 353-7143

**HUD's Ohio office can be reached at:**

Cleveland Field Office

U.S. Bank Centre Building

1350 Euclid Avenue, Suite 500

Cleveland, OH 44115-1815

Phone: (216) 357-7900

Fax: (216) 357-7920

TTY Federal Relay: (800) 877-8339



**KENT OHIO**  
**2019 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING**  
**ATTACHMENT B: SWOT & OPEN HOUSE MEETING NOTES**

### **Focus Group #1 – Public and Affordable Housing Providers/Agencies**

The first focus group conducted a “SWOT” (Strengths, Weaknesses, Opportunities, and Threats) analysis of the housing market in Kent. The results are below.

#### **> STRENGTHS**

- *Diversity*
  - *People regularly brought together for community events*
- *Kent Police Department*
  - *Strong*
  - *Helpful dealing with Problem Tenants*
- *Housing Mix*
  - *Variety*
    - *Group Homes/Shelters, Apartments, etc.*
  - *Community generally supportive of choice*
- *Small Town*
  - *Amenities close to downtown*
  - *Generally, a walkable, accessible, community*
- *Public Transportation*
- *Kent recognized as Cultural Center of Portage County*
- *Kent is a Desirable place to live*
- *Proximity to University*
  - *Walkability to campus*
- *Zoning Code Enforcement*
- *Responsive, Collaborative, Local Agencies*
- *PARTA Bus*
  - *Transports school children to farther areas of the city*
- *Ability of the city to collect income tax*
- *Two Strong local banks*
  - *Portage Community Bank*
  - *Hometown Bank*
    - *Hometown Bank building a Foundation as a commitment to community*
- *Active Land Bank*

#### **> WEAKNESSES**

- *No new affordable housing has been developed since 1990's (1993)*
- *Housing market driven by private sector*
- *Limited Resources (i.e. CDBG)*
  - *Legislative priorities are done more so with geographical rather than data considerations*
- *Lack of unbiased new housing development inventory (Families vs. Students)*
  - *Lack of Family Housing*
  - *Lack of Missing Middle Housing*
  - *Housing development too student oriented*
- *Affordability for private developers without subsidy*
  - *Most available funds go to LIHTC properties*
  - *Access to funds to facilitate P3 low because community is small*
- *Ohio Housing Finance Agency (OHFA)*
  - *Would be more helpful if they could target housing shortages*
    - *Family affordable*

- Senior housing
- Difficulties with Local Developers, Landlords, and Property Management Groups
  - Accessibility features and compliance with housing
  - Decline in landlords who accept Section 8 vouchers
    - Don't want to keep up the responsibility for minor repairs
    - Landlords don't want to pay for infestation
- Food dessert on Haymaker and Water St. area

➤ **OPPORTUNITIES**

- Demand for townhomes and condos, empty nester, missing middle housing
- Partnership opportunities with surrounding communities
- Incentives for single family vs multi-family
- Community cohesion grants/funding like previously done
- Chamber and Kent Main Street Program
  - Year-round events
    - Expanded to include LGBTQ in housing and employment events
- Land Bank Inventory
  - Can partner with Land Bank to develop long-term strategic approach to diversify housing market
- Funding and vouchers for home accessibility modifications
- City is starting rental licensing to look at single family rentals
- Quality/cooperative landlords
- City has started rental inspection program to ensure compliance
- Definition of family and non-family is restrictive to prevent abuse by students
  - Restrictive zoning to discourage illegal rooming houses in single family neighborhoods
  - Intensive code enforcement
    - Under rental licensing
      - Whether or not a landlord or developer accepts section 8 they will be subject to rental inspections
- City Bed Bug Ordinance
- Inspectors will now be visiting 1-2-bedroom rentals rather than just visiting large/special housing
- University is stabilizing force
- Foreclosures often brought by local investors who do quality for rehab resources
- Education with investors/developers to support missing middle housing
- Zoning to support missing middle
- USDA Funding for SNAP to support fresh produce purchases
  - Increased utilization of SNAP for healthy food choices
- Partnerships with banks to improve housing and fill local resource gaps
  - Work with Portage Community or Hometown Bank to explore options for financing traditionally unprofitable housing projects
- Strong real estate market

➤ **THREATS**

- Access to federal funding
- Highly competitive tax credit projects (Geographical)
- Students are primary driver of housing and financing but highly transient in nature
- Wards and Funding impacted by antiquated census laws
- National policies
  - CDBG allocations low and dwindling

- *Inability to qualify for HOME funds given small size*
- *Declining income tax collections/revenue*
  - *Strains general fund resources*
  - *Some corporate profit taxes taken by state*
- *Housing Market*
  - *Interest rates increasing*
  - *High construction costs for developers*

## Focus Group #2 – Business Leaders and Real Estate Professionals

The second focus group conducted a "SWOT" (Strengths, Weaknesses, Opportunities, and Threats) analysis of the housing market in Kent. The results are below.

### ➤ **STRENGTHS**

- *Community Safety*
  - *Low crime rate*
  - *Responsiveness of Officials*
- *Public Transportation*
- *High Demand for student housing*
- *Proximity to University*
- *Expansion of Kent State*
  - *Student population is increasing*
- *Demand for higher quality housing*
- *Diversity*

### ➤ **WEAKNESSES**

- *Increasing demand for multi-bedroom housing*
- *Increasing demand for off campus housing*
- *Competition with new student housing*
- *Decline in enrollment at Kent*
  - *Leading to a softening of student housing rental market*
  - *Low demand for student housing this past year*
  - *Will result in an abundance of unaffordable apartment housing*
- *Tension between families and students*
- *Families often unable to pay same rental rates as students*
- *Closing of Section 8 voucher program*
- *Land challenges*
  - *City is built out and land is pricey*
  - *Not a lot of parcels that can be consolidated for land development*
- *Not enough affordable housing for seniors*
  - *Funding for affordable senior housing is difficult*
- *Accessibility in units for people with disabilities*
- *Tax Credits*
  - *Mostly targeted for Revitalization and Blight*
  - *Kent is not in a blighted or urban area so this makes tax credits more challenging*
- *PMHA Inspector turnover*
  - *Leads to varying focuses or varying levels of enforcement with compliance*
- *Amenities demanded with student housing (pool tables, coffee houses) more different than family housing demand*
- *Scattered housing developments are not profitable for developers*
  - *Various appliances*
  - *Price point of land*
  - *Cash flow*
- *Landlord-Tenant Relations*
  - *It is becoming more expensive to be a landlord due to loopholes with animals and other minor things that don't endanger tenant's health and safety*
  - *Tenants less patient about maintenance issues*
  - *Instant gratification to handle customer service as a landlord has become more costly*

- *People are more educated about their rights which leads to increased contention*
- *Difficult for landlords to recoup maintenance/upkeep fees from students (security deposits)*
- *Deterrents to purchasing homes in Kent*
  - *Students (noise and maintenance nuisances)*
  - *Requirements for landlord inspections, and maintenance*
- **OPPORTUNITIES**
  - *Seniors demand more resources in more compact spaces*
  - *Several owners that still do MHA housing in Kent*
  - *Demand for MHA housing is high*
  - *Partnership with Miller house/Coleman, etc. to fill vacancies*
  - *Agencies willing to work with owners to assist with compliance*
  - *Partnerships with nonprofits and housing voucher programs to help stabilize properties so residents stay longer*
  - *More streamlined and efficient inspection processes*
    - *This includes changing policies for less regulation for senior housing given conditions are unlikely to change*
- **THREATS**
  - *Federal funding cuts*
  - *Weather*
    - *Changes price of wood*
      - *Affects construction costs*
    - *Flooding*
    - *Maintenance costs*

### Focus Group #3 - Affordable and Fair Housing Stakeholders

The second focus group conducted a "SWOT" (Strengths, Weaknesses, Opportunities, and Threats) analysis of the housing market in Kent. The results are below.

#### ➤ **STRENGTHS**

- *Access to City officials*
- *Responsiveness of City Services*
- *Small Town Feel*
  - *Sense of Community*
- *Walkability*
- *Benefits of a large City in a small town*
- *Small Businesses*
- *Longevity*
  - *Residents stay once they're here*
- *Easy to commute from Kent*
- *Quality of Living*
- *Closing of loopholes regarding housing developments student housing*

#### ➤ **WEAKNESSES**

- *Limited Housing Stock leads to more leniency with housing approvals with PMHA*
- *Limited Stock of 3-4-bedroom homes*
- *Minority groups and individuals with disabilities have limited knowledge of fair housing rights*
  - *Most complaints come from these groups*
- *Increases in housing complaints in 2018*
  - *Due to needs of individuals with disabilities*
    - *Reasonable Accommodations*
- *Kent State University Student Population decreasing*
  - *High Schools that feed KSU sending less students*
  - *10-year projected student population losses will affect housing demand*
- *Topography not in favor of redevelopment and utility extension beyond 261*
  - *Extension of utilities makes development a barrier on edges of community*

#### ➤ **OPPORTUNITIES**

- *Relationship building*
  - *Community Cohesion*
- *Engagement of public officials*
- *Student housing that doesn't lease up could be opened up to general public at lower rates*

#### ➤ **THREATS**

- *Challenging Landlords and Housing Providers*
  - *Specifically, NRP and Millennia*
  - *Lack of point persons to specifically manage resident complaints*
  - *High prevalence of "Disability-Related Discrimination"*
    - *Persons with disabilities face significant issues*
      - *Inadequate communication and responsiveness to accommodation requests for persons with disabilities by housing providers*
      - *Discriminatory policies and language used by management groups*
        - *Written housing policies raise concerns with fair housing agencies*

- NRP's responsiveness to persons with disabilities appears blatantly discriminatory
  - Millennia and other landlords require physicians to sign documentation containing "Under Penalty of Perjury" language before approving accommodations for a disability— although HUD has said this is not okay
- Portions of some properties are subsidized
  - Varying funding sources confuse residents and the agencies that assist residents and property managers
  - Creates uncertainty amongst residents on longevity of their housing situation
- Phasing of construction at facilities under renovation are unclear to residents
- Transient nature of inspectors at PMHA
  - Inspectors not as stringent as past so housing stock is lower quality
- Disconnect between Housing Quality Standards and Zoning/Permitting Standards
  - Issues with PMHA Standards vs building codes (Federal Housing Quality Standards vs State Building Codes)
    - PMHA Standards (Housing Quality Standards) don't align with state building codes
  - Discrepancy between building code and quality standards
  - Housing quality standards often overlook safety standards. What is considered safe doesn't always match up with what is deemed quality
    - Housing Choice Voucher Standards are based on a number of bedrooms
    - Misrepresentation of two-bedroom homes as 3-4-bedroom homes
- Students don't show up in census data very well
  - Difficult to extrapolate if low-income residents are students or actual low-income families
- Housing stock for low- and moderate-income families
  - Segregation of low-income housing in certain areas
  - Higher concentrations of minorities in low-income housing
- Landlords discrimination
  - Landlords wearier of liability with families than college students
    - Family status – landlords deny families in student housing
      - Race
      - Background checks
      - More stringent credit checks
    - Discrimination against families in favor of students
      - Market focused on one population (student housing)
      - Availability of utilizing housing choice vouchers
        - Landlords aren't accepting them
      - Takes market change (softening of student demand) for more landlords to accept housing choice vouchers
- Developers build housing for immediate sell rather than for long-term management
- Low Inventory and High Prices keeps renters in rentals
- Tight Market for home sales
  - Primarily rental/college town driven market (60%)
  - Rental rates in single family homes are being pushed up by high student rental costs



- *Low to moderate income families and persons with disabilities are pushed out by these higher rents*
  - *Although not as costly as student housing, high enough to be unaffordable*
- *University is losing money on dorms/residential*
- *Student housing market is over saturated which will lead to a softening of the market and more student housing than students in near future*

### **Fair Housing Community Open House**

At the Fair Housing Open House, the group conducted a "Fix, Keep, Aspire" analysis. The results are below.

➤ **FIX**

- *Provide/increase access to fresh food options and grocery stores downtown*
- *More ADA accessible housing that is not towers or large buildings*
- *Limit KSU growth into downtown*
  - *Allow the University to expand further east instead*
- *Need more housing for families*
- *Better accommodations for people with disabilities*
- *City is built out and land is too expensive*
- *U.S. Census does not adequately count/represent student population*

➤ **KEEP**

- *Maintain historic architecture while adding diverse building styles – less box like apartments*
- *Walkable and bikeable access*
- *Responsive government*
- *Beautiful Downtown*
- *Friendly Community*

➤ **ASPIRE**

- *More affordable family homes*
- *Extend utilities and develop south of 261*
- *More (affordable) housing downtown*



**KENT OHIO**  
**2019 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING**  
**ATTACHMENT C: PMHA INTERVIEW**

- a. What are the application and tenant selection and assignment policies of the Housing Commission?

*Please see the attached ACOP and review Sections 6-13 for the application, tenant selection and assignment policies.*

*See appendix.*

- b. Is there a pattern in one housing development of concentration of tenants by race or ethnicity?  
No

- c. Do the tenant selection policies and procedures of the PHA exclude or limit the participation of persons with disabilities in housing developments they manage?

*There are no exclusions or limits on the participation of persons with disabilities.*

- d. If the answer to either of the two preceding questions is yes, how do these policies and procedures specifically affect the manner in which applications for housing are treated and applicants rejected or selected as tenants?

*N/A*

- e. Are the policies and procedures consistent with the requirements of Federal, State, and local law and HUD regulations and guidelines?

Yes

- f. If a HUD-assisted (including PHAs) or HUD-insured housing provider has been found in non-compliance with one or more civil rights laws or regulations, has the provider initiated appropriate corrective actions?

*N/A Public Housing is in compliance with civil rights laws and regulations and has no pending actions.*

- g. Are there any court suits involving the tenant application, selection, and assignment policies and procedures of any of these providers?

No

- h. If court orders relate to any of these policies or practices, what is the status of actions to comply with the orders, and what are the results?

*N/A*

- i. If there are concentrations of racial or ethnic groups in one or more public housing developments, has the Housing Commission undertaken any efforts designed specifically to desegregate these developments, such as make changes to its Tenant Selection and Assignment Plan (TSAP)?

*N/A*

- j. If there are racial or ethnic concentrations, does the Housing Commission policy permit applicants or transfers to state a preference for one or more projects or developments?

N/A

- k. Does Housing Authority policy permit applicants to reject several unit offers without losing their place on the waiting list? What are the bases for rejecting an offer of a public housing unit? Are they narrowly construed, or broad so that an applicant could reject a unit in a project in which his or her race does not predominate?

*Applicants, not including those applying for Eastowne Manor or Etna House, will be offered a choice of the appropriate bedroom-size unit located in developments on the Eastside, Westside, or the First Available Unit on either side. If a unit is offered in accordance with the applicant(s) choice and refused, the applicant will be removed from the waitlist and must reapply for the public housing program.*

*Refusal of offers to scattered site housing will not warrant removal from the waitlist. The PMHA understands that scattered-site housing places additional requirements on families when compared to living in a development. Such requirements include lawn maintenance, having access to transportation, etc. Applicants for Eastowne Manor or Etna House can select which development they prefer.*

- l. Are certificate and voucher holders using the certificates and vouchers they receive from the Portage Metropolitan Housing Authority (the local PHA) outside its geographic jurisdiction?

*If eligible, voucher holders may request to utilize the portability feature allowing them to transfer their voucher outside of Portage County to a Housing Authority's jurisdiction of their choice. Please see page of the attached Administrative Plan, Chapter 13, page 2.*

- m. Can Section 8 certificates and vouchers be transported across PHA (and other administering agency) boundaries? Does the PHA (or other agency) that administers these programs in the jurisdiction actively promote mobility through cooperative efforts with other agencies in the metropolitan area? What are the results of these efforts?

*Yes, the Housing Authorities are required to allow portability to eligible applicants/participants that request to transfer their subsidy either out of or in to Portage County.*

- n. Do the policies and procedures of the Housing Commission discourage or reject applications from lower income households that do not reside in their jurisdiction by imposing residency or other local preferences?

*Public Housing does not have any residency or other local preferences.*

- o. Does the Housing Commission assist certificate or voucher holders who have received their certificates or vouchers from PHAs in other jurisdictions? In what ways?

*Yes, PMHA accepts income portability voucher holders permitting they meet eligibility criteria. If they are eligible PMHA will bring the family in to brief and issue Portage County Voucher and Request for Tenancy Approval form. See page 13-4 of the attached Administrative Plan*

- p. Does the Housing Commission assist certificate or voucher holders who are persons with disabilities?

Yes

- q. Does the Housing Commission help all certificate and voucher holders find suitable housing?

*Voucher holders are encouraged to seek housing of their choosing. They are given a limited housing list and are directed to monitor [gosection8.com](http://gosection8.com) and local newspapers classified ads to name a few. Chapter 8 page 2 of the attached Administrative Plan*

- r. Does this help include providing minorities who are seeking homes with up-to-date information about the facilities and services that are available in neighborhoods in which housing suitable to the needs of certificate or voucher holders is available?

*All voucher recipients are given the same directions and information pertaining to finding suitable housing. The housing list offered at the briefing and anytime at the front desk have the address, bedroom size, owner name, and phone number for voucher holders to contact if interested in the property. PMHA only adds to this list at the directive of the owners of the properties.*

- s. Does the Housing Commission encourage certificate and voucher holders, particularly minorities, to look for housing in neighborhoods that are not traditional residential areas for the holder in question?

*All voucher holders are given the same information in that if they see a unit they're interested in. The voucher holder will need to make contact with the property owner for more information.*

- t. Does the Housing Commission assist the search process in other ways, such as: Calling to confirm the availability of units located in nontraditional neighborhoods?

N/A

- u. Providing a master list of the names and addresses, number of units, and other data on multifamily developments in a metropolitan or other regional area that makes units available to Section 8 participants?

Yes

- v. Has the City evaluated the performance of the agency that administers the Section 8 certificate and voucher programs in its area to determine what results have been achieved under the equal housing opportunity component of the Administrative Plan?

N/A

- w. What steps does the Housing Commission take to promote the availability of accessible housing resources for Section 8 participant families in which one or more persons are mobility impaired or have other types of disabilities?

N/A

- x. What are the Housing Commission and other assisted/insured housing provider policies for admitting persons with mental or other nonphysical disabilities? Are these persons restricted to certain projects? Are the policies consistent with HUD guidelines and requirements? Does the City actively support these steps? In what ways?

*Public Housing applicants are treated the same regardless of disability, if any and if there is disability then Reasonable Accommodations will be made so that all individuals can use and enjoy the Public Housing. Persons with mental or other non-physical disabilities can be offered any unit in the Public Housing inventory that is the appropriate unit size.*

*Under PMHA's HUD approved Moving To Work Program, PMHA has partnered with Coleman Professional Services for one specific Public Housing Property for mentally disabled who are offered a one-bedroom unit at Walnut House. Housed individuals at this facility are usually referrals by the specific service agency, however, this does not preclude applicants from the PMHA waiting list from being considered for these units. The City of Ravenna is not active with the Walnut House and does not oppose the use of the property in this manner.*

- y. Has the Housing Commission conducted a needs assessment to identify need for accessible units and does it have a transition plan to assure access?

*An assessment has not been done to identify the need for accessible units. Public Housing has a total of 303 units of which 33 are accessible.*

- z. What steps has the Housing Commission taken to assure that persons with disabilities have access to the same range of housing choices and types as are offered to persons without disabilities?

*Everyone is given the same housing list.*

- aa. What steps has the Housing Commission taken to identify funding resources and develop programs, in partnership with other public or private agencies and with private landlords participating in Section 8 certificate and voucher program, to provide funds and incentives for making privately-owned housing units accessible to persons with disabilities?

*N/A*

- bb. Has the Housing Commission implemented policies and procedures for assuring that Fair Market Rents are adjusted, as permitted by HUD regulations, to allow persons with disabilities to use certificates and vouchers in order to rent accessible, private sector housing units?

*Yes, a disabled individual may request a reasonable accommodation to use 110% of the fair market rent instead of the payment standard to help with reducing rent portions for the tenant.*

- cc. Has the Housing Commission developed a written Visitability policy and/or a Visitability transition plan in place to make all or a significant percentage of its units visitable?

*Public Housing does not have a Visitability policy.*

- dd. Does the PHA have any plans to expand the number of public housing units?

*Yes. PMHA is currently looking for 2 Kent units to purchase in order to replace 2 units that were sold to Kent State University for their expansion needs. Once the purchase is complete Public Housing will have restored the inventory to 305 units.*

- ee. As of August 1, 2018, what is the current waiting list for public housing units?

- Public Housing Unit waiting list:
  - 1,452 for 1, 2, 3- and 4-bedroom units
- Section 8 unit waiting list:



- 284
- Scattered Site Homeownership program waiting list:
  - Public Housing does not have a Homeownership Program with the Scattered Sites.

**KENT OHIO**  
**2019 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING**  
**ATTACHMENT D: PMHA CONTINUED OCCUPANCY POLICY**

**KENT OHIO**  
**2019 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING**  
**ATTACHMENT E: PORTAGE COUNTY TAX REDUCTION PROGRAMS**



*Official Government Website of  
Portage County, Ohio*

## **Tax Reduction Programs**

In many cases, Portage County taxpayers can reduce their property tax bills by taking advantage of tax reduction programs. A brief description of some of the available reductions, and application forms, follows:

### **Owner-Occupied Reduction**

If a person's primary residence is located in Portage County, he/she can take advantage of a 2.5% reduction in his/her property tax bill for that residence. In many cases, buyers of new homes apply for this reduction during the real estate transfer process. Applications must be received by the first Monday in June, and are available at ([https://www.tax.ohio.gov/portals/0/forms/real\\_property/DTE\\_105C.pdf](https://www.tax.ohio.gov/portals/0/forms/real_property/DTE_105C.pdf))

### **Homestead Exemption**

The Homestead Exemption is a program that lowers real estate taxes for Ohio residents 65 years of age and above, and those with disabilities. It allows qualifying homeowners to exempt up to \$25,000 of the market value of their homes from all local property taxes.

The program applies only to an applicant's primary dwelling, and up to one acre of land. For most new applicants, the program is also means tested, or based on income. The program allows a maximum annual adjusted gross income of \$31,500 for 2016, indexed to increase with inflation each year. Applications must be received by the first Monday in June, and are available at

([https://www.tax.ohio.gov/portals/0/forms/real\\_property/DTE\\_105A.pdf](https://www.tax.ohio.gov/portals/0/forms/real_property/DTE_105A.pdf))

Persons with a disability applying for the Homestead Exemption on that basis must also submit a Certificate of Disability form, available at

([https://www.tax.ohio.gov/portals/0/forms/real\\_property/DTE\\_105E.pdf](https://www.tax.ohio.gov/portals/0/forms/real_property/DTE_105E.pdf))

The Auditor will mail a renewal application to program participants, which must be completed and returned by the first Monday in June each year. The form is available at ([https://www.tax.ohio.gov/portals/0/forms/real\\_property/DTE\\_DTE109.pdf](https://www.tax.ohio.gov/portals/0/forms/real_property/DTE_DTE109.pdf))

## Current Agricultural Use Value (CAUV) Program

The Ohio Constitution allows special tax treatment for agricultural land, giving farmers a substantial tax break for the work they do in providing for Ohio families. The program applies to land being used commercially for farming. The land must cover at least 10 acres, or show a gross average income of at least \$2,500 over the previous 3 years. Initial applications must be filed with the Auditor by the first Monday in March, along with a filing fee. Applications are available at [https://www.tax.ohio.gov/portals/0/forms/real\\_property/DTE\\_DTE109.pdf](https://www.tax.ohio.gov/portals/0/forms/real_property/DTE_DTE109.pdf).

Program participants must renew every year, as well. Renewal applications will be sent annually by the Auditor.

Completed applications for property tax reductions must be returned to the Auditor's office by the dates specified on each form, along with any necessary application fees.

The above list of tax reduction programs is not complete, and only illustrates the most commonly used reductions in Portage County. Residents can also take advantage of reductions for forest lands (a part of the CAUV program), abatements for home or business renovations and construction, and many others.

Residents can find more information on tax reduction programs, and find out if they qualify by contacting the Auditor's office at 330-297-3569, 330-297-3570, or 330-297-3565.

**KENT OHIO**  
**2019 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING**  
**ATTACHMENT F: NATIONAL ASSOCIATION OF REALTORS**

According to the National Association of REALTORS, Real estate agents should work with elected officials to influence local policies. Local realtors can collaborate with the city of Kent to promote a wide range of housing opportunities through the following action steps:

1. Preservation of existing housing stock
  - a. Encouraging city and county officials to provide local incentives to preserve a portion of the existing stock that is affordable
  - b. Promoting property ownership by local stakeholder sponsors that are committed to retaining the affordable stock.
2. Participation in the development of local regulations with a focus on zoning
  - a. Promoting tools such as inclusionary zoning, density bonus incentives, and cluster or planned unit development zoning.
  - b. Advocating the rezoning of commercial and business districts to permit mixed use residential and compatible commercial and business uses.
  - c. Working with government officials to streamline the planning and zoning approval process and modify development standards and procedures that unnecessarily increase costs.
3. Establishing Funding
  - a. Creating a housing trust fund in conjunction with a city or town that can be used to operate, build, or renovate housing.
  - b. Supporting the distribution of a higher percentage of state revenues to municipalities for development and renovation of affordable housing.
  - c. Encouraging local governments to secure funding from federal and state housing programs.

**KENT OHIO**  
**2019 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING**  
**ATTACHMENT E: WOIA & OMJ INFORMATION**



WIOA offers two levels of services: career services and training services. Career services include outreach, job search, computer and other job search aids, placement assistance, labor market information, comprehensive assessments, development of individual employment plans, vocational counseling and career planning. Training Services are available for those who have been unable or are unlikely to find employment through career services alone. Customers are linked to educational opportunities in their communities, including both occupational and basic skills training.

Targeted populations for WIOA funded programs include

- Adults over the age of 18, who are eligible to work in the United States of America and, if applicable, registered for Selective Service.
- Dislocated Workers who have lost their job through no fault of their own.
- Students
- Veterans
- Employed individuals
- Unemployed but looking
- Young Adults aged 14-24 who are:
  - Basic skills deficient
  - Runaway
  - Homeless
  - Foster child
  - Need high school diploma
  - Pregnant or parenting (custodial or non-custodial)
  - Restored citizen
  - English language learner
  - Low income
  - Physical or mental impairment (ADA)

Services offered include:

- Assessments
- Basic Skills Training
- Business Services & Recruitment
- Career Exploration
- Job Matching & Job Placement
- Co-Ops
- Internship-Related Training
- Apprenticeships
- Education & Training
- Licensing and Testing for Careers (Testing Fees)
- Remedial Education & Academic Intervention
- Stipend
- Supportive Services

At OhioMeansJobs Service Centers, local job seekers and employers are assisted with the following job search needs:

- Job Search and employment assistance
- Independent or staff-assisted resume writing
- Job postings/vacancies
- WIOA services and Youth Program Services
- Assistance filing for Unemployment Compensation

- Access to free resume paper, faxing, copying, and mailing
- Resource materials on job readiness topics (videos, books, magazines)
- Work Experience Programs
- On-the-Job Training Opportunities
- Assistance with recruiting, interviewing, and screening of applicants
- Rapid Response Services to support employees of businesses moving or going out of business

OhioMeansJobs Service Centers also host a range of workshops for resume writing, mock interviews, application completion, dressing for success, soft skills, and more. Comprehensive Case Management Employment Program (CCMEP) Services for youth ages 14-24 include:

- Individualized Case Management Services
- Comprehensive Assessments to identify skills and barriers tutoring, study skills training, instruction and evidence-based dropout prevention
- Alternative secondary school services and drop-out recovery services
- Paid and unpaid work experiences
- Occupational skills training
- Education offered concurrently with workforce preparation activities
- Leadership development
- Follow-up services
- Comprehensive guidance and counseling
- Financial literacy education
- Entrepreneurial skills training
- Activities that help youth transition to post-secondary education and training

**KENT OHIO**  
**2019 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING**  
**ATTACHMENT H: FAIR HOUSING CONTACT SERVICE ANNUAL REPORTS**

## **FAIR HOUSING CONTACT SERVICE Annual Performance Report – City of Kent**

### **Fair Housing Enforcement: Discrimination Assistance Program**

Fair Housing Contact Service was contacted by twelve (12) households to report new complaints of housing discrimination between 8/1/14 and 7/31/15. Ten (10) of the complaints resulted from concerns of discrimination on the basis of disability, five (5) complaints identified concerns based on race, two (2) complaints identified concerns on the basis of national origin, and one (1) complaint resulted from concerns on the basis of family status. Two (2) of these complaints resulted in the filing of a formal charge of housing discrimination on the bases of race, family status, and disability.

Seven (7) the complaints of disability-based discrimination were raised due to the need for a reasonable modification or accommodation (RM/RA) of a disability. FHCS provided information on the right to reasonable accommodations and modifications to the households in each case. While FHCS received notification that two (2) of these accommodation requests were granted, not all the clients maintained contact with FHCS so the disposition of their need for an accommodation or modification is unknown.

An additional fifty-six (56) Kent households contacted our office to inquire about their fair housing rights and obtain information during that same period. This is a significant increase from the previous fiscal year.

FHCS conducted ongoing casework on two (2) cases initiated with our office prior to the start of the fiscal year, both of which were closed due to no contact within this fiscal year. FHCS did reach a settlement in two (2) agency-initiated complaints. These settlements were both reached with the Ohio Civil Rights Commission and required both housing providers to attending training with FHCS while providing a monetary settlement to cover the cost of our agency's damages.

### **Tenant and Landlord Counseling**

FHCS Tenant /Landlord Help Line logged in 264 calls from the City of Kent residents. Most of these calls involved: tenant/landlord duties, rental agreements, landlords failure to make repairs, security deposits, evictions and rental properties that are in foreclosure.

### **FHCS Housing Counseling**

From August, 2014 through July, 2015, five first-time buyer families were counseled through the OHFA Homebuyer Program, two clients were provided with HECM/reverse mortgage counseling, and one (1) default/foreclosure family was served during this period.

### **Systemic Testing**

Fair Housing Contact Service conducted 15 systemic tests in the City of Kent.

**Education and Outreach**

FHCS continued its regular participation in the Portage County Housing Services Council. FHCS also provided 3 workshops during the grant period including Fair Housing training for the Kent Fair Housing Board. FHCS also provided a respondent training for housing providers as part of their settlement agreement.

Outreach opportunities for the City of Kent included: mailings of literature/brochures, sample letters, and booklets. Sample letters for tenants consisted of (repairs, how to put rent into escrow, illegal entry, protesting non-acceptance of rent, protesting retaliation and security deposits return). Sample letters for landlords consisted of (3-day evictions notices, 24-hour inspection notifications, demand for rent, notice of non-compliance, move-out letter to tenants, termination, notice of intention to enter and unauthorized occupant letters).

In addition to the outreach mentioned above, FHCS offered training, free for non-profit organizations and community groups that could be tailored for housing providers, advocates including case managers and social workers, or community members.

## **FAIR HOUSING CONTACT SERVICE**

**City of Kent Fair Housing Services, FY 14-15**

### **Kent Tests Narratives**

**PC – Protected Class tester, C – Control tester**

***T34-14 - Follow-up systemic test based on family status; duplex***

***Assigned 10/24/14; completed 11/2/14***

PC tester (from a test completed prior to 8/1/14) viewed the unit and discussed the rental process however C tester was unable to schedule a visit before property was rented. This test, both PC and C testers contacted the landlord, viewed the unit and discussed rental terms. Both testers received same terms and conditions for unit tested.

***T52-14 - Systemic test based on family status; duplex***

***Assigned 8/28/14; completed 9/2/14***

PC and C testers contacted the landlord. C was able to view property, however property rented before PC tester had an opportunity to view unit. FHCS will conduct another test when property is available.

***T53-14 - Systemic test based on disability; duplex***

***Assigned 8/28/14; completed 9/2/14***

PC Tester contacted the landlord, viewed the property and discussed the rental terms. PC Tester was assigned with need for an emotional support animal for his disability. Landlord said he would allow emotional support animal. PC tester received appropriate terms and conditions.

***T58-14 Systemic test based on family status; single family***

***Assigned 9/22/14; completed 9/29/14***

Both PC and C testers contacted the landlord, viewed the property and discussed the rental terms. Testers received same terms and conditions for unit tested.

***T72-14 Systemic test based on family status; multi family***

***Assigned 12/3/14; completed 12/11/14***

Both PC and C testers contacted the landlord, viewed the property and discussed the rental terms. Testers received same terms and conditions for unit tested.

***T76-14 Systemic test based on disability; Efficiency Apartment***

***Assigned 12/11/14; completed 12/16/14***

PC tester contacted the landlord and viewed the property. When tester mentioned about the disability and the need of an emotional support dog, landlord commented that usually she

allowed cats but in this case she would allow the dog. Tester received appropriate terms and conditions.

***T79-14 Complaint based test on disability; Single family***

***Assigned 12/16/14; completed 12/17/14***

PC tester contacted the landlord and viewed the property. During the site visit PC tester mentioned about the disability and the need to have a ramp for wheel chair access. Landlord asked who would be paying for the ramp and agreed to the ramp when tester disclosed his financial responsibility. Tester received appropriate terms and conditions for the unit tested.

***T06-15 Complaint based test on disability; Single family***

***Assigned 2/5/15; completed 2/16/15***

Both PC and C testers contacted the landlord, viewed the property and discussed the rental terms. PC tester mentioned her son's disability that required the use of a service dog. Landlord stated to PC tester that he would make a decision about the dog once the PC tester submits an application. At that point PC tester stopped the test as FHCS does not require testers to complete applications where personal information (i.e. social security number) must be provided.

***T12-15 Systemic test based on race; single family***

***Assigned 3/16/15; completed 3/19/15***

Both PC and C testers contacted the landlord and attempted to view the unit. Unfortunately the property had been rented before either tester could view the unit. FHCS will retest on race when the unit becomes available.

***T 13-15 Systemic test based on Race; Single family***

***Assigned 3/18/15; completed 3/26/15***

Both PC and C testers contacted the landlord and viewed the property. Both testers received same terms and conditions but FHCS will follow up with another test based on familial status due to language used by the landlord during test.

***T 13-15 Systemic test based on Family status; Single family***

***Assigned 3/26/15; completed 3/30/15***

Tester contacted the landlord, viewed the unit and discussed rental terms. Tester received appropriate terms and conditions..

***T24-15 Systemic test based on disability; Single family***

***Assigned 5/29/15; completed 6/1/15***

Both PC and C testers contacted the landlord, viewed the property and discussed the rental terms. PC tester mentioned wife's disability and the need for an emotional support dog. PC tester was told by the landlord that the emotional support dog would be allowed and shared that dogs have lived on the property before. Testers received same terms and conditions.

**T33-15 Systemic test based on family status; Duplex  
Assigned 7/21/15; completed 7/27/15**

This was a series of three tests started with an advertisement for the two bedrooms Apartment. In the ad, Landlord was seeking a quiet person or a couple. First test was based on family status. Both PC and C testers contacted the landlord, viewed the unit, and discussed rental terms. Testers received same terms and conditions.

**T33-15 Systemic test based on race; Duplex  
Assigned 7/23/15; completed 7/29/15**

This was a follow-up test based on race. After multiple attempts from PC tester, landlord responded that unit was no longer available.

**T33-15 Systemic test based on disability; Duplex  
Assigned 7/28/15; completed 7/31/15**

In an attempt to see whether the unit was already rented, FHCS conducted another test on disability. PC tester was also told the unit was not available. FHCS will re-test when property becomes available.



## **Kent Complaint Narrative 2014-2015**

### **FH05-14 9/30/14**

After completing an investigation that included testing, FHCS filed a complaint with OCRC alleging Respondent refused to rent to tester who needed an animal necessary for their disability. OCRC made a "Probable Cause" determination in this case, concluding that Respondent's actions were discriminatory. FHCS was able to reach a settlement as a resolution in this case which included a requirement to attend fair housing training.

### **046-14 10/31/2014**

Client's mother is requesting information for client's need to be released from lease early because his allergies/asthma has risen to the level of disability due to the conditions of the house. Client has his own lease with landlord though he has 5 other roommates. Information was provided; however, no response was received and the case was closed.

### **052-14 11/7/2014**

Client called on behalf of her son who has an emotional support dog. Client has been allowed to have the animal at the property but client feels as though the rules are too strict and if her son receives another warning the animal may have to vacate the property. Review of property rules and restrictions was conducted. Information was provided to the client and FHCS suggested the client could request a Reasonable Accommodation regarding any rule. Client determined a Reasonable Accommodation would not be necessary. Case was closed.

### **057-14 11/6/2014**

Client's son needs a service animal. Client is being told she needs to pay a \$300 deposit for the animal. Client states many other tenants with service animals have been made to pay as well. Information was provided; however, no response was received and the case was closed.

### **001-15 1/9/2015**

Client called with concerns regarding a need for an emotional support animal. Client has appropriate documentation and had concerns management would require a deposit or breed restriction surrounding the dog. Client would like to request a reasonable accommodation to allow the emotional support animal to remain within the unit. Information was provided; however, no response was received and the case was closed.

### **018-15 2/6/2015**

Client has had repeated incidents with other tenants. Client believes management has not addressed these incidents. Maintenance man called her a "spic" because of her "Spanish" heritage. Client believes no action was taken against the Maintenance person. Information was provided to the client on how to pursue this matter independently with the Ohio Civil Rights Commission and the case was closed.

### **023-15 4/1/2015**

Client inquired about an available unit. During the inquiry, the client was asked about her race, disability, and national origin. FHCS began an investigation which included testing. FHCS'

investigation did not support the client's claims. Information was provided to the client on how to pursue this matter independently with the Ohio Civil Rights Commission and the case was closed.

**026-15 4/24/2015**

Client called with concerns of racial discrimination from neighbors and management. Client stated neighbors have called her children racially derogatory names because they are biracial. Management has been informed of these instances but client does not believe action has been taken. Additionally, client has received various notices regarding her children's behavior; however, client does not believe the alleged behavior has ever occurred. FHCS provided information on how to address these concerns with management. Client stated she followed FHCS' suggestion, but she is planning to move so no further assistance was needed.

**021-15 4/27/2015**

Client's son is in need of a service animal for his disability. Information was provided; however, no response was received and the case was closed.

## **FAIR HOUSING CONTACT SERVICE Annual Performance Report – City of Kent**

### **Fair Housing Enforcement: Discrimination Assistance Program**

Fair Housing Contact Service was able to assist multiple households in Kent with concerns of housing discrimination between 8/1/15 and 7/31/16. Thirty-six (36) Kent households contacted FHCS for information and/or referrals regarding concerns of housing discrimination. An additional four (4) households were in need of ongoing assistance regarding housing discrimination concerns. Two complaints were based on disability with the household identifying concerns of denial from a Kent property due to a mental disability. A third complaint identified concerns of discrimination on the basis of family status and race when a household was denied housing by a housing provider. And the final complaint was brought to FHCS on the basis of race regarding complaints of the actions of neighbors toward a household. FHCS provided information and assistance to each of these households and worked to address any concerns within our scope of services.

### **Tenant and Landlord Counseling**

FHCS Tenant /Landlord Help Line logged in 150 calls from the City of Kent residents. Most of these calls involved: tenant/landlord duties, rental agreements, landlords failure to make repairs, security deposits, evictions and rental properties that are in foreclosure.

### **FHCS Housing Counseling**

From August, 2015 through July, 2016, 42 first-time buyer families were counseled through the OHFA Homebuyer Program, 4 families participated in the Home Buyer Education classes, 2 clients were provided with HECM/reverse mortgage counseling, and 2 default/foreclosure families were served during this period.

### **Systemic Testing**

Fair Housing Contact Service conducted 12 systemic tests in the City of Kent.

### **Education and Outreach**

FHCS continued its regular participation in the Portage County Housing Services Council. FHCS participated in the Landlord Coalition committee of the Council and was part of the planning team for the first Portage County Housing Expo. At the Expo, FHCS provided training and information to 7 Kent housing providers regarding their rights and responsibilities as housing providers. FHCS also became involved in the Emergency Network Quarterly Taskforce meetings. FHCS provided 2 trainings to a total of 51 attendees during these meetings. Portage Workforce Connection program was also a point of education and outreach for FHCS to connect with 12 Kent residents. Lastly, FHCS distributed over 400 brochures outside of any meetings or trainings to Kent area locations for use by local residents.

Outreach opportunities for the City of Kent included: mailings of literature/brochures, sample letters, and booklets. Sample letters for tenants consisted of (repairs, how to put rent into escrow, illegal entry, protesting non-acceptance of rent, protesting retaliation and security deposits return). Sample letters for landlords consisted of (3-day evictions notices, 24-hour inspection notifications, demand for rent, notice of non-

**Fair Housing Services – Kent Ohio**

**compliance, move-out letter to tenants, termination, notice of intention to enter and unauthorized occupant letters).**

**In addition to the outreach mentioned above, FHCS offered training, free for non-profit organizations and community groups that could be tailored for housing providers, advocates including case managers and social workers, or community members.**

**FAIR HOUSING CONTACT SERVICE**  
**City of Kent Fair Housing Services**

**Kent Tests Narratives**

**PC – Protected Class tester, C – Control tester**

***T39-15 – Complaint based test on race and family status; 4 bedroom single family home  
Assigned 9/11/15; completed 9/26/15***

A series of 3 tests were conducted on the property. Within the series, 2 tests were conducted based on race, and one test was conducted based on family status.

In the first test based on race, the PC and C testers both had contact with the housing provider, but only one tester (C tester) was able to see the unit. Both testers were told the unit was too small for their family size of 6 people (2 adults, 4 children).

The second test was conducted based on family status where there were only 4 people in the tester's home (1 adult, 3 children). This tester was unable to see the unit, as the tester was told an application had already been submitted.

The third test conducted was a follow up based on race. Both testers viewed the unit and received facially similar treatment. Housing provider did make statements regarding renting to families with 4 or 5 children. This property will be monitored for future testing.

***T10-16 - Systemic test based on disability; apartment complex  
Assigned 3/11/16; completed 3/12/16***

PC Tester assigned with need for an emotional support animal for his disability. Agent told tester that he can have the emotional support animal would need to see vet records.

***T15-16 - Systemic test based on race; single family home  
Assigned 3/28/16; completed 3/30/16***

PC and C testers contacted the landlord, viewed the unit and discussed rental terms. Both testers received same terms and conditions for unit tested.

***T16-16 - Systemic test based on family status; apartment complex  
Assigned 3/31/16; completed 4/1/16***

PC and C testers contacted the landlord, discussed rental terms, and visited the unit. Landlord stated to PC tester "we do not usually have kids. So I got to think about child-proofing. Don't want kid's roller toys. They scratch the crap out of hard wood floor." Landlord asked C tester

*"Do you have any kids? I had a lady yesterday. She had a three year old. My houses are not baby proof. They were designed that way." Testers received differential treatment. FHCS filed a complaint.*

***T23-16 - Systemic test based on family status; apartment complex***

***Assigned 5/5/16; completed 5/6/16***

PC and C testers contacted the landlord, discussed rental terms, and visited the unit. Testers received same terms and conditions.

***T26-16 - Systemic test based on familial status; single family home***

***Assigned 5/11/16; completed 5/16/16***

PC and C testers contacted the landlord, viewed the unit, and discussed rental terms. Testers received same terms and conditions.

***T26-16 - Systemic test based on Race; single family home***

***Assigned 5/16/16; completed 5/22/16***

PC and C testers contacted the landlord, viewed the unit and discussed rental terms. Testers received same terms and conditions.

***T35-16 - Systemic test based on race; single family home***

***Assigned 7/5/16; completed 7/7/16***

PC and C testers contacted the landlord, viewed the unit and discussed rental terms. Testers received same terms and conditions. During the test, however, the C tester was asked about children but PC tester was not.

***T35-16 - Follow-up test based on family status; single family home***

***Assigned 7/18/16; completed 7/20/16***

A different set of PC and C testers contacted the landlord, viewed the unit and discussed rental terms. Landlord did not ask either about children. Testers received same terms and conditions.

***T39-16 - Systemic test based on family status; apartment complex***

***Assigned 7/13/16; completed 7/18/16***

PC and C testers contacted the landlord, viewed the unit and discussed rental terms. Testers received same terms and conditions.

## **Kent Complaint Narratives**

### ***053-15 – August 11, 2015***

Client's caseworker called with concerns about her client's denial at a HUD subsidized property. Caseworker believes client is being discriminated against based on a chronic mental illness which serves as the reason for her denial at the property. Information and resources were provided. The client did not follow through with returning documents and the case was closed.

### ***057-15 – August 31, 2015***

Client attempted to obtain housing located in Kent, OH. Client would be renting the apartment with her 3 children. However, LL denied client because he believed her to have 5 kids and said the unit would not be large enough. Information and resources were provided. A testing investigation was conducted on behalf of this client's concerns (T39-15). Testing results were shared with the client and information was given to the client about her options for further action. Case was closed.

### ***065-15 – September 28, 2015***

Client called with concerns regarding other tenants at the property. Client believes other tenants are allowing their animals to urinate in front of her property (on the lawn) because of her race and management will not address the issue. Information and resources were provided to the client; however, the client did not follow up with returning documents. Case was closed for inactivity.

In March 2016, FHCS reported that a complaint had been received on the basis of disability regarding a Kent property. However, it appears that reporting was a mistake. FHCS did receive a disability-based complaint in March, but upon further investigation, it was revealed the property was in Ravenna, not Kent.

## **Addressing Impediments**

During this fiscal year, FHCS has undertaken multiple activities that work to address the impediments identified by the Regional Analysis of Impediments to Fair Housing. Specifically, FHCS' rental testing activities monitor the housing practices of housing providers to identify if prospective residents are being denied housing opportunities, given different terms or conditions, denied reasonable accommodation or modification requests, or actively steered to another property, based on a protected class (*Private Sector Impediments 1, 2, 3, and 4*). Through FHCS' assistance to persons who believe they have been discriminated against in their housing, FHCS is able to address concerns of denials, different terms and conditions, or requests for reasonable accommodations or modifications (*Private Sector Impediments 1, 2, 3, 4*).

FHCS' attendance at community meetings and provision of outreach with community organizations has allowed FHCS to provide education to residents and housing providers

regarding their fair housing rights and responsibilities (*Public Sector Impediment 2*). During these activities, FHCS is able to address the responsibility of government and certain housing providers/developers to affirmatively further fair housing (*Public Sector Impediment 1*). FHCS was able to provide fair housing training to 7 Kent housing providers during an outreach event, The Portage County Housing Expo (*Private Sector Impediment 1, 2, 3, 4, 5*). Additionally, through the relationships FHCS has built with community-based organizations that relate to housing in Kent, FHCS has been able to provide education regarding a resident's right to reasonable accommodations and modifications, as well as how the social service organization can assist with this request (*Private Sector Impediment 3*). Lastly, through FHCS' outreach and education efforts, information has been shared about advocacy efforts that can be provided if an issue of NIMBYism does arise for one of the Kent social service providers FHCS has met with (*Public Sector Impediment 5*).



# Kent Community Services Program Beneficiary Reporting Form

PROGRAM NAME	ACCOUNT NUMBER		
Fair Housing Services City of Kent			
<b>UNITS</b>	<b>INVOICE DATE</b>	<b>Objective: Fair Housing</b>	<b>Objective: Tenant and Landlord Counseling</b>
	8/1/16 - 7/31/17	11	24
	<b>CUMULATIVE PERFORMANCE</b>		156
	Inquiries cumulative	21	18
			23
			220
<b>ETHNICITY:</b>	<b>Reporting Date</b>	<b>White</b>	<b>Asian</b>
	8/1/16 - 7/31/17	35	2
			0
			2
			8
<b>SEX</b>	<b>Reporting Date</b>	<b>Male</b>	<b>Female</b>
	8/1/16 - 7/31/17	181	282
<b>INCOME</b>	<b>Reporting Date</b>	<b>Low/Moderate Income</b>	<b>Very Low Income (&lt;30% MFI)</b>
	8/1/16 - 7/31/17	90	71
			143
			79
			0
<b>HEAD OF HOUSEHOLD</b>	<b>Reporting Date</b>	<b>Single</b>	<b>Related Single</b>
	8/1/15 - 7/31/16	237	49
			69
			73
			188
			0
			0

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OCT 10 2017

COMMUNITY DEVELOPMENT  
CITY OF KENT

## **Kent Complaint Narrative – Annual Report**

### **061-16**

Client applied at a local LIHTC complex. Due to his disability, the client did not provide information on his application about a felony conviction from 30 years ago. Client was denied housing and requested an appeal to the denial. FHCS assisted client through the appeal process, advocating on his behalf to request a reasonable accommodation for the felony to be overlooked as it was a significant period of time in the past, and his disability caused the omission on the application. This RA request was denied. FHCS continues to work with the client to assess any next steps in this process.

### **064-16**

The client is an individual with a mental health disability. The client left a harassing voice message for a neighbor. The client believes this action is connected to his disability. Management issued a termination notice, and client and his father requested a reasonable accommodation to stop the termination actions. This request was denied. The client's father then requested a reasonable accommodation for the client's belongings to be permitted to remain in the unit while the client was receiving treatment and identifying new housing. This was granted until the client was unable to enter treatment immediately.

### **FH02-16**

FHCS filed a complaint against a Kent housing provider on the basis of family status discrimination. The testing for this complaint was completed in the previous fiscal year (Test T16-16). In this case, Respondent placed discriminatory advertisement stating "...perfect for a single person or married couple...", or "perfect for a couple" for his 2bdr unit. Respondent discouraged a mother from renting, conducted steering of a mother and child, and made discriminatory statements regarding children. This case was able to settle in mediation with the agreement that the housing provider will attend training, change his advertising policies and practices, and provide monetary damages to FHCS. This case resulted in 10 units of housing being opened up for families with children.

### **022-17**

Client received a notice from the property manager that she was in violation of her lease according to a document from the City of Kent stating that she was operating an illegal boarding house. She was then issued a notice to leave the premises. Client states she submitted documentation to a previous property manager in August 2016 to show she required a reasonable accommodation to management's guest policy because she needs someone to stay with her overnight to assist her with her self-care activities. FHCS is working with the client, management, and city officials to address this reasonable accommodation request.

### **035-17**

The client contacted FHCS with a report that he was approached about his rent payment by the assistant property manager. He claims that he has a verbal agreement with the property manager to submit his rent late because his income comes from his disability. FHCS staff

educated him about his Fair Housing rights and offered to supply him with information on the reasonable accommodation process to ensure his agreement would be documented in writing.

**057-17**

Client contacted FHCS with concerns after management denied her request for an emotional support animal. Client provided supporting documentation and made the reasonable accommodation request on multiple occasions. After a full denial, Client's social service providers advocated for her and management is now requiring more documentation

**076-17**

Client is in need of assistance requesting a reasonable accommodation for an animal necessary for her disability. Client is a home owner and needs the reasonable accommodation to zoning ordinances.

**078-17**

Client is being harassed by her neighbor due to her disability. Management will now not accept her Housing Choice Voucher due to the complaints surrounding the harassment.

**081-17**

Client is in need of assistance with a reasonable accommodation request for an animal necessary for her disability. Landlord is now threatening to terminate her lease due to the request.

**092-17**

Client contacted FHCS after submitting a request to their housing provider to have a companion animal (cat). The client obtained supporting documentation from their physician; however, management has requested their Reasonable Accommodation request forms be completed. FHCS is assisting the client to move forward with their request.

**103-17**

This client is requesting a release from her lease early because the conditions of her housing are negatively impacting her health. She requested not to have carpet installed prior to moving into her current unit and was told that would not be possible. FHCS is assisting the client in making her request.

## **Kent Testing Narrative – Annual Report**

(PC – Protected Class Tester, C – Control Tester)

***T81-16 - systemic test based on family status; duplex***

***Assigned 12/16/16; completed 12/17/16***

Current tenant was subleasing this duplex apartment and showed the unit to testers. After viewing the property both PC and C testers contacted the landlord, viewed the unit and discussed rental terms. Both testers received same terms and conditions for unit tested.

***T02-17 - systemic test based on disability; duplex***

***Assigned 1/11/17; completed 1/14/17***

Both testers contacted the landlord, viewed the property and discussed the rental terms. PC Tester was assigned with need for an emotional support animal for his disability. Landlord said he would allow emotional support animal, as long as breed isn't vicious and if it is vicious his insurance will go up. Both testers received appropriate terms and conditions. FHCS will follow up with landlord.

***T08-17 Systemic test based on race; multi- family***

***Assigned 1/31/17; completed 2/2/17***

Both PC and C testers contacted the landlord and viewed the unit, discussed rentals terms and conditions. Both testers received similar terms and conditions for the unit tested.

***T08-17 Systemic test based on disability; multi- family***

***Assigned 2/3/17; completed 2/4/17***

This was follow up test. During the previous test based on race landlord mentioned damage done by former tenant's pet and asked both testers if they have any pets and our testers answered no. On this test, tester was assigned with an emotional support animal dog for husband's disability, but tester got appropriate terms and condition to rent.

***T18-17 Complaint test based on national origin; multi- family***

***Assigned 2/24/17; completed 2/27/17***

FHCS received a complaint that a particular landlord is administering different policy for domestic and international students. During the test both PC and C testers contacted the landlord and discussed rentals terms and conditions. Both testers received similar terms and conditions for the unit tested.

***T22-17 Systemic test based on family status; multi- family***

***Assigned 3/10/17; completed 3/13/17***

During the test both PC and C testers contacted the landlord and discussed rentals terms and conditions. Both testers received similar terms and conditions for the unit tested.

**T25-17 Systemic test based on race; multi- family**

**Assigned 3/21/17; completed 3/23/17**

Both PC and C testers contacted the landlord and viewed the unit, discussed rentals terms and conditions. Landlord asked PC tester whether she was on section 8, also in order to move in tester needs to come up with first, last and one month's rent. But landlord mentioned only one month rent is required to move in and didn't ask anything about section 8 to C tester. FHCS tried to follow up with this test, but the property is already rented. FHCS will monitor future availability of this landlord's property to test again.

**T28-17 Systemic test based on familial status; multi- family**

**Assigned 3/28/17; completed 4/7/2017**

Both testers contacted the agent, viewed unit and discussed rental terms and conditions. Both testers received similar terms and conditions though different units were shown. C tester was told that some of their units are non-pets because they have new carpets and want to try to keep that way.

**T28-17 Systemic test based on disability; multi- family**

**Assigned 4/10/17; completed 4/13/2017**

Since the agents comment about non-pets units FHCS conducted a follow up test of previous test. During the test tester was shown a unit which didn't have newer carpet and application fee was quoted different than others and because of that a follow up test was done.

**T28-17 Systemic test based on race; multi- family**

**Assigned 4/19/17; completed 4/24/2017**

During the test tester contacted the agent, viewed the unit and discussed rental terms and conditions which is similar to previous test but different application fee was quoted than others.

**T28-17 Systemic test based on race; multi- family**

**Assigned 4/19/17; completed 4/24/2017**

On the previous tests agent quoted three different amounts of application fee to rent a unit. Because of all these confusion, FHCS conducted one last test on race and this time rent amount came identical.

**T30-17 Systemic test based on disability; multi- family**

**Assigned 4/7/17; completed 4/11/2017**

Both testers contacted the agent, viewed unit and discussed rental terms and conditions. PC tester requested for having an emotionally support animal dog for his wife's disability but the landlord asked for a pet deposit fee. When tester requested to waive the fee because this is not pet but because of disability, landlord acknowledged not familiar with law but would check back. Landlord did check back and told tester he cannot charge any deposit by law.

***T43-17 Complaint test based on disability; multi-family  
Assigned 5/17/17; completed 5/24/17***

FHCS received a complaint that a particular property manager is administering different policy for person with disability. During the test both PC and C testers contacted the landlord and discussed rentals terms and conditions. Both testers received similar terms and conditions for the unit tested.

***T28-17 Systemic test based on disability; multi-family  
Assigned 5/18/17; completed 5/19/2017***

This was a follow up test of a previous test when PC tester made a follow up inquiry to see if there is any newer carpeted unit available for the household and her husband's service animal dog. Property manager told PC tester nothing is available now but may be available in a couple of months. C tester also got identical answer.

***T57-17 Audit test based on familial status; Condominium  
Assigned 7/10/2017; completed 7/14/2017***

During the test both testers contacted the landlord, viewed the unit and discussed rental terms and conditions. Both testers received similar terms and conditions for the unit tested.

## **Kent Testing Narrative – August 1, 2017 – July 31, 2018**

**PC – Protected Class tester, C – Control tester**

**T68-17 Systemic test based on Race; Condo**  
**Assigned 8/14/2017; completed 8/16/2017**

During the test both PC and C testers contacted the landlord, viewed the unit and discussed rentals terms and conditions. Both testers received similar terms and conditions and received rental application for the unit tested.

**T74-17 Systemic test based on Race; Duplex**  
**Assigned 9/11/2017; completed 9/12/2017**

Both PC and C testers contacted the landlord and viewed the unit, discussed rentals terms and conditions. Agent informed to PC tester the following requirements – previous landlord reference, income verification, list of debts, income needs to be at least three times of rental but none of these to C tester. Because of differential treatment, FHCS conducted a follow-up test.

**T74-17 Systemic test based on Race; Duplex**  
**Assigned 9/12/2017; completed 9/14/2017**

This is a follow-up of previous test. Both testers contacted the agent, viewed unit and discussed rental terms and conditions. Both testers received similar terms, conditions.

**T93-17 Systemic test based on Race; Multi-family**  
**Assigned 12/7/2017; completed 12/15/2017**

This is Systemic test based on race. After several phone tags both testers able to hold off agent. The advertised rental was no longer available but similar one unit would be available soon. Both testers received similar terms, conditions and application as well.

**T02-18 Systemic test based on familial status; Multi-family**  
**Assigned 1/16/2018; completed 1/26/2018**

Both PC and C testers contacted the landlord and viewed the unit, discussed rentals terms and conditions. Both testers received similar terms and conditions for the unit tested.

**T02-18 Systemic test based on familial status; Multi-family**  
**Assigned 2/12/2018; completed 2/21/2018**

This is a follow-up to a previous test where landlord was hesitant to give application to PC tester, but gave one to C tester. For clarification FHCS conducted this test but unfortunately this time landlord had a family emergency and came from the hospital to meet PC tester for the showing and application was not given. Both testers received similar terms, conditions.

**T04-18** Complaint test based on sex; Duplex

**Assigned 3/6/2018; completed 3/6/2018**

FHCS received a complaint that a particular landlord of multiple duplexes was administering different policies for transgender people. During the test PC tester contacted landlord, identified as a transgender person and discussed rental terms and condition but tester got appropriate terms and conditions to rent.

**T08-18** systemic test based on disability; multi- family

**Assigned 3/28/2018; completed 3/29/2018**

This is a systemic test based on disability. The advertisement mentioned weight restrictions (under 35 lbs.) for pets. Tester contacted management and mentioned spouse has a disability and the need of emotional support animal dog which is 55 lbs. of weight. Management agreed to rent without any restrictions.

**T14-18** Systemic test based on Race; Multi-family housing

**Assigned 4/24/2018; completed 4/28/2018**

This is a Systemic test based on race. During the test both testers contacted the landlord and scheduled an appointment for site visit, but testers met with different agents. Both testers received similar terms, conditions for the unit tested.

**T17-18** systemic test based on disability; multi- family

**Assigned 5/15/2018; completed 5/16/2018**

This is a systemic test based on disability. During the site visit while discussing the rental process, the agent mentioned no pets allowed. In response, tester mentioned they do not have a pet but his spouse has a disability that requires an emotional support animal, a dog specifically. The agent agreed to rent without any restrictions by saying I cannot deny you having an emotional support animal. Tester received appropriate terms and conditions.

**T08-18** Systemic test based on familial status; Duplex

**Assigned 5/17/2018; completed 5/22/2018**

This is a systemic test based on familial status. The advertisement mentioned a two-bed room unit located on very quiet, quaint treed lot. During the test, both testers tried several times to contact the agent, but neither tester received a return call from the agent. FHCS will monitor future advertisement for retest.

**T25-18** Systemic test based on familial status; Duplex

**Assigned 6/25/2018; completed 6/28/2018**

This is a systemic test based on familial status. During the test both PC and C testers contacted the landlord and viewed the unit, discussed rentals terms and conditions. Both testers received similar terms and conditions for the unit tested.



**July 2018 – The below tests are an updated narrative from what was submitted with the monthly billing.**

**T31-18 Systemic sales test based on Race; single family**  
**Assigned 7/20/2018; completed 8/7/2018**

This is a Systemic sales test based on race. During the open house both testers walk in cold in thirty minutes interval. Realtor greeted testers and told them to look around & ask questions if they have any. Realtor also provided business card and printed detail information about the house. After visiting the open house testers followed up with the realtor requesting more similar kind of listings in the area. Realtor sent multiple listings through email and text. Both testers received similar terms, conditions and listings as well.

**T33-18 Systemic lending test based on Race**  
**Assigned 7/26/2018; completed 8/15/2018**

This is a systemic lending test based on race. During the test one nationally recognized lending institution was selected randomly from the city of Kent. C tester walked in cold to meet a mortgage loan officer but there was no loan officer at this location. Receptionist took tester name & phone number and provided a business card of a loan officer who works another branch of same institution in another city. C tester followed up with the loan officer and collected basic information regarding first time mortgage loan. PC tester called the same branch and requested if a mortgage loan officer is available. Receptionist provided same name & phone number of loan officer who works another branch of same institution in another city. PC tester also followed up the loan officer collected basic information regarding first time mortgage loan. Both testers received identical information regarding first time mortgage loan.

### **Kent Complaint Narrative – August 1, 2017 – July 31, 2018**

#### **135-17, 10/12/17, Disability**

Client received a notice from property management company that the City of Kent identified she was operating a rooming/boarding house (8/15/17). The City's notice prompted the property management company to issue a "notice to leave premises" to the client for violation of lease for unauthorized occupants (8/28/17). A 3-day notice was then issued also titled "notice to leave premises" again citing unauthorized occupants as well as failure to pay (10/10/17). Her payment was hand returned to her (10/11/17) by prop manager in the unopened envelope postmarked 10/6/17.

#### **138-17, 10/17/17, Disability**

Client is in need of an accessible unit due to her disability. She requested assistance with a RA request for early termination of lease to move from her current housing into other more accessible housing.

#### **139-17, 10/20/17, Disability**

Client needs assistance with asking for a reasonable accommodation for his emotional support animal and for the return of the deposit he already paid for said animal.

**160-17, 12/18/17, Disability and Sex (Domestic Violence)**

Client applied for housing and was denied for her record of drug possession from last year. She believes she was discriminated against when the property manager didn't believe her about being set up by her nephew for this offense and when she brought up a marijuana possession charge from 1998. She also believes the denial based on an eviction (resulting from domestic violence) from 2015 was "illegal" and inappropriate and that they shouldn't have considered it since it was not in subsidized housing.

**009-18, 1/6/18, Disability**

Client was told that since her animal is not a "service animal" she would have to pay a \$300 non-refundable pet deposit and \$20/month pet fee. She requested assistance with requesting a reasonable accommodation.

**013-18, 1/17/18, Disability and Race**

Client believes she was not given enough time to move during the complex renovation. She believes she was treated poorly due to her race and disability.

**016-18, 1/23/18, Disability**

Client asked to be moved before others who are moving for renovation work. Property manager asked her boss who said no. She was forced to stay in her unit despite mold negatively impacting her disability.

**018-18, 1/24/18, Disability**

Client had to cancel her chemotherapy treatment because property manager would not give her additional time to move for the complex renovations. Manager reportedly informed client she absolutely had to get out that day regardless of client's disability.

**\*\*Please note, client's 013-18, 016-18, and 018-18 all live at the same property and are all having similar disability related discrimination concerns from the same manager/management company.**

**034-18, 2/28/18 – Gender Identity/Expression**

Client and his sister were denied housing due to sister's gender identity/expression. Client and sister completed application, were told application was accepted even though sister has a lack of credit, signed a lease, provided a deposit to landlord, and received the keys. Days later, after meeting client and sister face to face, Landlord came to their home and told him he could not rent to them, returned their deposit, asked for the keys, and gave them additional cash to not move in.

**059-18, 4/23/18, Disability**

Client requested a wheel-in shower to accommodate her disability. They told her she would be transferred to a new unit, and have to pay \$300 for the move. Client was also instructed to complete management's Reasonable Accommodation Request and Disability Verification forms before she could be moved.

**070-18, 5/10/18, Disability**

Client contacted FHCS because his mother was informed she would have to pay \$250 to obtain an assigned parking spot as a reasonable accommodation. He requested assistance to advocate for her with her housing provider.

**July 2018**

Though FHCS did not receive any individual complaints from Kent residents during this month, FHCS has received multiple inquiries regarding various properties in the City of Kent. Properties owned/managed by Millennia Housing, NRP Group, and RLJ Management have all been sources of calls during this past month. FHCS staff are monitoring these matters and addressing concerns that fall within the agency's scope of services.



# CITY OF KENT, OHIO

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## DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: October 29, 2019  
TO: Dave Ruller, City Manager  
FROM: Bridget Susel, Community Development Director *B.S.*  
RE: Recognition of Historic South End

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Several local historians and established South End residents have been working together to gather information on how the South End neighborhood was established and its historic significance to the Kent community. Since Kent's formation as a City, the South End has played a critical and essential role in the commercial and residential development of the community. It is the part of the City where the railroads established their earliest presence here and it is where some of the first residential homes were built to provide housing for the expanding railroad workforce.

Much of this rich historic character is still present in the South End neighborhood and some of the residents have requested Kent City Council demonstrate its support for the area's contribution to Kent's history through the passage of a resolution that identifies the area as the "Historic South End."

This request for a resolution varies a bit from the more formalized local historic designation ordinance process addressed in Chapter 1393, but will still recognize and document the significance of the South End area as a point of pride for the residents who call the neighborhood home.

I am respectfully requesting time at the November 6<sup>th</sup> Council Committee session to discuss the significance of the South End area in greater detail and to request recognition of its role in the City's history through the issuance of a Council resolution identifying the "Historic South End" area.

If you need any additional information regarding this matter in order to add it to the agenda, please let me know.

Thank you.

Attachment

Cc: Hope Jones, Law Director  
Amy Wilkens, Clerk of Council

## Historic South End, Kent

Nestled inside the Southwest boundaries of an 1865 Old Settlement map on land that was once owned by abolitionist John Brown, known then as Franklin Mills, is a small multicultural community. Immigrants whose ethnic backgrounds and cultures merged over decades to become the melting pot of what we descendants would like designated as the Historic South End. The boundaries begin at Mogadore Rd. and Summit St. and extend to South Water Street and Cherry Street. Our great grandparents were Italian, African-American, Irish, Polish and German. It was a community where the aroma of fresh baked breads, tomatoes being canned, homemade wine and homemade brew would permeate the air. Every house had a garden or grape arbor and lots of fruit trees. We grew up eating organic grown vegetables and fruits. One can only speculate that maybe the origins of the Tree and Fruit street names of our community came about as a result of the community's love for nature. Our community is rich in history. The contributions of its residents have enhanced not only this neighborhood, but also the general business community of Kent and laid down important social and political foundations within our city.

In 1865 during the civil war era, the Atlantic Great Western/Erie Depot and B&O Railroads, along with Parsons Lumber Company (where the Kent post office is currently located on Franklin Ave.) set up industrial complexes in Southwest Franklin Mills. In 1864, the town was renamed from Franklin Mills to Kent in honor of and in gratitude for Marvin Kent's efforts. It was incorporated as a village in 1867 and became a city after the 1920 Census. Marvin served at his father's bank as an officer and owned large segments of Franklin Mills. He was president of the Erie Railroad, the largest employer of workers, and oral traditions suggest he set up temporary housing in rail box car shops for his workers.

Marvin also built the first homes in 1865-1880 that workers moved into. According to Hometown Bank, Southwest Kent was the first area the bank began making home loans in during the early 1900's. The loans were available to potential homeowners, many of whom moved from the rail box car shops that housed migrant workers from all over the U.S. and foreign countries, to Southwest Kent to work in the rail yards as carpenters or as rail workers, etc. Harris Street had some of the first homeowner settlers and from the oral history of our older residents (in their 90's), the flooring and walls in some of those houses was wood board used from box cars. One neighbor even said that the garage of their family house was made from box car wood. We have a local grocery store in which the bathroom walls were made of this type of wood, confirmed by [Michelle Ciccone Stein](#), and we have pictures of this wood in the home of another resident on Dodge Street, built in the late 1860-1880. Parsons Lumber Company was the only local supplier of wood to the Erie Railroad in that era.

A group of architects in the city are also looking for and documenting historical designs of houses on Franklin Avenue, which shows that many of these homes are also over 100 years in age and were also built from material supplied by Parsons Lumber using its modest architectural design kits, similar to building kits of Sears Company in that same period. We have a copy of an early 1900 floor layout from Sears in the content of this document. Another architectural design prevalent in that era was Caffeen, per Hometown Bank

President [Howard Boyle](#). We have pictures of both designs on Franklin St pointed out by Howard Boyle.

According to Local Historian [Roger Di Paolo](#) the Southend is the "mother neighborhood" where a lot of Kent's residents originated.

[Roger Di Paolo](#) July 27 · Proud of my South End roots ... my Siciliano grandparents settled here in 1914.

### **Pictures Included**

1. **Parson Design House**  
800 Franklin Ave. House built from Parson Lumber Kit in late 1880 or early 1900 per [Howard Boyle](#)  
Note: 1a Also included is a copy of the Sears Kit – note similarity
2. **Coffeen Design House**

1920..it was the Melucci House on Franklin From [Howard Boyle](#): Doria Daniels that sounds about right. It looks like a Coffeen built home. He was active at that time and the design was popular with him.

### **Additional Historic Houses**

3. The original built houses on Dodge St dating back to 1860-70.. note the creative woodwork detail on the pillars, Parson box car wood around door to the left of the front porch. This is Mr. Bennie Wright home when this picture was taken probably in the 1960-70's?
4. Another century old home on Cherry St

### **South Elementary School**

5. Before Holden Elementary replaced it. It was built around 1880 and schooled some of the first settlers to the neighborhood: Italians, then Germans, Irish, African-American, Polish kids went to school here.

### **Neighborhood History Erie Shop**

6. Apparently there were two rail shops locations one on Mogadore ( behind Parsons Lumber Co) and one on Lake st

There even was even a boarding house on Franklin St called Central Hotel that housed male rail workers in the early 1900. .it was where Rays Place is now located.

7. There is also a picture of the box car housing from 1914

8. **Picture of Box Car Wood used in wall of bathroom of house on Dodge and same wood on floor etc.**

### **Points of Interest over the Past Century:**

#### Past Political Contributions (50-100 years ago)

- Ben Anderson, First African-American Elected Official in Portage County – designated Councilman Emeritus- Councilman at large
- Paul Yacavonna – Ward Councilman designated Councilman Emeritus

#### Neighborhood Businesses

- Montoni Bar later sold and became the Eldorado
- Daniels Beauty Salon
- Tiplers Confectionary
- Lanari Store
- Ciccone Grocery Store
- Urbri Grocery Store
- Burgano ( we called it Kates Store)
- Ciccone Bar
- Vets Dry Cleaners later became Jerry Sales Cleaner
- Shortys Candy Store
- 

#### Civic Centers and Community Halls

- Christopher Columbus Society Franklin Ave – site of the Italian-American Benevolent Society 1916 – disbanded in 1920
- Armstrong Hall, Franklin Ave site of Democratic Party gatherings in the early 20. Now Thurman Music

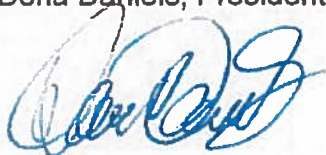
#### Neighborhood Churches

- Spelman Chapel AME, named for the Spelman family who donated the land (parents of Comfort Martin) The first church in Portage to house Head Start
- Union Baptist Church - named after First Baptist and 2<sup>nd</sup> Baptist Churches united in the early 40. Where Political organization gathered such as Portage County NAACP

Note: The Neighborhood is also rich in Kent City School Hall of Fame Recipients – to numerous to include here.

We thank the Kent Community Development and the Council members of the city of Kent for considering our proposal.

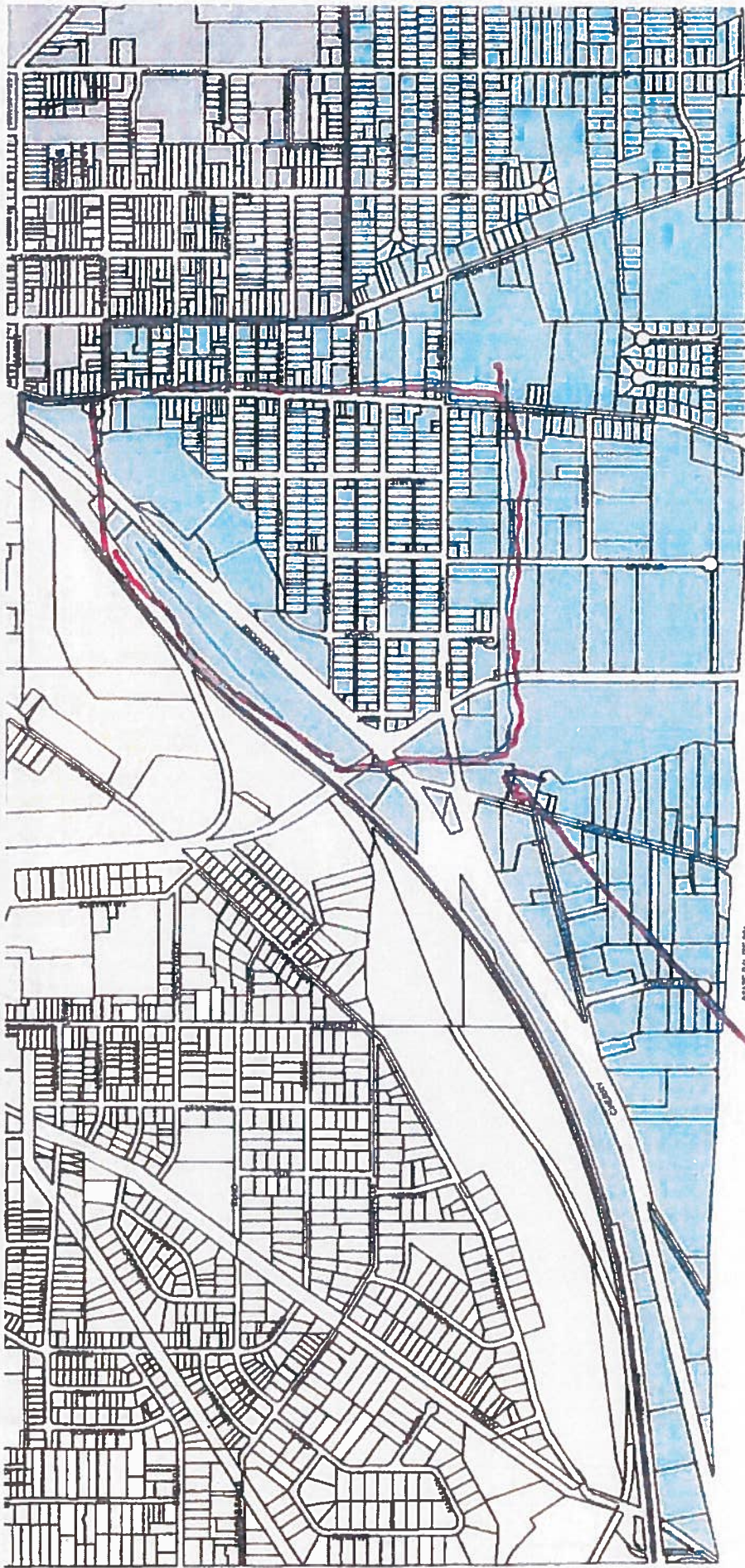
Doria Daniels, President South End Neighborhood Committee



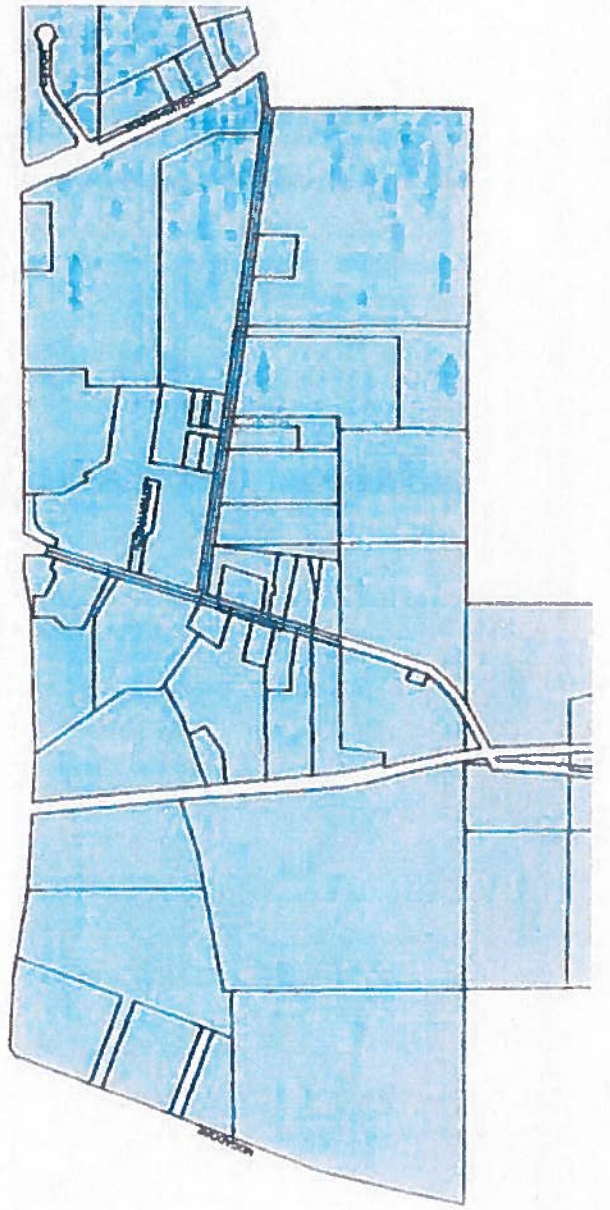
330-673-7515







STATE ROUTE 201



BOUNDARIES

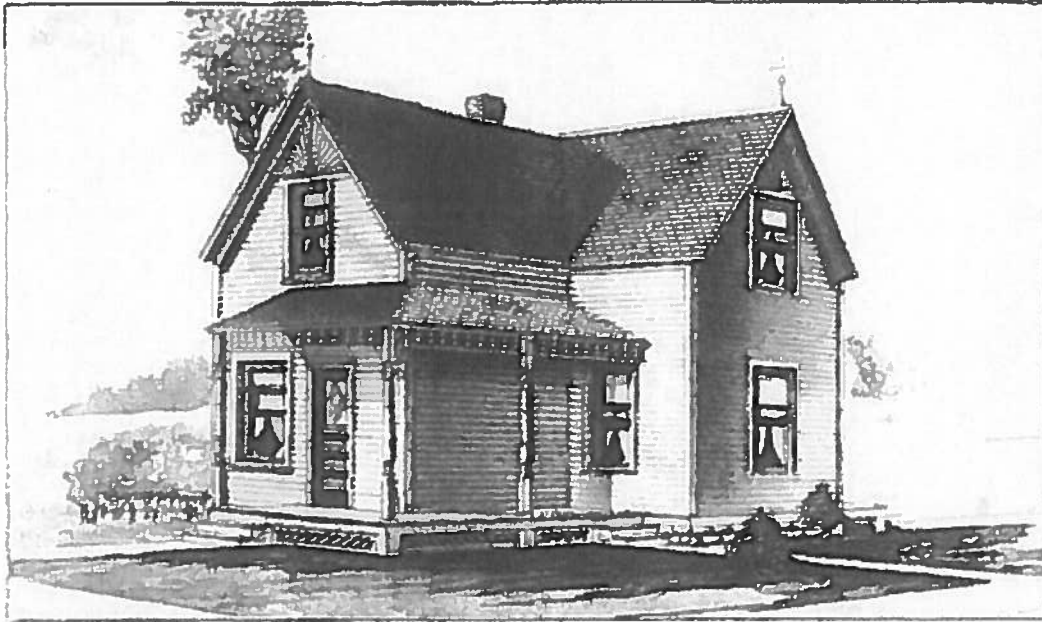


#1

# \$725<sup>00</sup> and Our FREE BUILDING PLANS

WILL BUILD, PAINT AND COMPLETE, READY FOR OCCUPANCY,  
THIS INVITING \$1,100.00 SIX-ROOM COTTAGE.

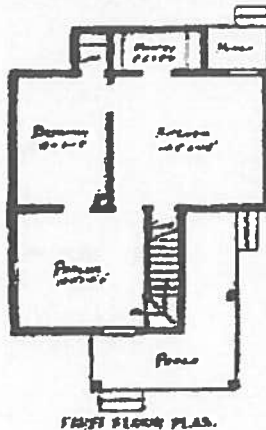
We tell you on page 2 how we furnish, free, the plans for this house, or any of the many houses shown in this book.



## MODERN HOME No. 115

With Wood Foundation. Not Encrusted.

On the opposite page we illustrate a few of the materials we specify on this, our \$725.00 house.



The arrangement of this house is as follows:

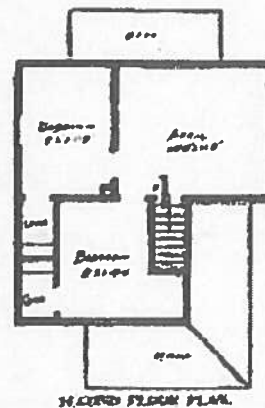
### FIRST FLOOR

- Parlor - - - 12 feet by 10 feet 6 inches
- Living Room - 8 feet 6 inches by 11 feet 9 inches
- Kitchen - - - 11 feet by 11 feet 9 inches
- Pantry - - - 8 feet 2 inches by 3 feet 6 inches

### SECOND FLOOR

- Front Bedroom - 8 feet 3 inches by 10 feet 6 inches
  - Rear Bedroom - 8 feet 6 inches by 11 feet 9 inches
  - Large Bath - - 11 feet by 11 feet 9 inches
- All bedrooms have window closets.

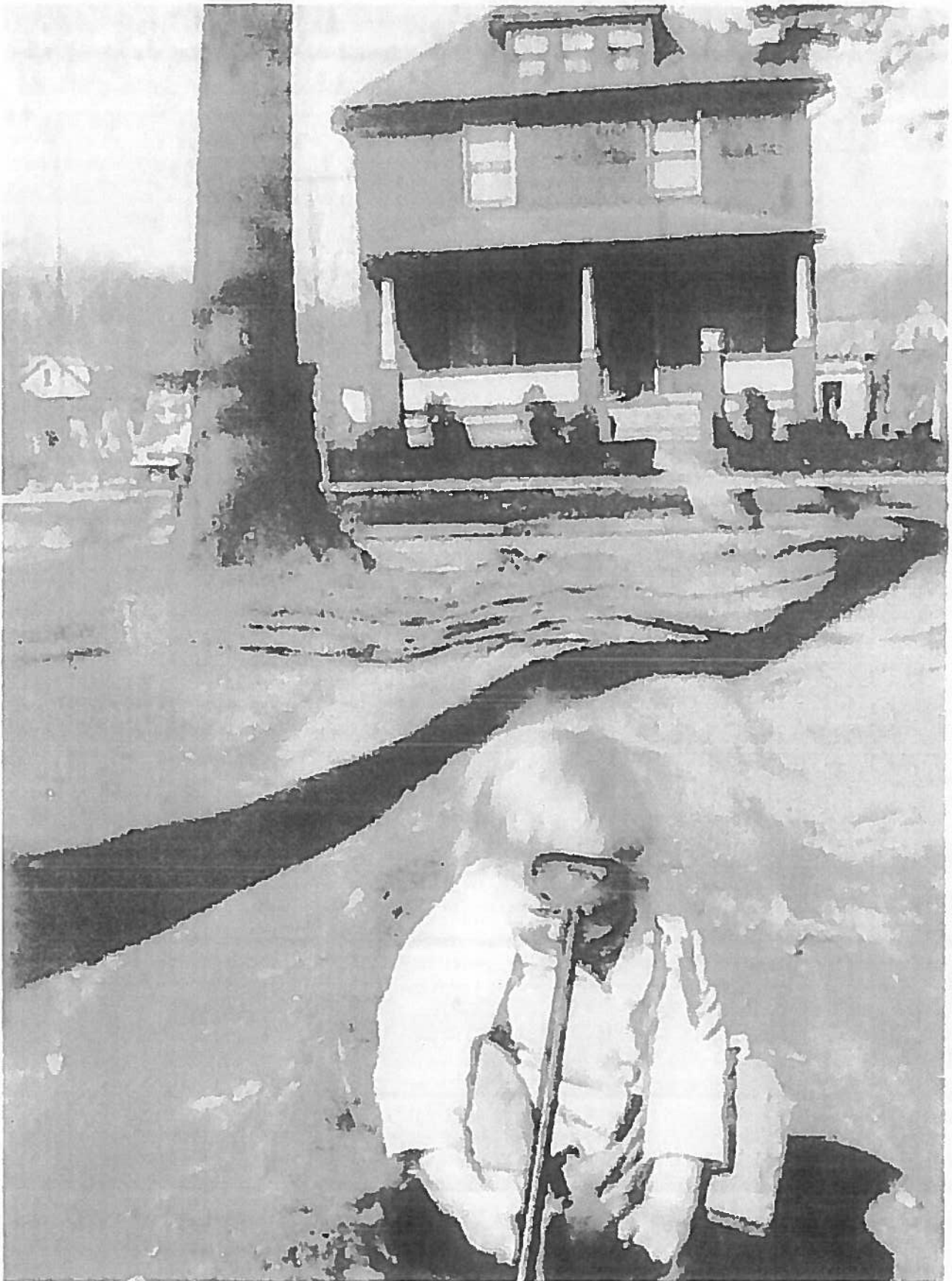
Site Width, 24 feet, length, 28 feet, exclusive of porch



## GOOD MATERIALS MAKE GOOD HOUSES

When planning our houses it is a question of how good, not how cheap. This statement is easily proven by referring to some of the materials we illustrate and describe on opposite page. In using our plans, you take no risk of getting poor materials, such as might occur if the work were done by some unscrupulous contractor. The mill work specified is the best in each grade. You take no risk when building from our plans, as we positively guarantee every piece of material we furnish, and if each piece is not entirely satisfactory it may be returned and your money will be refunded, together with all transportation charges.

#1A



#2





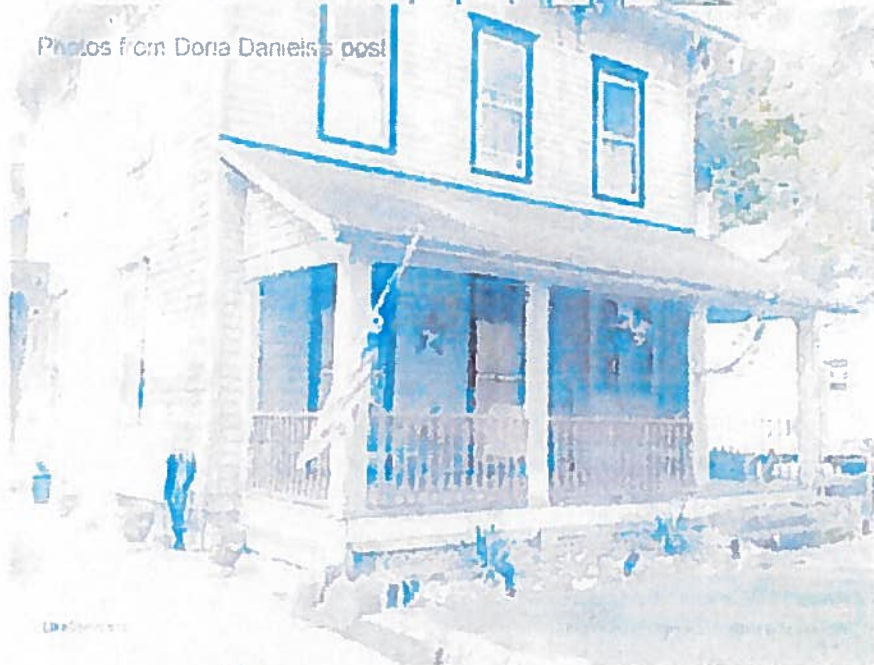
#4

**Doria Daniels** Kent South-End Friends of the Village  
May 21

Neighborhood History Housing Design (double click on picture to see detail)  
226 Cherry St. built 1880 .stripped down to original wood



Photos from Doria Daniels's post



**Doria Daniels** Kent South End Friends of the Village  
May 21

Add a description

Tag Photo   Add Location   Edit

Forward to Friend

Like

Comment

**Doria Daniels** · Write a comment...

**Carmen Douglas** Did that used to be the Goretti's house?

Like Reply 12x

**Doria Daniels** replied · 1 Reply

**Write a comment...**

H 4A





#5

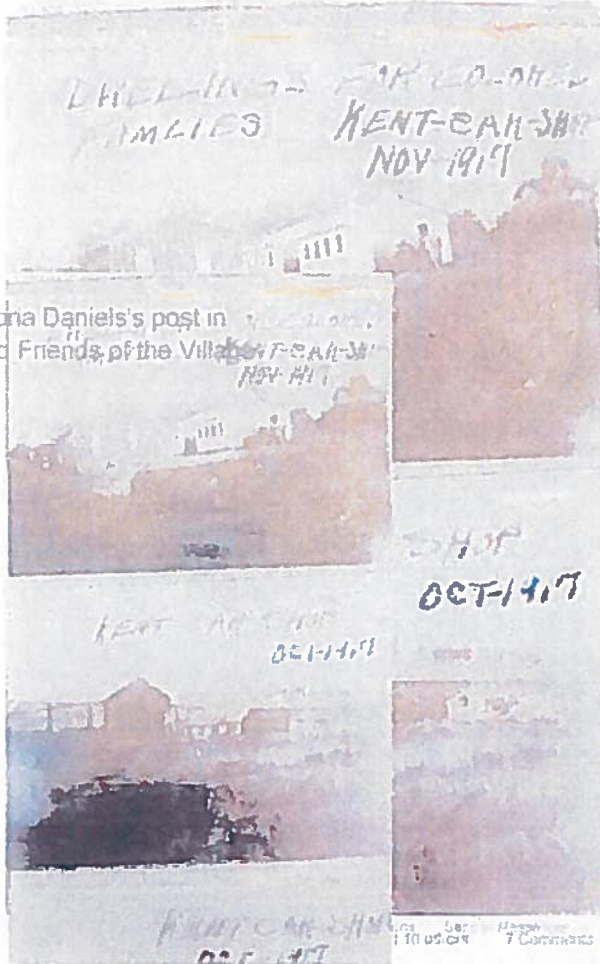


#6

Doria Daniels Kent South-End Friends of the Village  
May 13

Neighborhood History

Box Car Shop Housing for those that don't believe it. here is your proof (tap the picture to expand photo) African-American didn't arrive in Kent until after the rail road strike 1912-14 time frame. Prior to the 1900's other ethnic groups lived in the rail box car housing complexes as well.



Photos from Doria Daniels's post in Kent South-End Friends of the Village

Doria Daniels Kent South-End Friends of the Village  
Admin May 13

Neighborhood History

Box Car Shop Housing for those that don't believe it. here is your proof (tap the picture to expand photo) African-American didn't arrive in Kent until after the rail road strike 1912-14 time frame. Prior to the 1900's other ethnic groups lived in the rail box car housing complexes as well.

Tag Photo Add Location Edit

13 7 Comments

Like Comment

John Herman Sales Always wanted to see pictures of this

Like Reply 15m

Roger Di Paolo Chris Myers photos?

Write a comment...

John Herman Sales Always wanted to see pictures of this

Like Reply 15m

Roger Di Paolo Chris Myers photos?

Like Reply 15m

Roger Di Paolo replied 2 Replies

Adrienne Coleman

Like Reply 15m

Mark Trimble

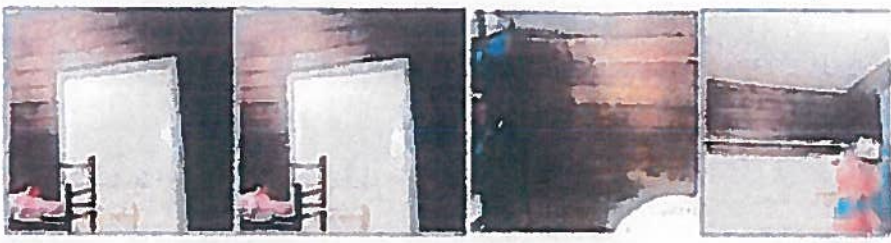
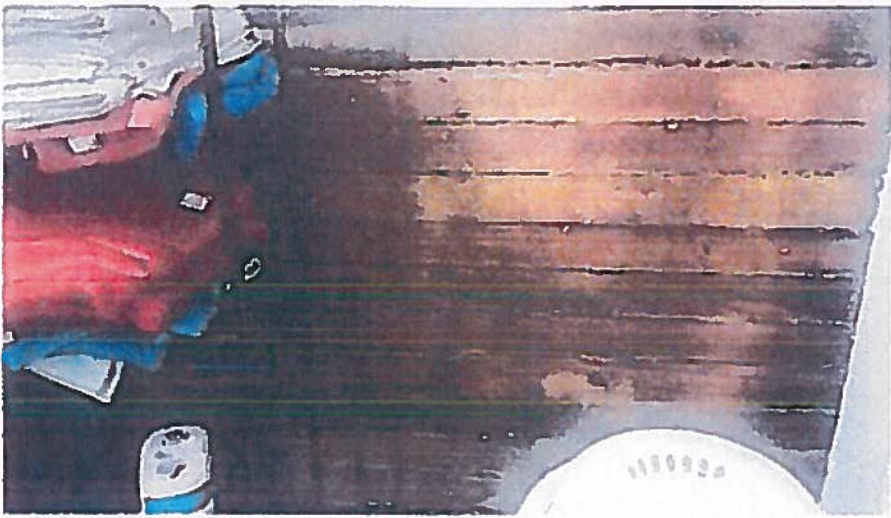
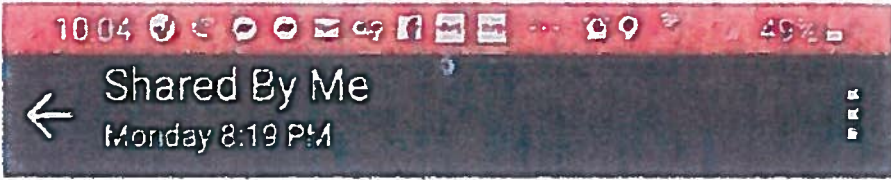
Like Reply 15m

William Myers

Like Reply 15m

Write a comment

#7



*Handwritten signature or initials*

# KENT POLICE DEPARTMENT

301 S. DEPEYSTER STREET KENT, OHIO 44240  
330-673-7732

**MICHELLE A. LEE**  
Chief of Police

**TO:** Dave Ruller  
City Manager/ Safety Director

**FROM:** Michelle Lee  
Police Chief

**DATE:** October 14, 2019

This memo is to advise you of the retirement of our police K-9, Iron, who is seven (7) years old and in need of retiring. Iron's handler, Ptl. Dominic Poe, recommends the retirement from police services due to digestive and hip issues. Iron's last day of police service was September 22, 2019.

Police canines are generally expected to be in police service for 5 to 7 years. Iron has given the Kent community 5 years of outstanding service.

Ptl. Poe has requested that Iron remain a member of his family after retirement. Therefore, I am requesting the Law Department prepare City Council Ordinance authorizing "the transfer of Iron's ownership to a designated qualified individual of the Police Chief's choosing". Ownership of Iron to Ptl. Dominic Poe should become effective When Law Director Jones believes it pertinent. A waiver of liability will be signed by Ptl. Poe prior to Iron's transfer.

Thank you for the consideration.

**Cc:** file  
**Ec:** Amy Wilkens, Clerk of Council  
Hope Jones, Law Director

# Kent Police Department

## Memorandum



**To:** Dave Ruller, Safety Director/City Manager  
City Council Members  
Amy Wilkens, Council Clerk

**From:** Chief Michelle Lee

**Date:** Sept. 24, 2019

**Subject:** Revision to KCO Ordinances 353.02,

This memorandum is a request to amend KCO 353.02 Parking Regulations. The Traffic Engineering and Safety Committee met on September 10<sup>th</sup> to discuss a resident request. The resident resides at 417 Wolcott Ave. and describes the difficulty she has in backing out of her driveway when vehicles are parked on the south side of the street. The problem is most evident in the afternoon hours on school days when parents park on Wolcott Ave. awaiting to pick up their children walking from the High School.

The language revision would be as follows:

**WOLCOTT AVE** NO PARKING NORTH SIDE, **NO PARKING SOUTHSIDE FOR 100 FEET WEST FROM N. MANTUA ST**, NO OTHER PARKING RESTRICTIONS SOUTH SIDE

The TE&S committee favorably approves the request pending council agreement.



## LAW DEPARTMENT MEMORANDUM KENT, OHIO

To: Dave Ruller, City Manager  
From: Hope L. Jones, Law Director  
Date: October 29, 2019  
Re: Public Defender Contract Renewal

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Mr. Ruller,

It is that time of year for the renewal of the Public Defender contract for the calendar year 2020.

I request that legislation for the renewal of the contract be placed on the November 6, 2019 agenda for discussion by Council Committee. For your information, the City has paid \$600 through September 2019 for indigent criminal defendants to receive the public defender's assistance. I expect that amount not to exceed \$900 this year. There is no reason to believe that this expenditure will rise next year.

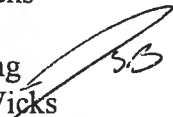
Thank you, Dave,

Hope

CITY OF KENT  
DEPARTMENT OF PUBLIC SERVICE  
DIVISION OF ENGINEERING

MEMO

TO: Dave Ruller  
Amy Wilkens

FROM: Jim Bowling   
Harrison Wicks

DATE: October 28, 2019

RE: Bike Share Program

As council has requested, the Service Department is requesting council time to discuss the current generation of the bike share program that was begun in August, 2019. This is the 4<sup>th</sup> generation of bike share in the City, with the earlier generations being hosted primarily on the Kent State University Campus. The program was expanded into Downtown Kent as part of the 3<sup>rd</sup> generation of the program in 2015, based on previous users input.

There were two significant changes from the 3<sup>rd</sup> generation to the 4<sup>th</sup> generation program (current). The first significant change included eliminating the required subsidies from the City and Kent State University to run the program. The second significant change is that in order to increase paid usage and eliminate subsidies, the 4<sup>th</sup> generation of the program is dockless and operated by a private company - Veoride. The current fleet of vehicles includes 100 pedal bikes, 68 e-bikes, 10 fat-tire bikes and two ADA-compliant handcycles.

Other cities and universities with bike share programs have seen a significant increase in usage with the dockless system. That is true in Kent as well as the number of rides increased from 928 rides in September, 2017 to 12,486 rides in September, 2019. That equates to a **1,345% increase in usage** with the dockless version.

That being said there is a transition period as a dockless program is implemented. The transition includes training the public on acceptable locations to park the bikes after their use and in seeing more bikes parked in the area. The current program in Kent is in that transition period. There have been instances of poor parking (bikes fallen over) and social media posts of bikes in places that are obviously just for show (on a roof) as well as correctly parked bikes. During this transition, several countermeasures have and are being done to promote improved parking of the bikes. These include the following:

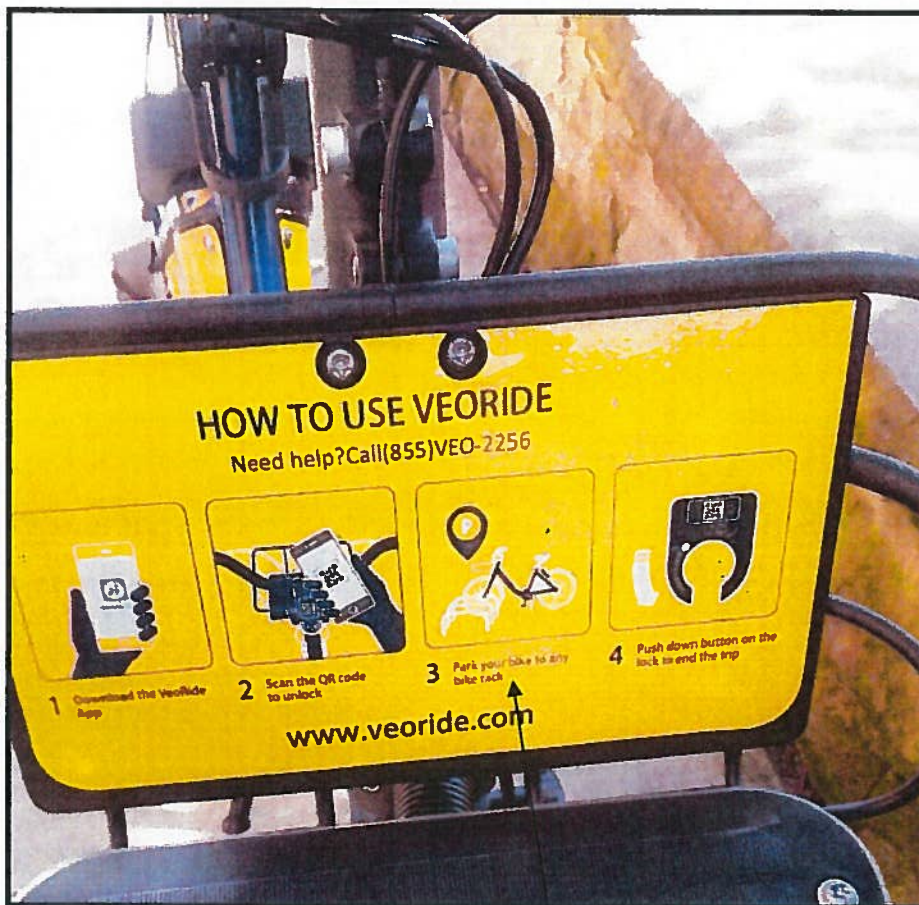
- Educational Measures
  - Veoride notifies users of proper parking procedures in their mobile App
  - Each bike includes instructions to park at a bike rack (see photo)
- Enforcement – Veoride can assess a penalty to users for parking inappropriately



- Program Area Adjustment – The geographic area in which bikes are parked can be adjusted to facilitate better parking
- Staffing – Veoride employs Fleet Technicians whose job is, in part, to reposition bikes and address complaints.

In addition to the above measures, we are monitoring parking of the vehicles to determine the magnitude of the problem and potential countermeasures that would be appropriate to solve the problems.

We recommend continuing to monitor the program during this transition period and implementing countermeasures to address issues as needed.



Parking Instructions on Bikes

C: Melanie Baker  
Bill Rudlosky, WMR Associates



# CITY OF KENT, OHIO

## DEPARTMENT OF FINANCE

**TO:** Dave Ruller, City Manager  
**FROM:** David Coffee, Director of Budget and Finance  
**DATE:** 10/30/2019  
**SUBJECT:** General Operating Tax Levy Ballot Issue

I am respectfully requesting City Council Committee agenda time at the November 6, 2019 meeting for the purpose of requesting authorization of the "Resolution Determining to Proceed" for renewal of the City's current 1.16 mil General Operating Expense Tax Levy. Council will recall that this is the second in a two-step legislative process to submit this levy to the Portage County Board of Elections before December 18<sup>th</sup> in order to place this on the March 17, 2020 ballot for voter determination.

We now have the Portage County Auditor's Certificate of Estimated Property Tax Revenue assuming voter renewal of this levy. As previously estimated for Council, the 1.16 mill current expense levy is estimated to provide \$323,533 in revenue beginning with the 2020 Tax Year/2021 Collection Year. The cost to a homeowner of a \$100,000 property (fair market value) would actually decrease slightly to \$25.75 per year compared to the current \$29 per year estimated impact.

Should you desire any additional detail concerning this proposed policy, please do not hesitate to let me know and I will be happy to provide whatever I can.

Thank you in advance for your time and assistance in this matter.





# CITY OF KENT, OHIO

## DEPARTMENT OF FINANCE

**To:** Dave Ruller, City Manager  
**From:** David A. Coffee, Director of Budget and Finance  
**Date:** October 28, 2019  
**Re:** FY2019 Appropriation Amendments, Transfers, and Advances

**The following appropriation amendments for the November Council Committee Agenda are hereby requested:**

### Fund 202 – Sewer

Increase	\$ 70,000	Service / WRF Plant / Capital – Emergency funding for Secondary Clarifier Repair at Water Reclamation Facility per J. Bowling 10/10/2019 memo.
Decrease	\$ 53,906	Service / WRF Plant / Capital – Reduce Appropriation funding for Sandblast and Coat Final Clarifier Project at Water Reclamation Facility per B. Schesventer 10/25/2019 memo.
Decrease	\$2,000,000	Capital / SVC - Capital Facilities– Reduce 2019 Appropriation funding for Southwest Sanitary Pump Station Project per J. Bowling 10/11/2019 memo.

### Fund 205 – Solid Waste

Increase	\$ 13,500	Service / Other (O&M) – Additional funding for reimbursements of Multi-Family Spring Clean-up Capped Expenses per Settlement Agreement and 9/27/2019 memo from M. Baker.
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CITY OF KENT  
DEPARTMENT OF PUBLIC SERVICE  
DIVISION OF ENGINEERING

MEMO

RECEIVED

OCT 10 2019

BY   
CITY OF KENT  
BUDGET & FINANCE

TO: David Coffee  
Dave Ruller

FROM: Jim Bowling *stb*

DATE: October 10, 2019

RE: Water Reclamation Facility – Emergency Appropriations Requests

The Service Department is requesting an appropriations increase of \$70,000 from the Sewer Fund (202) to design an emergency repair for the secondary clarifier at the Water Reclamation Facility (WRF). The secondary clarifier was damaged to the point of being inoperable after it was put in service so that maintenance could be performed on the primary clarifier. The 30 foot steel solids scraper/skimmer truss arms were bent beyond reuse when, it appears, that a metal weld failed and prevented the truss arms from rotating. In addition, the torque limiter failed which should have shut off the motor prior to the arms being damaged.

In conjunction with this request, we are requesting to reduce the appropriations for the Southwest Sanitary Pump Station project by \$70,000. This project is being delayed to 2020 to acquire the necessary right-of-way to complete the project. Therefore the net impact to the sewer appropriations in 2019 is \$0.

c: Melanie Baker  
Brian Huff  
Bill Schesventer  
Cori Finney  
Cathy Wilson

CITY OF KENT  
DEPARTMENT OF PUBLIC SERVICE  
DIVISION OF ENGINEERING

MEMO

TO: **David Coffee**  
Dave Ruller

FROM: Jim Bowling *SB*

DATE: October 11, 2019

RE: Southwest Sanitary Pump Station 2019 Appropriations

The Service Department is requesting to reduce the appropriations and corresponding revenue source from the Sewer Fund (202) by \$2,000,000. This request is being made because the Southwest Sanitary Pump Station Project is delayed due to the need to acquire right-of-way according to the Code of Federal Regulations and the limitations on staffing's availability. We expect the project will be bid and construction begin in 2020.

c: Melanie Baker  
Brian Huff  
Bill Schesventer  
Cori Finney  
Cathy Wilson

**CITY OF KENT**  
**DEPARTMENT OF PUBLIC SERVICE**

**RECEIVED**

**MEMO**

SEP 27 2019

BY

  
CITY OF KENT

BUDGET & FINANCE

To: Dave Ruller, City Manager  
David Coffee, Director of Budget & Finance ✓

From: Melanie Baker, Director of Public Service  
Sheri Chestnutwood, Administrative Assistant

Date: September 27, 2019

RE: Appropriations Request  
Solid Waste Fee Reimbursement to Multi-Family Property Owners

The City of Kent entered into a confidential settlement agreement during the month of October 2018 with several Multi-Family Apartment Complexes regarding the reimbursement of fees for Spring Clean Up. This expenditure was inadvertently left out of the 2019 approved budget.

The Service Department respectfully requests additional appropriations to account line 205.05.570.710.7390 in the amount of \$13,500.00 to cover anticipated reimbursements to these multi-family complexes.

Cc: Brian Huff, Controller  
Hope Jones, Law Director

**KENT POLICE DEPARTMENT  
SEPTEMBER 2019**

	SEPTEMBER 2018	SEPTEMBER 2019	TOTAL 2018	TOTAL 2019
CALLS FOR SERVICE	2446	2289	19021	21805
FIRE CALLS	464	492	3462	3528
ARRESTS, TOTAL	212	196	1227	1321
JUVENILE ARRESTS	11	9	69	71
O.V.I. ARRESTS	11	18	106	140
TRAFFIC CITATIONS	274	238	2223	2466
PARKING TICKETS	955	869	9103	8431
<b>ACCIDENT REPORTS</b>				
ACCIDENT REPORTS	58	74	494	503
Property Damage	43	39	282	292
Injury	8	13	68	124
Private Property	10	16	116	37
Hit-Skip	4	5	24	37
OVI Related	1	1	8	3
Pedestrians	0	0	4	6
Fatals	0	0	0	0
<b>U.C.R. STATISTICS</b>				
Homicide	0	0	0	0
Rape	0	1	0	3
Robbery	0	2	7	7
Assault Total	20	26	120	142
Serious	4	3	19	17
Simple	16	23	101	125
Burglary	9	4	55	46
Larceny	26	25	227	244
Auto Theft	3	1	10	12
Arson	0	0	3	1
Human Trafficking: Servitude	0	0	0	0
Human Trafficking: Sex Acts	0	0	0	0
<b>TOTAL</b>	<b>58</b>	<b>59</b>	<b>422</b>	<b>455</b>
<b>CRIME CLEARANCES</b>				
Homicide	0	0	0	0
Rape	0	0	0	2
Robbery	2	0	4	2
Assault Total	12	24	96	122
Serious	3	4	16	14
Simple	9	20	81	109
Burglary	3	1	12	17
Larceny	7	4	32	34
Auto Theft	0	0	0	5
Arson	0	0	2	0
Human Trafficking: Servitude	0	0	0	0
Human Trafficking: Sex Acts	0	0	0	0
<b>TOTAL</b>	<b>24</b>	<b>29</b>	<b>146</b>	<b>182</b>



**City of Kent  
Income Tax Division**

---

**September 30, 2019  
Income Tax Receipts Comparison - ( Excluding 0.25% Police Facility Receipts )**

**Monthly Receipts**

Total receipts for the month of September, 2019	\$1,256,730
Total receipts for the month of September, 2018	\$1,290,237
Total receipts for the month of September, 2017	\$1,175,347

**Year-to-date Receipts and Percent of Total Annual Receipts Collected**

	<u>Year-to-date Actual</u>	<u>Percent of Annual</u>
Total receipts January 1 through September 30, 2019	\$11,159,240	77.49%
Total receipts January 1 through September 30, 2018	\$10,838,752	75.35%
Total receipts January 1 through September 30, 2017	\$10,974,491	74.72%

**Year-to-date Receipts Through September 30, 2019 - Budget vs. Actual**

<u>Year</u>	<u>Annual Budgeted Receipts</u>	<u>Revised Budgeted Receipts</u>	<u>Year-to-date Actual Receipts</u>	<u>Percent Collected</u>	<u>Percent Remaining</u>
2019	\$ 14,400,180	\$ 14,400,180	\$ 11,159,240	77.49%	22.51%

**Comparisons of Total Annual Receipts for Previous Ten Years**

<u>Year</u>	<u>Total Receipts</u>	<u>Change From Prior Year</u>
2009	\$ 10,482,215	-2.15%
2010	\$ 10,453,032	-0.28%
2011	\$ 10,711,766	2.48%
2012	\$ 12,063,299	12.62%
2013	\$ 12,397,812	2.77%
2014	\$ 13,099,836	5.66%
2015	\$ 14,592,491	11.39%
2016	\$ 14,133,033	-3.15%
2017	\$ 14,687,372	3.92%
2018	\$ 14,384,958	-2.06%

Submitted by

  
\_\_\_\_\_

Director of Budget and Finance

**2019 CITY OF KENT, OHIO**  
**Comparison of Income Tax Receipts**  
**(Excluding 0.25% Police Facility Receipts)**  
**as of Month Ended September 30, 2019**

<b>Monthly Receipts</b>				<b>Comparisons</b>	
<b>Month</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Amount</b>	<b>Percent Change</b>
January	\$ 1,228,846	\$ 1,153,204	\$ 1,146,434	\$ (6,771)	-0.59%
February	1,072,047	\$ 1,062,513	\$ 1,142,355	79,842	7.51%
March	1,133,943	\$ 1,051,604	\$ 1,125,424	73,821	7.02%
April	1,561,337	\$ 1,656,767	\$ 1,649,439	(7,328)	-0.44%
May	1,233,090	\$ 1,229,804	\$ 1,283,213	53,409	4.34%
June	1,291,517	\$ 1,266,792	\$ 1,381,758	114,965	9.08%
July	1,161,945	\$ 1,054,319	\$ 1,047,029	(7,290)	-0.69%
August	1,116,420	\$ 1,073,511	\$ 1,126,859	53,348	4.97%
September	1,175,347	\$ 1,290,237	\$ 1,256,730	(33,507)	-2.60%
October	1,215,670	\$ 1,110,361			
November	1,162,952	\$ 1,010,080			
December	1,334,259	\$ 1,425,765			
Totals	\$ 14,687,372	\$ 14,384,958	\$ 11,159,240		

<b>Year-to-Date Receipts</b>				<b>Comparisons</b>	
<b>Month</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Amount</b>	<b>Percent Change</b>
January	\$ 1,228,846	\$ 1,153,204	\$ 1,146,434	\$ (6,771)	-0.59%
February	2,300,893	2,215,718	2,288,789	73,071	3.30%
March	3,434,836	3,267,321	3,414,213	146,892	4.50%
April	4,996,173	4,924,088	5,063,652	139,564	2.83%
May	6,229,263	6,153,892	6,346,864	192,972	3.14%
June	7,520,780	7,420,684	7,728,622	307,938	4.15%
July	8,682,725	8,475,003	8,775,651	300,648	3.55%
August	9,799,145	9,548,514	9,902,510	353,996	3.71%
September	10,974,491	10,838,752	11,159,240	320,489	2.96%
October	12,190,161	11,949,112			
November	13,353,113	12,959,193			
December	14,687,372	14,384,958			
Totals	\$ 14,687,372	\$ 14,384,958			

**2019 CITY OF KENT, OHIO**  
**Comparison of Income Tax Receipts from Kent State University**  
**(Excluding 0.25% Police Facility Receipts)**  
**as of Month Ended September 30, 2019**

<b>Monthly Receipts</b>				<b>Comparisons</b>	
<b>Month</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Amount</b>	<b>Percent Change</b>
January	\$ 436,131	\$ 441,024	\$ 432,020	\$ (9,004)	-2.04%
February	398,208	\$ 408,429	\$ 402,645	(5,784)	-1.42%
March	441,069	\$ 439,804	\$ 429,564	(10,240)	-2.33%
April	474,495	\$ 475,808	\$ 463,208	(12,600)	-2.65%
May	428,818	\$ 434,264	\$ 426,386	(7,878)	-1.81%
June	425,646	\$ 437,151	\$ 421,609	(15,541)	-3.56%
July	403,532	\$ 392,738	\$ 400,822	8,084	2.06%
August	417,678	\$ 417,869	\$ 427,280	9,411	2.25%
September	356,602	\$ 398,667	\$ 424,497	25,830	6.48%
October	471,742	\$ 425,598			
November	445,247	\$ 450,474			
December	445,693	\$ 430,640			
<b>Totals</b>	<b>\$ 5,144,861</b>	<b>\$ 5,152,467</b>	<b>\$ 3,828,031</b>		

<b>Year-to-Date Receipts</b>				<b>Comparisons</b>	
<b>Month</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Amount</b>	<b>Percent Change</b>
January	\$ 436,131	\$ 441,024	\$ 432,020	\$ (9,004)	-2.04%
February	834,338	849,453	834,665	(14,788)	-1.74%
March	1,275,407	1,289,257	1,264,228	(25,029)	-1.94%
April	1,749,902	1,765,066	1,727,436	(37,629)	-2.13%
May	2,178,721	2,199,330	2,153,823	(45,507)	-2.07%
June	2,604,367	2,636,481	2,575,432	(61,048)	-2.32%
July	3,007,898	3,029,218	2,976,254	(52,964)	-1.75%
August	3,425,576	3,447,088	3,403,534	(43,554)	-1.26%
September	3,782,178	3,845,755	3,828,031	(17,723)	-0.46%
October	4,253,920	4,271,352			
November	4,699,167	4,721,826			
December	5,144,861	5,152,467			
<b>Totals</b>	<b>\$ 5,144,861</b>	<b>\$ 5,152,467</b>			

**2019 CITY OF KENT, OHIO**  
**Comparison of Income Tax Receipts from Kent State University**  
**(Excluding 0.25% Police Facility Receipts)**

**Comparisons of Total Annual Receipts for Previous Ten Years**

<u>Year</u>	<u>Total Receipts</u>	<u>Percent Change</u>
2009	\$ 4,090,788	4.37%
2010	\$ 4,267,465	4.32%
2011	\$ 4,246,372	-0.49%
2012	\$ 4,436,666	4.48%
2013	\$ 4,603,095	3.75%
2014	\$ 4,778,094	3.80%
2015	\$ 4,916,874	2.90%
2016	\$ 5,056,433	2.84%
2017	\$ 5,144,861	1.75%
2018	\$ 5,152,467	0.15%

**2019 CITY OF KENT, OHIO**  
**Comparison of Income Tax Receipts**  
**Police Facility Dedicated Income Tax Receipts - 1/9 of Total ( 0.25% )**  
**as of Month Ended September 30, 2019**

<b>Monthly Receipts</b>				<b>Comparisons</b>	
<b>Month</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Amount</b>	<b>Percent Change</b>
January	\$ 153,588	\$ 144,134	\$ 143,288	\$ (846)	-0.59%
February	133,991	\$ 132,799	\$ 142,778	\$ 9,979	7.51%
March	141,727	\$ 131,436	\$ 140,662	\$ 9,227	7.02%
April	195,145	\$ 207,073	\$ 206,157	\$ (916)	-0.44%
May	154,119	\$ 153,708	\$ 160,384	\$ 6,675	4.34%
June	161,421	\$ 158,331	\$ 172,700	\$ 14,369	9.08%
July	145,227	\$ 131,775	\$ 130,864	\$ (911)	-0.69%
August	139,537	\$ 134,174	\$ 140,842	\$ 6,668	4.97%
September	146,902	\$ 161,261	\$ 157,074	\$ (4,187)	-2.60%
October	151,942	\$ 138,780			
November	145,353	\$ 126,246			
December	166,764	\$ 178,201			
Totals	\$ 1,835,715	\$ 1,797,917	\$ 1,394,748		

<b>Year-to-Date Receipts</b>				<b>Comparisons</b>	
<b>Month</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Amount</b>	<b>Percent Change</b>
January	\$ 153,588	\$ 144,134	\$ 143,288	\$ (846)	-0.59%
February	\$ 287,579	\$ 276,934	286,066	\$ 9,133	3.30%
March	\$ 429,306	\$ 408,369	426,729	\$ 18,359	4.50%
April	\$ 624,451	\$ 615,442	632,885	\$ 17,444	2.83%
May	\$ 778,570	\$ 769,150	793,269	\$ 24,119	3.14%
June	\$ 939,992	\$ 927,481	965,969	\$ 38,488	4.15%
July	\$ 1,085,218	\$ 1,059,256	1,096,833	\$ 37,577	3.55%
August	\$ 1,224,755	\$ 1,193,430	1,237,675	\$ 44,245	3.71%
September	\$ 1,371,657	\$ 1,354,691	1,394,748	\$ 40,057	2.96%
October	\$ 1,523,599	\$ 1,493,471			
November	\$ 1,668,951	\$ 1,619,717			
December	\$ 1,835,715	\$ 1,797,917			
Totals	\$ 1,835,715	\$ 1,797,917			

**2019 CITY OF KENT, OHIO**  
**Comparison of Total Income Tax Receipts - Including Police Facility Receipts**  
**as of Month Ended September 30, 2019**

<b>Monthly Receipts</b>				<b>Comparisons</b>	
<b>Month</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Amount</b>	<b>Percent Change</b>
January	\$ 1,382,434	\$ 1,297,339	\$ 1,289,722	\$ (7,617)	-0.59%
February	\$ 1,206,038	\$ 1,195,312	1,285,134	89,821	7.51%
March	\$ 1,275,670	\$ 1,183,039	1,266,086	83,047	7.02%
April	\$ 1,756,482	\$ 1,863,839	1,855,595	(8,244)	-0.44%
May	\$ 1,387,209	\$ 1,383,512	1,443,596	60,084	4.34%
June	\$ 1,452,938	\$ 1,425,124	1,554,458	129,334	9.08%
July	\$ 1,307,171	\$ 1,186,094	1,177,893	(8,201)	-0.69%
August	\$ 1,255,957	\$ 1,207,685	1,267,700	60,016	4.97%
September	\$ 1,322,249	\$ 1,451,498	1,413,804	(37,695)	-2.60%
October	\$ 1,367,611	\$ 1,249,141			
November	\$ 1,308,304	\$ 1,136,326			
December	\$ 1,501,023	\$ 1,603,965			
Totals	\$ 16,523,087	\$ 16,182,875	\$ 12,553,989		

<b>Year-to-Date Receipts</b>				<b>Comparisons</b>	
<b>Month</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Amount</b>	<b>Percent Change</b>
January	\$ 1,382,434	\$ 1,297,339	\$ 1,289,722	\$ (7,617)	-0.59%
February	2,588,472	2,492,651	2,574,855	82,204	3.30%
March	3,864,142	3,675,690	3,840,942	165,251	4.50%
April	5,620,624	5,539,530	5,696,537	157,007	2.83%
May	7,007,833	6,923,042	7,140,133	217,091	3.14%
June	8,460,772	8,348,165	8,694,591	346,426	4.15%
July	9,767,943	9,534,260	9,872,484	338,225	3.55%
August	11,023,900	10,741,944	11,140,185	398,241	3.71%
September	12,346,149	12,193,443	12,553,989	360,546	2.96%
October	13,713,760	13,442,583			
November	15,022,064	14,578,910			
December	16,523,087	16,182,875			
Totals	\$ 16,523,087	\$ 16,182,875			



## 2019 Q3 Progress Report

**Marketing Committee** – The Main Street Kent marketing committee focuses on promoting downtown Kent’s assets: shops, restaurants, bars, nightlife, arts, culture, outdoor recreation, events, public art, Kent’s unique character and more. Main Street Kent hosts many events year round, drawing people to the downtown district from the immediate area and from afar. This committee “spreads the word” about what Kent has to offer, promoting the businesses and features of downtown Kent through a variety of media.

**Committee members include:** Mike Beder, downtown business owner; Roger Hoover, Rust Creative owner/creative director; Cheryl Ann Lambert, Kent State University School of Journalism and Mass Communication assistant professor; Pam Petrus, owner of DIVERSA Advertising; Michelle Sahr, downtown business owner; and Robin Spano, bookseller at Kent State Bookstore.

**Marketing Plan** – The Main Street Kent marketing committee works from a marketing plan, aiming to reach a variety of demographics in many communities surrounding Kent. The main goals are to increase attendance and profitability of events, strategically market to specific audiences, increase activity on our website and social media through quality content and connections, collect email addresses and data from fans/followers/event attendees, and more. We use a wide variety of media when promoting our events and our downtown.

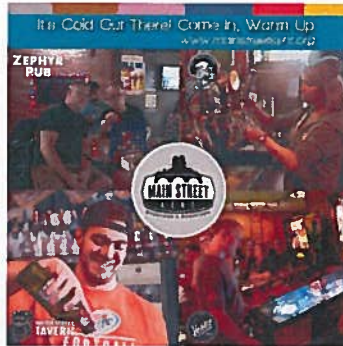
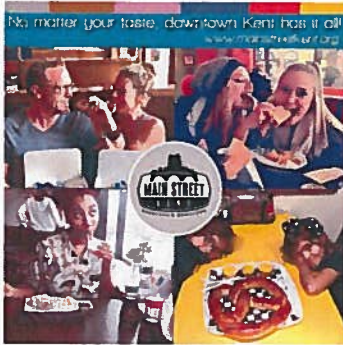
**Kent State Student Media** – New in 2019, we are engaging with Kent State on a year-long campaign, to better focus our messaging to students, faculty and staff. This includes paid tweets on Twitter, digital ads on [www.kentwired.com](http://www.kentwired.com), print advertising in a variety of publications, and utilizing their “street team” to disseminate events information on campus. This full-page print ad (right) was placed in Thrive magazine, which is distributed to all incoming freshmen and transfer KSU students. Other advertising efforts focus on things like patio season, outdoor recreation, Restaurant Week, Art Walk events, Homecoming, and Oktoberfest.



**Social Media/Email Marketing** – We market the assets of downtown Kent daily via social media, strengthening the Main Street Kent presence on Twitter, Instagram, and Facebook. We also send an e-blast to our **3,627 Constant Contact** subscribers twice per month, highlighting upcoming events, business of the week, and a volunteer spotlight.

Followers: **Facebook – 15,023, Rating: 4.9/5; Twitter – 3,246; Instagram – 4,079**

Social media ads and “boosts” are placed on a monthly basis, depending on the scheduled marketing theme. Other content is delivered on a daily basis covering events, business specials, art features, Kent history, foodie features, new businesses/expansions, volunteers, beautification efforts, and more.



**Women in Business** – During March, our focus was Kent’s Women in Business – specifically those who are supporters of Main Street Kent (as a perk of being a “Friend of MSK”). A special landing page was created on our website, and ads were placed on social media to showcase many of the amazing women-run businesses in our city. This campaign generated a lot of buzz about these businesses: Metis Construction, Off the Wagon and Red Letter Days, Popped!, Diversa, Troppus Projects, Handcrafted, Carnaby Street Style, Belli & Streit Orthodontics, Franklin School of Dance, Troy Grille, Sugar Rush and Scratch Free Range Food.



**91.3 FM The Summit** – Main Street Kent messaging on this public radio station focuses on upcoming events and the food/entertainment/shopping in downtown Kent. Ads are customized monthly to highlight the many assets and activities Kent has to offer, attracting people from OH and western PA!



**Scene Magazine** – Cleveland is definitely a market from where we want to draw people, so we continue to place ads in this publication to show off the food scene, events, live music and the outdoor setting downtown Kent has to offer. Kent is a short drive from many cities with a lot happening too, and we feel this audience is always looking for new places to explore and find a similar experience.

**Art & Wine Festival** – The 13<sup>th</sup> annual event took place on Sat., June 1 at the Hometown Bank Plaza and surrounding streets. Featuring fifty artists, several food trucks, a dozen Ohio wineries and a fantastic music lineup, the event was a tremendous success. Unfortunately, a rainstorm forced us to end the event early, but overall, everyone had a great time and MSK had a successful day of fundraising and showcasing Kent to lots of visitors! The event was promoted on WNIR, The Summit FM, PARTA bus billboards, a Record-Courier “sticky note” ad, Wine Buzz Magazine, and social media.







**Wizardly World of Kent** – This event has now taken over an entire weekend in Kent. With people traveling from states around us and beyond, we've added activities to the Friday before the big day, to encourage visitors to make a whole weekend of it. The Run That Shall Not Be Named 5 ¼ K drew 400 participants, and the new Wobbly Wizard Bar Crawl drew over 300. Both of these events helped make this endeavor a profitable one for Main Street Kent. The main event took place on Sat., July 27, with vendors filling the streets to sell their wizardly wares and treats, and our downtown businesses offering fun photo opportunities,

activities, magical menus, and event-themed merchandise. Entertainment and costume contests took place at the Hometown Bank Plaza and Dan Smith Community Park. Several non-profit organizations were able to raise funds for themselves through activities at the event, including: Kent Junior Mothers, Children's Advantage, Scouts BSA, and the Kent Jaycees. We're proud to offer this opportunity to our fellow organizations that work to strengthen our community in so many ways.

**Design Committee** – Julie Kenworthy, executive director for the Kent Historical Society & Museum, leads the design committee. Co-chair of the committee is Dylan Ball, who will take over as chairperson in 2020. This committee is focused on the aesthetics and historic preservation of our downtown.

**Committee members include:** Dylan Ball, Competitive Interiors carpentry estimator; Alex Catanese, Each + Every design director; Kelly Dietrick, Troppus Projects owner/artist; Annie Flaherty, Envisage Group vice president of technology service; Doug Fuller, retired architect/preservationist; Tom Hatch, Focus Curriculum president; Larrie King, Glyphix Studio/KSU assistant professor; Jen Mapes, KSU Department of Geography assistant professor; Elaine Mattern, The Davey Tree Expert Company brand manager; Allan Orashan, Century 21 realtor; and Harrison Wicks, assistant to the City Manager.

**Preservation Subcommittee** – Retired architect Doug Fuller leads this group in an effort to foster the appreciation for older buildings and neighborhoods in Kent's commercial and residential areas. Some of the goals of this group are to educate community members about our heritage as reflected in our older buildings and neighborhoods; work with the city's community development department to monitor the status of buildings older than 50 years that might be threatened with demolition; and participate in the creation of the city of Kent's new Master Plan with an eye toward encouraging the preservation of Kent's historic buildings and neighborhoods. Members of the group include Paula Treckel, Jennifer Hunter, Howard Boyle, David Sommers, and Allan Orashan.

**Adopt-A-Spot** – Adopt-A-Spot flowerbeds were planted in May, with some new sponsors and gardeners joining us this year. K&M Gardens cares for the hanging flower baskets, and Freedom Lawn Care weeds, waters and maintains the flowerbeds. We're happy to have The Davey Tree Expert Company and Smithers-Oasis on board to fund the flower baskets!

**Spring Tulips** – Our volunteers planted 1,000 tulip bulbs last fall in four of the flowerbeds on Water St., near the Hometown Bank Plaza. In an effort to complement the amazing tulip gardens that Hometown Bank plants each year, we wanted to add a splash of color and fill the gap before the flowerbeds got planted. A success!





**Burbick Way Public Art Project** – The alley between Woodsy’s Music and Skullz Salon has a beautiful historic mural on one wall, but other sections of the alley are often hit with graffiti. The design committee developed a public art project to expand the artistic character of the alley, with the hopes of eliminating/reducing vandalism. Local artist and Kent State University student Maya Culley’s design was selected, and the results are fantastic! Maya created a design to introduce color, and complement the existing black and white mural. Her work includes things that reflect

nature, Kent history, and newer modern elements of design in the city. The committee also plans to add overhead lighting in the alley to further brighten the space.

**Historic Facades of Kent** – Upon completion of the Historic Facades of Kent project, which included the documentation of the history of each building in the downtown district, the committee has decided to publish a book. The MSK design committee has partnered with the Kent Historical Society Museum to publish the book, which is expected to be complete by December of 2019. This will be a great resource to many and we’re excited to take the great work of Mark Prues to the next level. Many thanks to Tom Hatch for volunteering his editing expertise to this project!

**Clean Up Kent** – A spring clean up day took place on Sat., April 27 from 9am to 12pm. Dozens of volunteers met at the Destination Kent Visitor Centre to gather supplies, select an area on the map to work, and head out for some serious spring cleaning. Coffee and donuts were provided to volunteers who removed many graffiti “tags”, stickers and litter from the downtown district and along the river.



**Business Enhancement Committee** – Tom Wilke, economic development director for the City of Kent, leads this committee. Co-chair of the committee is Josh Rider, who will take over as chairperson in 2020. The committee’s focus is to drive traffic through the doors of older business as well as newer ones. The committee searches out opportunities for the businesses to work together on events, promotions, and other collaborative efforts.

**Committee members include:** Mike Beder, downtown business owner; Dominique Burrell, Habitat for Humanity community relations director; Todd Kamenash, KSU assistant dean of students; Patrick Madonio, Brimfield Insurance owner; Josh Rider, KSU Center for Adult and Veteran Services director, Jessica Ryan, Handcrafted owner and Michelle Sahr, downtown business owner.

**First Friday Art Walks** – This event series picked back up in May, with more businesses participating this year. We added a monthly prize drawing sponsored by a different business each month. Event goers can pick up an Art Walk card at any location, have it punched at four places during the Art Walk, then enter a prize drawing. This event is marketed as a free, family-friendly, fun thing to do in downtown Kent on a Friday night.



**Restaurant Week** – After another successful Restaurant Week in January, restaurant owners were happy to repeat this promotion during another traditionally slow time of year – the first week of June, when KSU students have gone for the summer. Plus, some new restaurants opted in this time. Participants offered a “prix fixe” menu, including three courses for one price, and survey responses indicated another highly successful promotion. This was promoted via social media to many surrounding cities, and in Scene Magazine.

**Chocolate Walk** – Feb. 9, 2019. Two hundred fifty tickets were sold in just over 30 minutes at \$25 each. Business owners met many new customers and had great sales during the event. This year, the Kent State Hotel & Conference Center donated an overnight stay, dinner, and breakfast for two as a raffle prize package in which all attendees were entered to win. Guests came from cities all around for this event where people love getting out of the house to enjoy an adventure in downtown Kent – right before Valentine’s Day.



**Putt Around Downtown** – This popular event was our official kickoff to spring! Attendees purchased tickets, and then went out to play miniature golf at 18 participating businesses. A post-event awards celebration took place at the Venice Café – the 19<sup>th</sup> hole. Wind Mill Lakes Golf Club donated great prizes, and attendees had a blast working their way around town on a sunny Saturday afternoon, shopping and enjoying food and beverages along the way!

**Seven Courses of Kent** – An annual favorite, this event was hosted by Treno Ristorante on Sunday, April 28. Each local restaurant donated one course, and each chef/owner spoke to our guests about the dish he



or she prepared, and the restaurant. Featuring a variety of food paired with wine and beer samples, this is a great way to showcase many Kent restaurants all at once...and it’s another successful fundraiser for Main Street Kent.

**Kent Mardi Crawl** – A second annual event, we partnered with Abita Brewing Company to bring the Kent Mardi Crawl to downtown Kent. Complete with Mardi Gras beads and masks, giveaways, and a prize drawing, this event drew 300 people from cities all around to our downtown. Guests were encouraged to explore venues they hadn’t visited before, and bar owners reported meeting lots of new customers. Main Street Kent donated a portion of the proceeds to the Ben Curtis Family Foundation, in support of their efforts to fight childhood hunger in our city. We’re happy to be able to give back to our community!



**MSK Go! Scavenger Hunt** – During the month of August, we hosted an online scavenger hunt all around downtown Kent. Participants were challenged with a variety of questions and tasks to earn points. A drawstring backpack was awarded to each person/team who earned 50 points, and those who earned 100 points were entered in a drawing for \$500 in gift cards to downtown businesses. This was a great way to get people to explore businesses, public art, landmarks, and other interesting things in Kent. Incoming Kent State students who attended the Discover Downtown event were also invited to participate, and students had a lot of fun with it!

**Operations Committee** – Our Executive Team is focused on the overall sustainability of our organization, including succession planning for our Board of Directors and committee leaders, board development, and fundraising. Leadership for MSK is based in our **Executive Committee**:

- **President** – Regan Gettens, Fairmount Properties/College Town Kent
- **Vice President** – Eric Decker, Portage Community Bank
- **Past President** – Mike Finley, Hall-Green Agency
- **Treasurer** – Mike Lewis, Hometown Bank
- **Secretary** – Maggie McKendry, Kent State University Athletics

**Board of Directors** – Dylan Ball, Competitive Interiors; Mike Beder, Tree City Coffee, Water Street Tavern, Franklin Hotel Bar & Venice Café; Dominique Burrell, Habitat for Humanity; Todd Kamenash, Kent State University; Julie Kenworthy, Kent Historical Society; Josh Rider, KSU Center for Adult and Veteran Services; Robin Spano, Kent State University Bookstore; and Tom Wilke, City of Kent.

**Annual Accreditation** – Heritage Ohio visited Main Street Kent in February for our annual evaluation. After a thorough assessment of our program’s 2018 achievements, Main Street Kent received national certification for the year. This achievement reflects the strength of our board of directors, staff, and volunteers, as well as the breadth of our relationships with other organizations, businesses and the City of Kent.



**Annual Awards Celebration** – In June, we held our annual awards party at the Kent Historical Society Museum. This is our opportunity to provide complimentary food and beverages to our supporters and volunteers, and celebrate the successes of the prior year. The following awards were given to our most impressive supporters: Volunteer of the Year – Alyssa Mazey; Non-Profit of the Year – Crooked River Arts Council; Small Business of the Year – Rust Creative; President’s Award – Bridget Susel; and the Ron Burbick Award – Michelle Sahr.



**MSK Strategic Planning** – It had been a couple years since developing our last strategic plan, so it was time to revisit it, especially with some new board members joining the MSK team since our last planning session. Facilitated by Frances Jo Hamilton of Heritage Ohio, we achieved many things, including a reworked mission statement, a defined transformation strategy for the organization, and goal setting. All of our efforts and committee projects must align with our organizational goals so we can continue our progress with good intentions and planning.

**Main Street Kent’s mission is to make downtown Kent a fun, vibrant and thriving place!**

**Friends of Main Street Kent** – The Friends of MSK program continues to grow, garnering support from an increasing number of stakeholders. We rely on our downtown businesses and community members to support our organization so we can continue our great work in downtown Kent. For a full list of “friends,” visit our website: <http://www.mainstreetkent.org/about/our-supporters/>

**Volunteers** – Volunteers are the driving force behind the success of Main Street Kent. We are continually recruiting new people to help us work toward our mission. This includes our Board of Directors, committee members, volunteer gardeners, event staff, and all of the great people who dedicate their valuable time to various Main Street Kent projects. So far in 2019, volunteers have donated 2,101 hours of time and expertise to Main Street Kent. The national average value for one volunteer hour is \$24.69, so that’s a total of \$51,873.69 in time donated to MSK!



We appreciate the ongoing support of the City of Kent and our other partners. We look forward to continuing our work with the support of these organizations (<http://www.mainstreetkent.org/our-supporters>) that help us continue our mission:

***Making downtown Kent a fun, vibrant, and thriving place!***



# Main Street Kent

## PROFIT AND LOSS

January - September, 2019

	TOTAL
<b>Income</b>	
4030 Corporate Sponsors & Foundations	
4031 Board Member Donations	1,196.80
4036 Beautification Sponsorship	85.56
4040 Friend of Main Street Kent	5,969.30
4048 Legacy Partners (10k+)	21,339.98
4049 Extraordinary Partner	3,100.00
<b>Total 4030 Corporate Sponsors &amp; Foundations</b>	<b>31,691.64</b>
4200 City Contribution & Adopt a Spot (Non-Eligible)	
4220 Adopt A Spot - City Sponsorship	8,000.00
4260 AdoptASpot Sponsorships	8,500.00
4280 City of Kent - contract	52,500.00
<b>Total 4200 City Contribution &amp; Adopt a Spot (Non-Eligible)</b>	<b>69,000.00</b>
Services	100.00
<b>Total Income</b>	<b>\$100,791.64</b>
<b>GROSS PROFIT</b>	<b>\$100,791.64</b>
<b>Expenses</b>	
6310 Computer / Phone / Cell Phone	1,229.70
6320 Copiers & Printing	675.00
6400 Downtown Beautification Expenses	1,139.90
6420 Adopt-A-Spot Expenses	<b>12,363.45</b>
6450 Graffiti Cleaning Supplies	205.74
<b>Total 6400 Downtown Beautification Expenses</b>	<b>13,709.09</b>
6550 Dues & Subscriptions	4,105.37
6820 Marketing & Advertising Expenses	<b>23,729.27</b>
6870 Insurance - nonemployee	1,904.00
6875 Meetings & Conferences	<b>1,888.06</b>
6900 Office Supplies	553.95
6910 Postage	149.55
6920 Prof. Svcs & Accounting Fees	1,925.69
6930 Rent	5,400.00
6950 Payroll - Wages	<b>103,722.22</b>
American Funds	2,639.70
<b>Total Expenses</b>	<b>\$161,631.60</b>
<b>NET OPERATING INCOME</b>	<b>\$ -60,839.96</b>
<b>Other Income</b>	
4065 Fundraising Events	
4300 Annual Dinner	<b>-358.43</b>
4310 Art & Wine Festival	
4311 Art & Wine Income	<b>51,391.13</b>

	TOTAL
4315 Art & Wine Expense	-24,440.59
<b>Total 4310 Art &amp; Wine Festival</b>	<b>26,950.54</b>
4320 Potterfest	
4321 Kent Potterfest Income	33,612.60
4325 Potterfest Expense	-19,036.92
<b>Total 4320 Potterfest</b>	<b>14,575.68</b>
4330 Oktoberfest	
4331 Oktoberfest Income	1,981.07
4335 Oktoberfest Expense	-33,893.85
<b>Total 4330 Oktoberfest</b>	<b>-31,912.78</b>
4340 Chocolate Walk	5,897.73
4350 Discover Downtown	-30.00
4360 Seven Courses	
4361 Seven Course Income	4,826.05
4365 Seven Course of Kent	-500.00
<b>Total 4360 Seven Courses</b>	<b>4,326.05</b>
4370 Putt Around Kent	
4371 Putt Income	2,079.29
4375 Putt Expenses	-886.21
<b>Total 4370 Putt Around Kent</b>	<b>1,193.08</b>
4380 Progressive events	
4381 Progressive Events Income	4,516.49
4385 Progressive Event Expense	-1,688.19
<b>Total 4380 Progressive events</b>	<b>2,828.30</b>
4400 Roundtown	0.00
4410 International Festival	
4411 International Festival Income	1,581.84
4415 International Festival Expense	-2,015.05
<b>Total 4410 International Festival</b>	<b>-433.21</b>
4430 No Profit events	
4431 Family Friendly Halloween	-33.15
<b>Total 4430 No Profit events</b>	<b>-33.15</b>
<b>Total 4065 Fundraising Events</b>	<b>23,003.81</b>
7000 Interest Earned	673.57
<b>Total Other Income</b>	<b>\$23,677.38</b>
Other Expenses	\$3.00
<b>NET OTHER INCOME</b>	<b>\$23,674.38</b>
<b>NET INCOME</b>	<b>\$ -37,165.58</b>



# CITY OF KENT, OHIO

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## DEPARTMENT OF COMMUNITY DEVELOPMENT Building Services Division

To: Dave Ruller  
City Manager

From: Bridget Susel  
Community Development Director *BS*

Date: October 28, 2019

RE: Monthly Permit and Zoning Complaint Report – September, 2019

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Attached are the monthly reports per Council's request. If you have questions or require further information, please let us know.



Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
<b>Permit Type ARB-ARCHITECTURAL REVIEW BOARD</b>						
ARB SIGN REVIEW - SIGN REVIEW FOR ARCHITECTURAL REVIEW BOARD		1	0	50.00	.00	50.00
Permit Type ARB-ARCHITECTURAL REVIEW BOARD Totals						
		1	0	\$50.00	\$0.00	\$50.00
<b>Permit Type BZA-BOARD OF ZONING APPEALS</b>						
BZA - BOARD OF BUILDING APPEALS		1	0	50.00	.00	50.00
Permit Type BZA-BOARD OF ZONING APPEALS Totals						
		1	0	\$50.00	\$0.00	\$50.00
<b>Permit Type CODE VIOLATION-CODE VIOLATION</b>						
MISC - MISCELLANEOUS		1	0	29.66	.00	29.66
MOWING - MOWING		2	0	70.00	.00	70.00
NUISANCE FINE - NUISANCE FINE		3	0	300.00	.00	300.00
Permit Type CODE VIOLATION-CODE VIOLATION Totals						
		6	0	\$399.66	\$0.00	\$399.66
<b>Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL</b>						
3% BBS - 3% BBS		4	0	15.02	.00	15.02
3% BBS OVERRIDE - 3% BBS OVERRIDE		1	0	6.00	.00	6.00
COM-ELEC NEW - Commercial Electric New		1	0	214.60	.00	214.60
COM-ELEC REPAIR - Commercial Electric Repair/Remodel		3	0	286.00	.00	286.00
CRES-ELECT SERVC - Commercial Residential Electrical Service		1	0	200.00	.00	200.00
Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL Totals						
		10	0	\$721.62	\$0.00	\$721.62
<b>Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL</b>						
1% BBS - 1% BBS		4	0	2.95	.00	2.95
RES-ELEC REPAIR - Residential Electric Remodel/Repair		1	0	50.00	.00	50.00
RES-ELEC ADD - Residential Electric Addition		1	0	50.00	.00	50.00
RES-ELEC NEW - Residential Electric New		1	0	100.00	.00	100.00
RES-ELEC OWN SRV - Residential Electric Owner Occupied Service		2	0	70.00	.00	70.00
RES-ELEC TEMP - Residential Electric Temporary Service		1	0	25.00	.00	25.00
Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL Totals						
		10	0	\$297.95	\$0.00	\$297.95
<b>Permit Type ENGINEERING COM-ENGINEERING COMMERCIAL</b>						
BOND-EXCAVATION - EXCAVATION BOND		1	0	10,000.00	.00	10,000.00
EXCAVATION - EXCAVATION		4	0	80.00	.00	80.00
PLAN REV / INSP - ENGINEERING PLAN REVIEW / INSPECTION		1	0	3,135.80	.00	3,135.80
STORM COM PERMIT - STORM SEWER COMMERCIAL PERMIT		1	0	75.00	.00	75.00
W-METR 2" - WATER METER 2"		1	0	1,735.00	.00	1,735.00
W-TAP 2"+4-PRTS - WATER TAP 2" + MISC PARTS NO METER		1	0	1,045.00	.00	1,045.00
W-TAP ONLY 6" - WATER TAP 6"		1	0	600.00	.00	600.00
WAT CON OUT CL - WATER CONNECTION OUTSIDE CITY LIMITS		1	0	513.75	.00	513.75
WATER FEE - WATER FEE		1	0	25.00	.00	25.00
Permit Type ENGINEERING COM-ENGINEERING COMMERCIAL Totals						
		12	0	\$17,209.55	\$0.00	\$17,209.55

# Permit Revenue Report

Payment Date Range 09/01/19 - 09/29/19

Summary Listing

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
<b>Permit Type ENGINEERING RES-ENGINEERING RESIDENTIAL</b>						
BOND-EXCAVATION - EXCAVATION BOND		1	0	1,000.00	.00	1,000.00
EXCAVATION - EXCAVATION		5	2	100.00	(25.00)	75.00
SEWER RES - SEWER RESIDENTIAL		1	0	25.00	.00	25.00
SEWER UTILIZE - SEWER UTILIZATION		1	0	1,310.00	.00	1,310.00
STORM CONNECTION - STORM SEWER CONNECTION		1	0	100.00	.00	100.00
STORM RES PERMIT - STORM SEWER RESIDENTIAL PERMIT		2	0	50.00	.00	50.00
W-METR (3/4"W/BF - WATER METER (5/8-3/4)"		1	0	315.00	.00	315.00
W-TAP (3/4"+PRTS - WATER TAP (5/8-3/4)" +MISC PARTS NO METER		1	0	326.00	.00	326.00
WATER FEE - WATER FEE		1	0	25.00	.00	25.00
WATER UTILIZED - WATER UTILIZATION		1	0	550.00	.00	550.00
		15	2	\$3,801.00	(\$25.00)	\$3,776.00
Permit Type ENGINEERING RES-ENGINEERING RESIDENTIAL Totals						
<b>Permit Type EXISTING COMM-EXISTING COMMERCIAL</b>						
3% BBS - 3% BBS		3	0	8.22	.00	8.22
COM-BUILD ADD - Commercial Building Addition		1	0	153.20	.00	153.20
COM-BUILD REPAIR - Commercial Building Repair/Remodel		2	0	120.80	.00	120.80
FIRE-REVIEW INSP - FIRE DEPT REVIEW & INSPECTION		1	0	100.00	.00	100.00
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews		6	0	1,162.50	.00	1,162.50
PLAN REVIEW 4+ - Plan Review for 4 or More Reviews		3	0	1,000.00	.00	1,000.00
		16	0	\$2,544.72	\$0.00	\$2,544.72
Permit Type EXISTING COMM-EXISTING COMMERCIAL Totals						
<b>Permit Type EXISTING RES-EXISTING RESIDENTIAL</b>						
1% BBS - 1% BBS		7	0	4.17	.00	4.17
1% BBS OVERRIDE - 1% BBS OVERRIDE		1	0	.67	.00	.67
PENALTY - PENALTY		2	0	116.85	.00	116.85
RES-BUILD ADD 1 - Residential Building Addition- Single Family		4	0	266.30	.00	266.30
RES-BUILD REPAIR - Residential Building Remodel/Repair		3	0	150.00	.00	150.00
		17	0	\$537.99	\$0.00	\$537.99
Permit Type EXISTING RES-EXISTING RESIDENTIAL Totals						
<b>Permit Type FIRE SUPPRESSION-FIRE SUPPRESSION</b>						
3% BBS - 3% BBS		1	0	1.50	.00	1.50
COM-SUPR SYS RPR - Commercial Suppression Systems Repair/Remodel		1	0	50.00	.00	50.00
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews		1	0	75.00	.00	75.00
		3	0	\$126.50	\$0.00	\$126.50
Permit Type FIRE SUPPRESSION-FIRE SUPPRESSION Totals						
<b>Permit Type HVAC COMM-HVAC COMMERCIAL</b>						
3% BBS - 3% BBS		2	0	29.35	.00	29.35
COM-HVAC REPAIR - Commercial HVAC Repair/Remodel		1	0	928.40	.00	928.40
COM-HVAC REPLACE - Commercial HVAC Replacement		1	0	50.00	.00	50.00
		4	0	\$1,007.75	\$0.00	\$1,007.75
Permit Type HVAC COMM-HVAC COMMERCIAL Totals						
<b>Permit Type HVAC RES-HVAC RESIDENTIAL</b>						
1% BBS - 1% BBS		11	0	4.50	.00	4.50

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type HVAC RES-HVAC RESIDENTIAL						
RES-HVAC NEW - Residential HVAC New		1	0	100.00	.00	100.00
RES-HVAC OWN RPL - Residential HVAC Owner Occupied Replacement		10	0	350.00	.00	350.00
Permit Type HVAC RES-HVAC RESIDENTIAL Totals						
		22	0	\$454.50	\$0.00	\$454.50
Permit Type NEW COMM-NEW COMMERCIAL						
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews		2	0	262.50	.00	262.50
PLAN REVIEW 4+ - Plan Review for 4 or More Reviews		2	0	400.00	.00	400.00
Permit Type NEW COMM-NEW COMMERCIAL Totals						
		4	0	\$662.50	\$0.00	\$662.50
Permit Type NEW RES-NEW RESIDENTIAL						
1% BBS - 1% BBS		1	0	5.67	.00	5.67
PARKS & REC - PARKS & REC		1	0	720.00	.00	720.00
RES-BUILD NEW 1 - Residential Building New Construction-Single Family		1	0	491.55	.00	491.55
RES-BUILD ADD 1 - Residential Building Addition- Single Family		1	0	75.35	.00	75.35
Permit Type NEW RES-NEW RESIDENTIAL Totals						
		4	0	\$1,292.57	\$0.00	\$1,292.57
Permit Type PLUMB COMM-PLUMBING COMMERCIAL						
3% BBS - 3% BBS		5	0	25.05	.00	25.05
COM-PLUMB REPAIR - Commercial Plumbing Repair/Remodel		2	0	235.00	.00	235.00
CRES-PLUMB RPAIR - Commercial Residential Plumbing Repair/Remodel		3	0	600.00	.00	600.00
Permit Type PLUMB COMM-PLUMBING COMMERCIAL Totals						
		10	0	\$860.05	\$0.00	\$860.05
Permit Type SIGN/AWNINGS-SIGN/AWNINGS						
1% BBS - 1% BBS		7	0	2.75	.00	2.75
RES-PLUMB OWN RP - Residential Plumbing Owner Occupied Replacement		5	0	175.00	.00	175.00
RES-PLUMB REPAIR - Residential Plumbing Repair/Remodel		2	0	100.00	.00	100.00
RES-REINSPECTION - Residential Reinspection Fee		1	0	50.00	.00	50.00
W-METR (3/4"W/BF - WATER METER (5/8-3/4")		1	3	315.00	(315.00)	.00
Permit Type PLUMB RES-PLUMBING RESIDENTIAL Totals						
		16	3	\$642.75	(\$315.00)	\$327.75
Permit Type SIGN/AWNINGS-SIGN/AWNINGS						
3% BBS - 3% BBS		4	0	6.00	.00	6.00
COM-SIGN/AWIN/CAN - Commercial Signs Awnings Canopies		4	0	200.00	.00	200.00
COM-ZONING PSIGN - Commercial Zoning Permanent Signs		6	0	350.00	.00	350.00
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews		3	0	150.00	.00	150.00
Permit Type SIGN/AWNINGS-SIGN/AWNINGS Totals						
		17	0	\$706.00	\$0.00	\$706.00
Permit Type SUBDIVISION-SUBDIVISION						
MIN SUB PLAT - MINOR SUBDIVISION PLAT		1	0	25.00	.00	25.00
Permit Type SUBDIVISION-SUBDIVISION Totals						
		1	0	\$25.00	\$0.00	\$25.00
Permit Type ZONING-ZONING						

# Permit Revenue Report

Payment Date Range 09/01/19 - 09/29/19

Summary Listing

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type ZONING-ZONING						
RES-ZONING - Residential Zoning Fence Pool Etc		7	0	175.00	.00	175.00
RES-ZONING ADD - Residential Zoning Addition		3	0	100.00	.00	100.00
RES-ZONING NEW - Residential Zoning New		1	0	75.00	.00	75.00
Permit Type ZONING-ZONING Totals		11	0	\$350.00	\$0.00	\$350.00
Grand Totals		180	5	\$31,740.11	(\$340.00)	\$31,400.11

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
<b>ARB-ARCHITECTURAL REVIEW BOARD</b>						
ARB SIGN REVIEW - SIGN REVIEW FOR ARCHITECTURAL REV BOARD.		1	0	50.00	.00	50.00
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/25/2019	Payment Monies Received	ARB19-011	JOHN M & RITA M KUHAR	50.00	50.00	
<b>ARB-ARCHITECTURAL REVIEW BOARD Totals</b>						
		1	0	\$50.00	\$0.00	\$50.00
<b>BZA-BOARD OF ZONING APPEALS</b>						
BZA - BOARD OF BUILDING APPEALS		1	0	50.00	.00	50.00
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/23/2019	Payment Monies Received	BZ19-018	COLIN BOYLE	50.00	50.00	
<b>BZA-BOARD OF ZONING APPEALS Totals</b>						
		1	0	\$50.00	\$0.00	\$50.00
<b>CODE VIOLATION-CODE VIOLATION</b>						
MISC - MISCELLANEOUS		1	0	29.66	.00	29.66
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/17/2019	Payment Monies Received	2019-00000008	CITY OF KENT	29.66	29.66	
<b>CODE VIOLATION-CODE VIOLATION Totals</b>						
		1	0	\$29.66	\$0.00	\$29.66
<b>MOWING - MOWING</b>						
MOWING - MOWING		2	0	70.00	.00	70.00
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/26/2019	Payment Monies Received	2019-00000009	TRIWAY INVESTMENT	35.00	35.00	
09/27/2019	Payment Monies Received	2019-00000010	ZHENG'S REALTY INC	35.00	35.00	
<b>MOWING - MOWING Totals</b>						
		2	0	\$70.00	\$0.00	\$70.00
<b>NUISANCE FINE - NUISANCE FINE</b>						
NUISANCE FINE - NUISANCE FINE		3	0	300.00	.00	300.00
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/17/2019	Payment Monies Received	2019-00000008	CITY OF KENT	100.00	100.00	
09/26/2019	Payment Monies Received	2019-00000009	TRIWAY INVESTMENT	100.00	100.00	
09/27/2019	Payment Monies Received	2019-00000010	ZHENG'S REALTY INC	100.00	100.00	
<b>NUISANCE FINE - NUISANCE FINE Totals</b>						
		3	0	\$300.00	\$0.00	\$300.00
<b>CODE VIOLATION-CODE VIOLATION</b>						
ELECTRICAL COMM-ELECTRICAL COMMERCIAL		6	0	\$399.66	\$0.00	\$399.66
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/10/2019	Payment Monies Received	2019-00000691	SIEFER ELECTRIC, INC	1.50	1.50	
09/11/2019	Payment Monies Received	2019-00000694	JIMS ELECTRIC INC	6.44	6.44	
09/26/2019	Payment Monies Received	2019-00000731	LAKELAND ELECTRIC INC	1.83	1.83	
09/26/2019	Payment Monies Received	2019-00000732	CIRCLE CITY ELECTRIC LLC	5.25	5.25	
<b>CODE VIOLATION-CODE VIOLATION Totals</b>						
		6	0	\$399.66	\$0.00	\$399.66
<b>3% BBS - 3% BBS</b>						
3% BBS - 3% BBS		4	0	15.02	.00	15.02
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/10/2019	Payment Monies Received	2019-00000691	SIEFER ELECTRIC, INC	1.50	1.50	
09/11/2019	Payment Monies Received	2019-00000694	JIMS ELECTRIC INC	6.44	6.44	
09/26/2019	Payment Monies Received	2019-00000731	LAKELAND ELECTRIC INC	1.83	1.83	
09/26/2019	Payment Monies Received	2019-00000732	CIRCLE CITY ELECTRIC LLC	5.25	5.25	
<b>3% BBS - 3% BBS Totals</b>						
		4	0	\$15.02	\$0.00	\$15.02

# Permit Revenue Report

Payment Date Range 09/01/19 - 09/29/19

Detail Listing

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
<b>Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL</b>						
<b>3% BBS OVERRIDE - 3% BBS OVERRIDE</b>						
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/03/2019	Payment Monies Received	2019-00000669	HOLSTEIN RENTALS LLC	6.00	6.00	6.00
					6.00	
					\$6.00	
<b>COM-ELEC NEW - Commercial Electric New</b>						
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/11/2019	Payment Monies Received	2019-00000694	JIMS ELECTRIC INC	214.60	214.60	214.60
					214.60	
					\$214.60	
<b>COM-ELEC REPAIR - Commercial Electric Repair/Remodel</b>						
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/10/2019	Payment Monies Received	2019-00000691	SIEFER ELECTRIC, INC	50.00	50.00	
09/26/2019	Payment Monies Received	2019-00000731	LAKELAND ELECTRIC INC	61.00	61.00	
09/26/2019	Payment Monies Received	2019-00000732	CIRCLE CITY ELECTRIC LLC	175.00	175.00	
					\$286.00	286.00
<b>CRES-ELECT SERVC - Commercial Residential Electrical Service</b>						
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/03/2019	Payment Monies Received	2019-00000669	HOLSTEIN RENTALS LLC	200.00	200.00	200.00
					200.00	
					\$200.00	
<b>Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL Totals</b>						
		10	0	\$721.62	\$0.00	\$721.62
<b>Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL</b>						
<b>1% BBS - 1% BBS</b>						
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/11/2019	Payment Monies Received	2019-00000695	J.W. DIDADO ELECTRIC LLC	.85	.85	
09/23/2019	Payment Monies Received	2019-00000701	C & B ELECTRIC	.50	.50	
09/23/2019	Payment Monies Received	2019-00000720	OTT ELECTRICAL SERVICES INC.	.35	.35	
09/26/2019	Payment Monies Received	2019-00000729	HAYWOOD ELECTRIC, INC.	1.25	1.25	
					\$2.95	2.95
<b>RES-ELEC REPAIR - Residential Electric Remodel/Repair</b>						
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/11/2019	Payment Monies Received	2019-00000695	J.W. DIDADO ELECTRIC LLC	50.00	50.00	50.00
					50.00	
					\$50.00	
<b>RES-ELEC ADD - Residential Electric Addition</b>						
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/23/2019	Payment Monies Received	2019-00000701	C & B ELECTRIC	50.00	50.00	50.00
					50.00	
					\$50.00	
<b>RES-ELEC NEW - Residential Electric New</b>						
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/26/2019	Payment Monies Received	2019-00000729	HAYWOOD ELECTRIC, INC.	100.00	100.00	100.00
					100.00	
					100.00	

# Permit Revenue Report

Payment Date Range 09/01/19 - 09/29/19

Detail Listing

Fee Code	Permit Type	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
<b>ELECTRICAL RES-ELECTRICAL RESIDENTIAL</b>							
RES-ELEC OWN SRV - Residential Electric Owner Occupied			2	0	70.00	.00	70.00
Service	Transaction Type	Permit Number	Issued To	Amount			
09/11/2019	Payment Monies Received	2019-00000695	J.W. DIDADO ELECTRIC LLC	35.00			
09/23/2019	Payment Monies Received	2019-00000720	OTT ELECTRICAL SERVICES INC.	35.00			
				<b>\$70.00</b>			
RES-ELEC TEMP - Residential Electric Temporary Service			1	0	25.00	.00	25.00
Service	Transaction Type	Permit Number	Issued To	Amount			
09/26/2019	Payment Monies Received	2019-00000729	HAYWOOD ELECTRIC, INC.	25.00			
				<b>\$25.00</b>			
<b>Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL Totals</b>							
			10	0	\$297.95	\$0.00	\$297.95
<b>ENGINEERING COM-ENGINEERING COMMERCIAL</b>							
BOND-EXCAVATION - EXCAVATION BOND			1	0	10,000.00	.00	10,000.00
Service	Transaction Type	Permit Number	Issued To	Amount			
09/17/2019	Payment Monies Received	2019-00000107	ISLAMIC SOCIETY OF AKRON & KENT	10,000.00			
				<b>\$10,000.00</b>			
<b>EXCAVATION - EXCAVATION</b>							
			4	0	80.00	.00	80.00
Service	Transaction Type	Permit Number	Issued To	Amount			
09/11/2019	Payment Monies Received	2019-00000103	SUMMIT CONSTRUCTION CO LLC	20.00			
09/16/2019	Payment Monies Received	2019-00000104	STITTLE CONSTRUCTION CORP	20.00			
09/17/2019	Payment Monies Received	2019-00000106	A CRANO EXCAVATING COMPANY, INC	20.00			
09/19/2019	Payment Monies Received	2019-00000110	DOMINION EAST OHIO GAS	20.00			
				<b>\$80.00</b>			
<b>PLAN REV / INSP - ENGINEERING PLAN REVIEW / INSPECTION</b>							
			1	0	3,135.80	.00	3,135.80
Service	Transaction Type	Permit Number	Issued To	Amount			
09/17/2019	Payment Monies Received	2019-00000106	A CRANO EXCAVATING COMPANY, INC	3,135.80			
				<b>\$3,135.80</b>			
<b>STORM COM PERMIT - STORM SEWER COMMERCIAL PERMIT</b>							
			1	0	75.00	.00	75.00
Service	Transaction Type	Permit Number	Issued To	Amount			
09/17/2019	Payment Monies Received	2019-00000106	A CRANO EXCAVATING COMPANY, INC	75.00			
				<b>\$75.00</b>			
<b>W-METR 2" - WATER METER 2"</b>							
			1	0	1,735.00	.00	1,735.00
Service	Transaction Type	Permit Number	Issued To	Amount			
09/11/2019	Payment Monies Received	2019-00000103	SUMMIT CONSTRUCTION CO LLC	1,735.00			
				<b>\$1,735.00</b>			

# Permit Revenue Report

Payment Date Range 09/01/19 - 09/29/19

Detail Listing

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
<b>ENGINEERING COM-ENGINEERING COMMERCIAL</b>						
Permit Type	W-TAP 2"+PRTS - WATER TAP 2" + MISC PARTS NO METER	1	0	1,045.00	.00	1,045.00
Date	09/11/2019	Permit Number	Issued To	Amount	Amount	
	Payment Monies Received	2019-00000103	SUMMIT CONSTRUCTION CO LLC	1,045.00	1,045.00	
					\$1,045.00	
<b>WATER ONLY 6" - WATER TAP 6"</b>						
Permit Type	W-TAP ONLY 6" - WATER TAP 6"	1	0	600.00	.00	600.00
Date	09/11/2019	Permit Number	Issued To	Amount	Amount	
	Payment Monies Received	2019-00000103	SUMMIT CONSTRUCTION CO LLC	600.00	600.00	
					\$600.00	
<b>WATER CONNECTION OUTSIDE CITY LIMITS</b>						
Permit Type	WAT CON OUT CL - WATER CONNECTION OUTSIDE CITY LIMITS	1	0	513.75	.00	513.75
Date	09/11/2019	Permit Number	Issued To	Amount	Amount	
	Payment Monies Received	2019-00000103	SUMMIT CONSTRUCTION CO LLC	513.75	513.75	
					\$513.75	
<b>WATER FEE - WATER FEE</b>						
Permit Type	WATER FEE - WATER FEE	1	0	25.00	.00	25.00
Date	09/11/2019	Permit Number	Issued To	Amount	Amount	
	Payment Monies Received	2019-00000103	SUMMIT CONSTRUCTION CO LLC	25.00	25.00	
					\$25.00	
<b>ENGINEERING COM-ENGINEERING COMMERCIAL Totals</b>						
Permit Type	ENGINEERING COM-ENGINEERING COMMERCIAL	12	0	\$17,209.55	\$0.00	\$17,209.55
Date	BOND-EXCAVATION - EXCAVATION BOND	1	0	1,000.00	.00	1,000.00
	Payment Monies Received	Permit Number	Issued To	Amount	Amount	
		2019-00000111	LILLY LAWN AND LANDSCAPE LLC	1,000.00	1,000.00	
					\$1,000.00	
<b>EXCAVATION - EXCAVATION</b>						
Permit Type	EXCAVATION - EXCAVATION	5	2	100.00	(25.00)	75.00
Date	09/11/2019	Permit Number	Issued To	Amount	Amount	
	Payment Monies Received	2019-00000105	JOSE A DOMINICCI	20.00	20.00	
	Adjustment	2019-00000087	CHARLES J PACIC	(20.00)	(20.00)	
	Adjustment	2019-00000088	GARY C PACIC C/O JOSETTE ATKINSON	(5.00)	(5.00)	
	Payment Monies Received	2019-00000108	CAMDEN BUILDERS INC.	20.00	20.00	
	Payment Monies Received	2019-00000111	LILLY LAWN AND LANDSCAPE LLC	20.00	20.00	
	Payment Monies Received	2019-00000114	DOMINION EAST OHIO GAS	20.00	20.00	
	Payment Monies Received	2019-00000115	GEORGE A & PAMELA A HUDSON	20.00	20.00	
					\$75.00	
<b>SEWER RES - SEWER RESIDENTIAL</b>						
Permit Type	SEWER RES - SEWER RESIDENTIAL	1	0	25.00	.00	25.00
Date	09/19/2019	Permit Number	Issued To	Amount	Amount	
	Payment Monies Received	2019-00000108	CAMDEN BUILDERS INC.	25.00	25.00	
					\$25.00	



# Permit Revenue Report

Payment Date Range 09/01/19 - 09/29/19

Detail Listing

Fee Code	Permit Type	Transaction Type	Date	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
	ENGINEERING RES-ENGINEERING RESIDENTIAL								
	SEWER UTILIZE - SEWER UTILIZATION								
09/19/2019	Payment Monies Received				1	0	1,310.00	.00	1,310.00
					Permit Number	Issued To		Amount	
					2019-00000108	CAMDEN BUILDERS INC.		1,310.00	
								\$1,310.00	
	STORM CONNECTION - STORM SEWER CONNECTION								
09/19/2019	Payment Monies Received				1	0	100.00	.00	100.00
					Permit Number	Issued To		Amount	
					2019-00000108	CAMDEN BUILDERS INC.		100.00	
								\$100.00	
	STORM RES PERMIT - STORM SEWER RESIDENTIAL PERMIT								
09/19/2019	Payment Monies Received				2	0	50.00	.00	50.00
09/27/2019	Payment Monies Received							Amount	
					2019-00000108	CAMDEN BUILDERS INC.		25.00	
					2019-00000115	GEORGE A & PAMELA A HUDSON		25.00	
								\$50.00	
	W-METR (3/4"W/BF - WATER METER (5/8-3/4")								
09/19/2019	Payment Monies Received				1	0	315.00	.00	315.00
					Permit Number	Issued To		Amount	
					2019-00000108	CAMDEN BUILDERS INC.		315.00	
								\$315.00	
	W-TAP (3/4"+PRTS - WATER TAP (5/8-3/4") +MISC PARTS NO METER								
09/19/2019	Payment Monies Received				1	0	326.00	.00	326.00
					Permit Number	Issued To		Amount	
					2019-00000108	CAMDEN BUILDERS INC.		326.00	
								\$326.00	
	WATER FEE - WATER FEE								
09/19/2019	Payment Monies Received				1	0	25.00	.00	25.00
					Permit Number	Issued To		Amount	
					2019-00000108	CAMDEN BUILDERS INC.		25.00	
								\$25.00	
	WATER UTILIZED - WATER UTILIZATION								
09/19/2019	Payment Monies Received				1	0	550.00	.00	550.00
					Permit Number	Issued To		Amount	
					2019-00000108	CAMDEN BUILDERS INC.		550.00	
								\$550.00	
	Permit Type ENGINEERING RES-ENGINEERING RESIDENTIAL Totals				15	2	\$3,801.00	(\$25.00)	\$3,776.00
	EXISTING COMM-EXISTING COMMERCIAL								
	3% BBS - 3% BBS								
09/06/2019	Payment Monies Received				3	0	8.22	.00	8.22
09/11/2019	Payment Monies Received							Amount	
					2019-00000681	RELIABLE BASEMENT & DRAIN LLC		4.60	
					2019-00000415	HUMMEL CONSTRUCTION CO		1.50	
					2019-00000638	WOJCIK BUILDERS INC		2.12	
								\$8.22	

# Permit Revenue Report

Payment Date Range 09/01/19 - 09/29/19

Detail Listing

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed	
<b>Permit Type EXISTING COMM-EXISTING COMMERCIAL</b>							
<b>COM-BUILD ADD - Commercial Building Addition</b>							
09/06/2019	Payment Monies Received	1 Permit Number 2019-00000681	0 Issued To RELIABLE BASEMENT & DRAIN LLC	153.20	.00 Amount 153.20 \$153.20	153.20	
<b>COM-BUILD REPAIR - Commercial Building Repair/Remodel</b>							
09/11/2019	Payment Monies Received	2 Permit Number 2019-00000415	0 Issued To HUMMEL CONSTRUCTION CO	120.80	.00 Amount 50.00	120.80	
09/19/2019	Payment Monies Received	2019-00000638	WOJCIK BUILDERS INC		70.80 \$120.80		
<b>FIRE-REVIEW INSP - FIRE DEPT REVIEW &amp; INSPECTION</b>							
09/11/2019	Payment Monies Received	1 Permit Number 2019-00000415	0 Issued To HUMMEL CONSTRUCTION CO	100.00	.00 Amount 100.00 \$100.00	100.00	
<b>PLAN REVIEW &lt;= 3 - Plan Review for 3 or Less Reviews</b>							
09/11/2019	Payment Monies Received	6 Permit Number 2019-00000415	0 Issued To HUMMEL CONSTRUCTION CO	1,162.50	.00 Amount 393.75	1,162.50	
09/11/2019	Payment Monies Received	2019-00000415	HUMMEL CONSTRUCTION CO		206.25		
09/11/2019	Payment Monies Received	2019-00000415	HUMMEL CONSTRUCTION CO		112.50		
09/19/2019	Payment Monies Received	2019-00000638	WOJCIK BUILDERS INC		281.25		
09/19/2019	Payment Monies Received	2019-00000638	WOJCIK BUILDERS INC		56.25		
09/27/2019	Payment Monies Received	2019-00000220	TODD MARTIN CONSTRUCTION		112.50 \$1,162.50		
<b>PLAN REVIEW 4+ - Plan Review for 4 or More Reviews</b>							
09/11/2019	Payment Monies Received	3 Permit Number 2019-00000415	0 Issued To HUMMEL CONSTRUCTION CO	1,000.00	.00 Amount 625.00	1,000.00	
09/27/2019	Payment Monies Received	2019-00000220	TODD MARTIN CONSTRUCTION		250.00		
09/27/2019	Payment Monies Received	2019-00000220	TODD MARTIN CONSTRUCTION		125.00 \$1,000.00		
<b>Permit Type EXISTING COMM-EXISTING COMMERCIAL Totals</b>							
				16	0	\$2,544.72	\$2,544.72
<b>Permit Type EXISTING RES-EXISTING RESIDENTIAL</b>							
<b>1% BBS - 1% BBS</b>							
09/10/2019	Payment Monies Received	7 Permit Number 2019-00000679	0 Issued To MARION BRANNAN	4.17	.00 Amount .50	4.17	
09/16/2019	Payment Monies Received	2019-00000702	REMODELING BY BRAD		.67		
09/19/2019	Payment Monies Received	2019-00000714	BENJAMIN JAMES DUNLAP		.50		
09/23/2019	Payment Monies Received	2019-00000700	YELLOWLITE		.77		
09/23/2019	Payment Monies Received	2019-00000721	PAPPAS CONSTRUCTION CO, INC		.50		
09/25/2019	Payment Monies Received	2019-00000722	NICHOLAS M MARKULIS		.55		

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
<b>Permit Type EXISTING RES-EXISTING RESIDENTIAL</b>						
1% BBS - 1% BBS	Transaction Type Payment Monies Received	7	0	4.17	.00	4.17
09/27/2019	Permit Number 2019-00000734	Issued To SUSAN F BOYD			Amount .68	
					Amount \$4.17	
<b>1% BBS OVERRIDE - 1% BBS OVERRIDE</b>						
09/16/2019	Transaction Type Payment Monies Received	1	0	.67	.00	.67
	Permit Number 2019-00000702	Issued To REMODELING BY BRAD			Amount .67	
					Amount \$0.67	
<b>PENALTY - PENALTY</b>						
09/16/2019	Transaction Type Payment Monies Received	2	0	116.85	.00	116.85
09/19/2019	Permit Number 2019-00000714	Issued To REMODELING BY BRAD BENJAMIN JAMES DUNLAP			Amount 66.85	
					Amount 50.00	
					Amount \$116.85	
<b>RES-BUILD ADD 1 - Residential Building Addition- Single Family</b>						
09/16/2019	Transaction Type Payment Monies Received	4	0	266.30	.00	266.30
09/23/2019	Permit Number 2019-00000702	Issued To REMODELING BY BRAD			Amount 66.85	
09/25/2019	Permit Number 2019-00000700	Issued To YELLOWLITE			Amount 76.65	
09/27/2019	Permit Number 2019-00000722	Issued To NICHOLAS M MARKULIS			Amount 55.20	
	Permit Number 2019-00000734	Issued To SUSAN F BOYD			Amount 67.60	
					Amount \$266.30	
<b>RES-BUILD REPAIR - Residential Building Remodel/Repair</b>						
09/10/2019	Transaction Type Payment Monies Received	3	0	150.00	.00	150.00
09/19/2019	Permit Number 2019-00000679	Issued To MARION BRANNAN			Amount 50.00	
09/23/2019	Permit Number 2019-00000714	Issued To BENJAMIN JAMES DUNLAP			Amount 50.00	
	Permit Number 2019-00000721	Issued To PAPPAS CONSTRUCTION CO, INC			Amount 50.00	
					Amount \$150.00	
<b>Permit Type EXISTING RES-EXISTING RESIDENTIAL Totals</b>						
		17	0	\$537.99	\$0.00	\$537.99
<b>Permit Type FIRE SUPPRESSION-FIRE SUPPRESSION</b>						
3% BBS - 3% BBS	Transaction Type Payment Monies Received	1	0	1.50	.00	1.50
09/16/2019	Permit Number 2019-00000704	Issued To SILCO FIRE & SECURITY			Amount 1.50	
					Amount \$1.50	
<b>COM-SUPR SYS RPR - Commercial Suppression Systems Repair/Remodel</b>						
09/16/2019	Transaction Type Payment Monies Received	1	0	50.00	.00	50.00
	Permit Number 2019-00000704	Issued To SILCO FIRE & SECURITY			Amount 50.00	
					Amount \$50.00	

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type FIRE SUPPRESSION-FIRE SUPPRESSION PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews						
09/16/2019	Payment Monies Received	1 Permit Number 2019-00000704	0 Issued To SILCO FIRE & SECURITY	75.00	.00	75.00
					Amount 75.00	
					\$75.00	
Permit Type FIRE SUPPRESSION-FIRE SUPPRESSION Totals						
		3	0	\$126.50	\$0.00	\$126.50
Permit Type HVAC COMM-HVAC COMMERCIAL 3% BBS - 3% BBS						
09/16/2019	Payment Monies Received	2 Permit Number 2019-00000708	0 Issued To BRANDON HEATING & AIR CONDITIONING	29.35	.00	29.35
09/23/2019	Payment Monies Received	2019-00000719	WRIGHT HEATING & AIR CONDITIONING		1.50	
					27.85	
					\$29.35	
COM-HVAC REPAIR - Commercial HVAC Repair/Remodel						
09/23/2019	Payment Monies Received	1 Permit Number 2019-00000719	0 Issued To WRIGHT HEATING & AIR CONDITIONING	928.40	.00	928.40
COM-HVAC REPLACE - Commercial HVAC Replacement						
09/16/2019	Payment Monies Received	1 Permit Number 2019-00000708	0 Issued To BRANDON HEATING & AIR CONDITIONING	50.00	.00	50.00
Permit Type HVAC RES-HVAC RESIDENTIAL						
09/05/2019	Payment Monies Received	11 Permit Number 2019-00000683	0 Issued To ECHOLS HEATING & AIR CONDITIONING INC	4.50	.00	4.50
09/06/2019	Payment Monies Received	2019-00000688	ADVANCED CLIMATE CONTROL		.35	
09/12/2019	Payment Monies Received	2019-00000697	GREER HEATING & AIR CONDITIONING		.35	
09/12/2019	Payment Monies Received	2019-00000698	GREER HEATING & AIR CONDITIONING		.35	
09/16/2019	Payment Monies Received	2019-00000706	JACKSON COMFORT SYSTEMS		.35	
09/16/2019	Payment Monies Received	2019-00000707	BRANDON HEATING & AIR CONDITIONING		.35	
09/23/2019	Payment Monies Received	2019-00000715	APOLLO HEATING & COOLING		.35	
09/23/2019	Payment Monies Received	2019-00000716	APOLLO HEATING & COOLING		.35	
09/23/2019	Payment Monies Received	2019-00000717	APOLLO HEATING & COOLING		.35	
09/23/2019	Payment Monies Received	2019-00000718	BLIND & SONS		.35	
09/25/2019	Payment Monies Received	2019-00000724	ECHOLS HEATING & AIR CONDITIONING INC		1.00	
					\$4.50	
Permit Type HVAC COMM-HVAC COMMERCIAL Totals						
		4	0	\$1,007.75	\$0.00	\$1,007.75
Permit Type HVAC RES-HVAC RESIDENTIAL						
09/05/2019	Payment Monies Received	11 Permit Number 2019-00000683	0 Issued To ECHOLS HEATING & AIR CONDITIONING INC	4.50	.00	4.50
09/06/2019	Payment Monies Received	2019-00000688	ADVANCED CLIMATE CONTROL		.35	
09/12/2019	Payment Monies Received	2019-00000697	GREER HEATING & AIR CONDITIONING		.35	
09/12/2019	Payment Monies Received	2019-00000698	GREER HEATING & AIR CONDITIONING		.35	
09/16/2019	Payment Monies Received	2019-00000706	JACKSON COMFORT SYSTEMS		.35	
09/16/2019	Payment Monies Received	2019-00000707	BRANDON HEATING & AIR CONDITIONING		.35	
09/23/2019	Payment Monies Received	2019-00000715	APOLLO HEATING & COOLING		.35	
09/23/2019	Payment Monies Received	2019-00000716	APOLLO HEATING & COOLING		.35	
09/23/2019	Payment Monies Received	2019-00000717	APOLLO HEATING & COOLING		.35	
09/23/2019	Payment Monies Received	2019-00000718	BLIND & SONS		.35	
09/25/2019	Payment Monies Received	2019-00000724	ECHOLS HEATING & AIR CONDITIONING INC		1.00	
					\$4.50	
RES-HVAC NEW - Residential HVAC New						
09/25/2019	Payment Monies Received	1 Permit Number 2019-00000724	0 Issued To ECHOLS HEATING & AIR CONDITIONING INC	100.00	.00	100.00

# Permit Revenue Report

Payment Date Range 09/01/19 - 09/29/19

Detail Listing

Fee Code	Permit Type	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
<b>Permit Type HVAC RES-HVAC RESIDENTIAL</b>							
RES-HVAC OWN RPL - Residential HVAC Owner Occupied Replacement			10	0	350.00	.00	350.00
	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>			<i>Amount</i>	
09/05/2019	Payment Monies Received	2019-00000683	ECHOLS HEATING & AIR CONDITIONING INC			35.00	
09/06/2019	Payment Monies Received	2019-00000688	ADVANCED CLIMATE CONTROL			35.00	
09/12/2019	Payment Monies Received	2019-00000697	GREER HEATING & AIR CONDITIONING			35.00	
09/12/2019	Payment Monies Received	2019-00000698	GREER HEATING & AIR CONDITIONING			35.00	
09/16/2019	Payment Monies Received	2019-00000706	JACKSON COMFORT SYSTEMS			35.00	
09/16/2019	Payment Monies Received	2019-00000707	BRANDON HEATING & AIR CONDITIONING			35.00	
09/23/2019	Payment Monies Received	2019-00000715	APOLLO HEATING & COOLING			35.00	
09/23/2019	Payment Monies Received	2019-00000716	APOLLO HEATING & COOLING			35.00	
09/23/2019	Payment Monies Received	2019-00000717	APOLLO HEATING & COOLING			35.00	
09/23/2019	Payment Monies Received	2019-00000718	BLIND & SONS			35.00	
						<b>\$100.00</b>	
<b>Permit Type HVAC RES-HVAC RESIDENTIAL Totals</b>						<b>\$0.00</b>	<b>\$454.50</b>
<b>Permit Type NEW COMM-NEW COMMERCIAL</b>							
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews			2	0	262.50	.00	262.50
	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>			<i>Amount</i>	
09/26/2019	Payment Monies Received	2018-00000421	ARCHER & SONS			187.50	
09/26/2019	Payment Monies Received	2018-00000421	ARCHER & SONS			75.00	
						<b>\$262.50</b>	
<b>Permit Type NEW COMM-NEW COMMERCIAL Totals</b>							
						<b>\$0.00</b>	<b>400.00</b>
<b>Permit Type NEW RES-NEW RESIDENTIAL</b>							
1% BBS - 1% BBS			4	0	\$662.50	\$0.00	\$662.50
	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>			<i>Amount</i>	
09/26/2019	Payment Monies Received	2018-00000421	ARCHER & SONS			150.00	
09/26/2019	Payment Monies Received	2018-00000421	ARCHER & SONS			250.00	
						<b>\$400.00</b>	
<b>Permit Type NEW COMM-NEW COMMERCIAL Totals</b>							
						<b>\$0.00</b>	<b>5.67</b>
<b>Permit Type PARKS &amp; REC - PARKS &amp; REC</b>							
PARKS & REC - PARKS & REC			1	0	720.00	.00	720.00
	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>			<i>Amount</i>	
09/19/2019	Payment Monies Received	2019-00000672	CAMDEN BUILDERS INC.			720.00	
						<b>\$720.00</b>	

# Permit Revenue Report

Payment Date Range 09/01/19 - 09/29/19

Detail Listing

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
<b>NEW RES-NEW RESIDENTIAL</b>						
RES-BUILD NEW 1 - Residential Building New Construction-Single Family		1	0	491.55	.00	491.55
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/19/2019	Payment Monies Received	2019-00000672	CAMDEN BUILDERS INC.	491.55	491.55	
					\$491.55	
<b>RES-BUILD ADD 1 - Residential Building Addition- Single Family</b>						
RES-BUILD ADD 1 - Residential Building Addition- Single Family		1	0	75.35	.00	75.35
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/19/2019	Payment Monies Received	2019-00000672	CAMDEN BUILDERS INC.	75.35	75.35	
					\$75.35	
<b>Permit Type NEW RES-NEW RESIDENTIAL Totals</b>						
		4	0	\$1,292.57	\$0.00	\$1,292.57
<b>PLUMB COMM-PLUMBING COMMERCIAL</b>						
3% BBS - 3% BBS		5	0	25.05	.00	25.05
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/12/2019	Payment Monies Received	2019-00000696	STEINGASS MECHANICAL CONTRACTING INC	1.80	1.80	
09/12/2019	Payment Monies Received	2019-00000699	WILSON PLUMBING & HEATING, INC	5.25	5.25	
09/26/2019	Payment Monies Received	2019-00000725	KINGDOM CONTRACTING & CONSULTING LLC	6.00	6.00	
09/26/2019	Payment Monies Received	2019-00000726	KINGDOM CONTRACTING & CONSULTING LLC	6.00	6.00	
09/26/2019	Payment Monies Received	2019-00000727	KINGDOM CONTRACTING & CONSULTING LLC	6.00	6.00	
					\$25.05	
<b>Permit Type PLUMB COMM-PLUMBING COMMERCIAL Totals</b>						
		2	0	235.00	.00	235.00
<b>COM-PLUMB REPAIR - Commercial Plumbing Repair/Remodel</b>						
COM-PLUMB REPAIR - Commercial Plumbing Repair/Remodel		2	0	235.00	.00	235.00
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/12/2019	Payment Monies Received	2019-00000696	STEINGASS MECHANICAL CONTRACTING INC	60.00	60.00	
09/12/2019	Payment Monies Received	2019-00000699	WILSON PLUMBING & HEATING, INC	175.00	175.00	
					\$235.00	
<b>Permit Type COM-PLUMB REPAIR - Commercial Plumbing Repair/Remodel Totals</b>						
		3	0	600.00	.00	600.00
<b>CRES-PLUMB RPAIR - Commercial Residential Plumbing Repair/Remodel</b>						
CRES-PLUMB RPAIR - Commercial Residential Plumbing Repair/Remodel		3	0	600.00	.00	600.00
Date	Transaction Type	Permit Number	Issued To	Amount	Amount	
09/26/2019	Payment Monies Received	2019-00000725	KINGDOM CONTRACTING & CONSULTING LLC	200.00	200.00	
09/26/2019	Payment Monies Received	2019-00000726	KINGDOM CONTRACTING & CONSULTING LLC	200.00	200.00	
09/26/2019	Payment Monies Received	2019-00000727	KINGDOM CONTRACTING & CONSULTING LLC	200.00	200.00	
					\$600.00	
<b>Permit Type CRES-PLUMB RPAIR - Commercial Residential Plumbing Repair/Remodel Totals</b>						
		10	0	\$860.05	\$0.00	\$860.05

# Permit Revenue Report

Payment Date Range 09/01/19 - 09/29/19

Detail Listing

Fee Code	Permit Type	Transaction Type	Date	Transaction Type	Permit Number	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
1% BBS - 1% BBS	PLUMB RES-PLUMBING RESIDENTIAL					7	0	2.75	.00	2.75
		Payment Monies Received	09/03/2019	Issued To	2019-00000667				Amount	
		Payment Monies Received	09/03/2019		2019-00000668				.50	
		Payment Monies Received	09/04/2019		2019-00000676				.35	
		Payment Monies Received	09/04/2019		2019-00000677				.35	
		Payment Monies Received	09/04/2019		2019-00000678				.35	
		Payment Monies Received	09/16/2019		2019-00000705				.35	
		Payment Monies Received	09/26/2019		2019-00000728				.50	
									\$2.75	
	RES-PLUMB OWN RP - Residential Plumbing Owner Occupied Replacement					5	0	175.00	.00	175.00
		Payment Monies Received	09/03/2019	Issued To	2019-00000668				Amount	
		Payment Monies Received	09/04/2019		2019-00000676				35.00	
		Payment Monies Received	09/04/2019		2019-00000677				35.00	
		Payment Monies Received	09/04/2019		2019-00000678				35.00	
		Payment Monies Received	09/16/2019		2019-00000705				35.00	
									\$175.00	
	RES-PLUMB REPAIR - Residential Plumbing Repair/Remodel					2	0	100.00	.00	100.00
		Payment Monies Received	09/03/2019	Issued To	2019-00000667				Amount	
		Payment Monies Received	09/26/2019		2019-00000728				50.00	
									50.00	
									\$100.00	
	RES-REINSPECTION - Residential Reinspection Fee					1	0	50.00	.00	50.00
		Payment Monies Received	09/13/2019	Issued To	2019-00000667				Amount	
									50.00	
									\$50.00	
	W-METR (3/4"W/BF - WATER METER (5/8-3/4")					1	3	315.00	(315.00)	.00
		Payment Monies Received	09/10/2019	Issued To	2019-00000384				Amount	
		Adjustment	09/12/2019		2019-00000384				315.00	
		Adjustment	09/12/2019		2019-00000384				(315.00)	
		Adjustment	09/17/2019		2019-00000384				315.00	
									(315.00)	
									\$0.00	
									(315.00)	
									\$642.75	
						16	3	\$642.75	(315.00)	\$327.75

Fee Code	Transaction Type	Date	Permit Number	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
<b>3% BBS - 3% BBS</b>								
	Payment Monies Received	09/03/2019	2019-00000666	4	0	6.00	.00	6.00
	Payment Monies Received	09/11/2019	2019-00000692				1.50	
	Payment Monies Received	09/16/2019	2019-00000615				1.50	
	Payment Monies Received	09/27/2019	2019-00000458				1.50	
							<b>\$6.00</b>	
<b>COM-SIGN/AWN/CAN - Commercial Signs Awnings Canopies</b>								
	Payment Monies Received	09/03/2019	2019-00000666	4	0	200.00	.00	200.00
	Payment Monies Received	09/11/2019	2019-00000692				50.00	
	Payment Monies Received	09/16/2019	2019-00000615				50.00	
	Payment Monies Received	09/27/2019	2019-00000458				50.00	
							<b>\$200.00</b>	
<b>COM-ZONING PSIGN - Commercial Zoning Permanent Signs</b>								
	Payment Monies Received	09/03/2019	2019-00000666	6	0	350.00	.00	350.00
	Payment Monies Received	09/06/2019	2019-00000687				50.00	
	Payment Monies Received	09/11/2019	2019-00000692				100.00	
	Payment Monies Received	09/16/2019	2019-00000615				50.00	
	Payment Monies Received	09/19/2019	2019-00000385				50.00	
	Payment Monies Received	09/27/2019	2019-00000458				50.00	
							<b>\$350.00</b>	
<b>PLAN REVIEW &lt;=3 - Plan Review for 3 or Less Reviews</b>								
	Payment Monies Received	09/16/2019	2019-00000615	3	0	150.00	.00	150.00
	Payment Monies Received	09/16/2019	2019-00000615				56.25	
	Payment Monies Received	09/27/2019	2019-00000458				37.50	
							<b>\$150.00</b>	
<b>MIN SUB PLAT - MINOR SUBDIVISION PLAT</b>								
	Payment Monies Received	09/09/2019	2019-00000102	1	0	25.00	.00	25.00
							25.00	
							<b>\$25.00</b>	
<b>Totals</b>								
				17	0	\$706.00	\$0.00	\$706.00
				1	0	25.00	.00	25.00
							25.00	
							<b>\$25.00</b>	



# Permit Revenue Report

Payment Date Range 09/01/19 - 09/29/19

Detail Listing

Fee Code	Permit Type	Transaction Type	Date	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
<b>RES-ZONING - Residential Zoning Fence Pool Etc</b>									
	RES-ZONING ADD - Residential Zoning Addition	Payment Monies Received	09/05/2019		7	0	175.00	.00	175.00
		Payment Monies Received	09/06/2019					25.00	
		Payment Monies Received	09/06/2019					25.00	
		Payment Monies Received	09/06/2019					25.00	
		Payment Monies Received	09/06/2019					25.00	
		Payment Monies Received	09/09/2019					25.00	
		Payment Monies Received	09/25/2019					25.00	
								\$175.00	
<b>RES-ZONING NEW - Residential Zoning New</b>									
	RES-ZONING ADD - Residential Zoning Addition	Payment Monies Received	09/10/2019		3	0	100.00	.00	100.00
		Payment Monies Received	09/16/2019					25.00	
		Payment Monies Received	09/27/2019					50.00	
								25.00	
								\$100.00	
	RES-ZONING NEW - Residential Zoning New	Payment Monies Received	09/19/2019		1	0	75.00	.00	75.00
								75.00	
								\$75.00	
<b>Permit Type ZONING-ZONING Totals</b>					11	0	\$350.00	\$0.00	\$350.00
<b>Grand Totals</b>					180	5	\$31,740.11	(\$340.00)	\$31,400.11

# Case by Inspector Report

Date Type: Open Date

From Date: 09/01/2019 - To Date: 09/29/2019

Case Type	Case Number	Status/Priority	Description	Case Date	Resolution Date	Open Period In Days	Reported By	Location
<b>Inspector:</b>	Paul Bauer							
VEGETATION	2019-00001125	Active	tall grass	09/03/2019		55	Paul J. Bauer	417 STINAFF ST KENT, OH 44240
TRASH-DEBRIS	2019-00001130	Active	trash spilling out of cans	09/03/2019		55	Paul J. Bauer	203 HIGHLAND AVE KENT, OH 44240
VEGETATION	2019-00001134	Active	tall grass	09/05/2019		53	Paul J. Bauer	520 CRAIN AVE KENT, OH 44240
ZONING-ROOMING HOUSE	2019-00001145	Active	rooming house in R-3	09/09/2019		49	Paul J. Bauer	416 E COLLEGE AVE KENT, OH 44240
PROPERTY MAINTENANCE	2019-00001148	Active	repair/replace rusting steps rear of building	09/11/2019		47	Beth	121 W ELM ST KENT, OH 44240
PROPERTY MAINTENANCE	2019-00001158	Active	no electric-- Condemned; back door unsecured	09/12/2019		46	Paul J. Bauer	1005 VINE ST KENT, OH 44240
ZONING-ROOMING HOUSE	2019-00001161	Active	3-5 cars most mornings	09/13/2019		45	Paul J. Bauer	1070 NORWOOD ST KENT, OH 44240
VEGETATION	2019-00001171	Active	tall grass	09/20/2019		38	Paul J. Bauer	129 N DEPEYSTER ST KENT, OH 44240
TRASH-DEBRIS	2019-00001222	Active	spilled trash in side yard	09/27/2019		31	Mike Friess	520 CRAIN AVE KENT, OH 44240
<b>Paul Bauer Totals:</b>		9 Case(s)						
<b>Inspector:</b>	Eric Helmstedter							
BUILDING CODE	2019-00001143	Active	Deck w/o permit	09/09/2019		49	Eric C. Helmstedter	125 W WILLIAMS ST KENT, OH 44240
PROPERTY MAINTENANCE	2019-00001144	Active	Damaged fascia and in need of paint	09/09/2019		49	Eric C. Helmstedter	1710 FRANKLIN AVE KENT, OH 44240
UNSHELTERED STORAGE-VEHICLE	2019-00001150	Active	Red Dodge Stratus Expired Temps and tires going flat	09/11/2019		47	Eric C. Helmstedter	

# Case by Inspector Report

Date Type: Open Date

From Date: 09/01/2019 - To Date: 09/29/2019

Case Type	Case Number	Status/Priority	Description	Case Date	Resolution Date	Open Period In Days	Reported By	Location
UNSHeltered STORAGE-VEHICLE	2019-00001170	Active	Red Dodge Ram flats	09/20/2019		38	Neighbor	1033 MEREDITH KENT, OH 44240
BUILDING CODE	2019-00001180	Active	Failure to submit rental app, payment, or schedule inspection	09/24/2019		34	Eric C. Helmstedter	451 NEEDHAM KENT, OH 44240
BUILDING CODE	2019-00001183	Active	Failure to submit rental app, payment, or schedule inspection	09/24/2019		34	Eric C. Helmstedter	248 COLUMBUS ST KENT, OH 44240
BUILDING CODE	2019-00001185	Active	Failure to submit rental app, payment, or schedule inspection	09/24/2019		34	Eric C. Helmstedter	128 N DEPEYSTER ST KENT, OH 44240
BUILDING CODE	2019-00001187	Active	17-025-20-00-078-000	09/24/2019		34	Eric C. Helmstedter	Kent - 170252000078000
BUILDING CODE	2019-00001188	Active	17-025-20-00-078-000	09/24/2019		34	Eric C. Helmstedter	350 MCKINNEY BLVD KENT, OH 44240
BUILDING CODE	2019-00001198	Active	Failure to submit rental app, payment, or schedule inspection	09/24/2019		34	Eric C. Helmstedter	437 LONGMERE DR KENT, OH 44240
BUILDING CODE	2019-00001200	Active	Failure to submit rental app, payment, or schedule inspection	09/24/2019		34	Eric C. Helmstedter	614 N WILLOW ST KENT, OH 44240
PROPERTY MAINTENANCE	2019-00001218	Active	POD w/o permit	09/25/2019		33	Eric C. Helmstedter	411 IVAN DR KENT, OH 44240
<b>Eric Helmstedter Totals:</b>		12 Case(s)						
<b>Grand Totals :</b>		21 Case(s)						