

Sheridan Community Housing Meeting:

March 12, 2013

Discussion moderated by HAND, HWCZ Engineering and SDG Consulting.

Sheridan Residents in attendance included: Betty Lee Cooper, Michelle Westermeier, Ed Melshen, Mary Ann Cooper, Beth Lee, and Brenda Bush

Notes from Conversation and Responses to Questionnaire:

1. What most interested you?

- The amount of older people reported in the Profile (2)
- The reported median home value of \$100,200 seemed high.
 - Large Houses tend to get sub-divided into rentals to be cost effective.
- The “C-rating” of the Schools was a surprise
- The # of Cost burdened renters
- The # of Youth on assisted/free lunch
- Sheridan residents have been told growth will be coming for 20 years now. Residents doubted the community will grow as it was projected (2,068 houses by 2025)

2. What would you like to see happen in your community?

- Better Sidewalks
- Clean up streets and alleys
- Clean up and repair housing before building new
- Good Quality Housing (2)
- More Businesses and Jobs
- More volunteer opportunities for youth (boost town pride)
 - Build on school pride to promote “Community Pride”
- Reduce property taxes by 50%
- Develop the N/S Towne/Lamong Rd.
- Reduce country homes (minimum 10 acres)
- Develop water and sewer around south mile
- Build industry
- Keep the small town feel
- Standards on building permits
- Support households with children
- Guide intentional housing development in response to economic growth
- Utilize existing stock to meet growth needs as well as plan for new construction

- Property values in town don't appear to be a 'good investment' right now. We have too many "neighbor(s) who could be living in a dump."
3. What strategies do you feel are most important to your community?
- Rehab downtown homes and/or demolish and promote infill construction (4)
 - Grow Strategically (Manage growth to promote economic development and attract new businesses and jobs) (2)
 - Keep the Town looking Good – improve sidewalks and streets (2)
 - Help older individuals with their homes (2)
 - Get more people in the community to do some work – volunteers will save a lot of money.
 - We need to clean up the community before we can get people to invest in the homes.
 - Improve schools

21 Survey Responses: 9 responses to the Long Survey, and 12 responses to the short survey (zip code 46069)

- 19 of 21 respondents owned their home. Two-thirds of respondents had children at home, and one was over age 65. All respondents lived in a single family home.
- Many reported that Access to Schools, Long-term investments, and neighborhood connections were aspects to housing they found value in.
- Most indicated their housing costs were reasonable (<35% of income was spent on housing). However, nearly 30% also reported having difficulty paying utilities.
- 10 reported experiencing unkempt houses in their neighborhood and/or signs of disinvestment in their neighborhood.
- 7 expressed dissatisfaction with local services.
- Two-thirds said cost of housing was a barrier to housing choice, and one-third said distance to employment, transportation, and utility costs were also significant barriers.
- Two-thirds (14) said "Affordable Housing" is needed in Hamilton County, and 52% (11) said Transitional Housing for Homeless is also needed.
- Financial Management and Foreclosure Prevention is a service many identified as being needed in Hamilton County. Utility or rental assistance also received a lot of mentions.
- Childcare is another needed service.