

Housing Issues

Causing Excessive and Expensive Calls for
Service and Disrupting Quality of Life

Why we are here...

- There are properties in Price Hill owned by Hamilton County Community Mental Health Board housing tenants with disabilities. These properties are managed by Excel Properties
- There are properties in Price Hill owned by private owners utilized as half-way houses.
- There are properties in Price Hill owned by private owners housing disabled clients in one or more units. They are receiving housing and mental health subsidies.
- Mental health services are provided by a variety of agencies – Hamilton County Behavioral Health, Greater Cincinnati Behavioral, Talbert House, etc.
- Some half-way houses operating in The City are providing services for clients from outside of city and county limits.
- These properties are driving excessive calls for service and an overall decline in quality of life.

Example 1:

Apartments owned by Hamilton County Community Mental Health Board

- Properties owned by Hamilton County Community Mental Health Board. Managed by Excel Properties. Housing tenants with disabilities.
- Mental health services are provided by a variety of agencies – Hamilton County Behavioral Health, Greater Cincinnati Behavioral, Talbert House, etc. Many funded with tax payer dollars

Problems:

- Eight such properties exist in Price Hill
- The Eight properties are generating excessive calls for service

Calls for service

- combined 2021 total through 09/27/2021 04:06am for Price Hill properties - **289**
 - combined 2018 total through 09/27/2021 04:06am for Price Hill properties - **834**
 - (Enter total) calls for service at a conservative estimate of \$500 per call exceeds **\$400K** over 3.75 years.
 - Hamilton County Community Mental Health Board owns fifty-eight properties in Cincinnati. Excel Properties manages those buildings. If only eight of those other properties encounter the same number of calls for service as the Price Hill properties the value is over **\$800K**
- Property management is absent
 - Tenant case management is absent with disabled clients victimized and exploited
 - Cost of mental health services to tax payers with limited or no delivery

Example 2

Private properties

- Owned and managed by private owners/property managers
- Mental health services and housing subsidies are provided by a variety of agencies – Hamilton County Behavioral Health, Greater Cincinnati Behavioral, Talbert House, etc. Many funded with tax payer dollars

Problem

- Five such properties exist in Price Hill (that we know of)
- These properties are hard to identify until there is a problem and much energy is expended in research
- Some half-way houses clearly violate city zoning code
 - City has ordered one to close within 30 days the other remains open
- The properties are generating excessive calls for service
 - combined 2021 total through 09/27/2021 04:06am for Price Hill properties - **242**
 - combined 2018 total through 09/27/2021 04:06am for Price Hill properties - **1023**
 - (Enter total) calls for service at a conservative estimate of \$500 per call exceeds **\$500K** over 3.75 years.
 - If only five other properties are identified and encounter the similar number of calls for service as those identified in Price Hill that value is over **\$1M**
- Owner/property management unresponsive to calls from neighbors and city departments (B & I, CPD, etc)
- Tenant case management is absent with disabled clients victimized and exploited
- Cost of mental health services to the tax payers with limited or no delivery.
- Housing subsidies provided for disabled clients being used in substandard housing units
- One of the property managers operates 257 other properties within Hamilton County
- Another is currently in litigation with the city. He currently owns/manages 1500 units throughout the City. He is in the process of buying another large property in Price Hill

Summation

Improperly managed properties/clients

- The drain of resources on The City and Community is a financial burden. This burden makes our community undesirable. Police and Fire runs in particular cost many dollars per run – sometimes in the thousands of dollars.
- Unsupervised/unmanaged tenants are disabled clients of the aforementioned agencies. Because they are unsupervised their vulnerabilities are often victimized and exploited. When not properly supervised the entire community bears the burden. For those housed in private properties it's often a challenge to determine the supervising agency.
- Entities and Agencies are funded through mental health services. Case management is the responsibility of the landlords and agencies. They are responsible for the safety of their clients and the neighboring community
- These landlords/property managers and public agencies are driving excessive calls for service. They are a drain on resources and disrupt " the peaceful enjoyment " of life in our neighborhood
- The city and the surrounding community have become de facto property managers and should be paid in kind for the excessive calls for service
- Property taxes and City funds allocated to mental health services need to provide adequate services not only to clients but citizens paying the taxes

Summation (continued)

Recommendations:

- We are asking the City to develop a Cincinnati specific threshold for a “chronic nuisance” property. This definition must include all calls for service. The current state definition excludes many.
- Once a property exceeds the defined threshold, a notification should automatically be sent to the city’s law department and the City Manager.
- Once a property exceeds the above defined threshold, the property draining city resources and disrupting a community’s peaceful existence should be charged back for the services The City and The Community has provided.
- Speak with the community and enforce known zoning violations with respect to transitional and half-way houses (i.e. Western Hills Avenue)
- Make sure rental registrations are on file with current contact information
- Have the City facilitate regular meetings with stakeholders (community contact, service providers, and property owners/landlords). Intervene on problem properties to identify if housed clients are in crisis and causing disruption to the community
- Development of a city/community dashboard reporting and cross referencing CPD calls for service, CPD crimes reported, building and code enforcement complaints/violations

Notes:

- List of calls for service to Price Hill properties is attached
- List of Hamilton County Community Mental Health properties located in Cincinnati is attached

HCCMHB CFS Data09272021

Calls for Service at HCCMHB Properties

<u>Address</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021*</u>	<u>Total</u>
1006 Winfield Av	2	2	15	17	36
3013 W 8th St	20	19	8	15	62
3320 Lehman Rd	34	52	14	5	105
PRIVATELY OWNED → 5002 Western Hills Av	1	0	0	14	15
515 Woodlawn Av	28	7	10	2	47
581 Elberon Av	43	29	34	16	122
722 Trenton Av	16	7	12	11	46
758 Terry St	4	9	19	3	35
819 Seton Av	10	17	134	220	381
Total	158	142	246	303	849

2021* = until 9/27/2021 04:06

HCCMHB OWNED PROPERTIES

Calls for Service at HCCMHB Properties

Problem	2018	2019	2020	2021*	Total
MHRT	19	13	58	152	242
ADV	41	23	27	40	131
MHRTV	2	10	17	15	44
DISORD	9	7	13	5	34
SUSP	4	10	11	7	32
NBRTRB	10	6	11	4	31
INV	8	5	9	8	30
FAMTRB	8	7	4	8	27
ATL	1	3	6	7	17
DRUGR	3	12	1	0	16
TRESP	0	7	5	2	14
MENACE	7	1	2	3	13
SHOTS	1	1	7	2	11
911CALL	0	0	7	4	11
BE	2	2	3	3	10
UNK	1	3	1	5	10
NOISE	4	1	4	0	9
BER	0	0	6	2	8
ASSLT	2	1	4	1	8
GUN	1	0	5	2	8
INFO	1	2	5	0	8
DRUG	2	2	3	0	7
WEAPON	2	0	4	1	7
MISS	0	0	0	7	7
SUICP-COMBINED	1	0	2	3	6
Transferred Call	0	0	4	2	6
THEFTR	2	1	3	0	6
FIREP-STILL	2	2	1	1	6
REPO	1	3	1	1	6
DOMVIO	1	0	5	0	6
WANT	1	1	1	2	5
HEROINP-COMBINED	4	0	0	0	4
WAR	2	1	0	1	4
ACC	1	1	2	0	4
MEET	3	1	0	0	4
ASSLTR	1	1	1	1	4
HAZARD	2	1	0	1	4
AUTOR	2	0	0	1	3
SICKP-PD ONLY	1	0	1	1	3
PERDWP-COMBINED	1	0	1	1	3
FIGHT	1	1	0	1	3
THEFT	1	0	2	0	3
RMISS	0	0	0	3	3
MENACR	0	0	1	1	2

HCCMHB CFS Data09272021

<u>Problem</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021*</u>	<u>Total</u>
DISCON	0	2	0	0	2
SICK-COME	0	1	1	0	2
DIRPAT	0	1	1	0	2
CRDAM	1	1	0	0	2
PDOAP-CO	0	1	0	1	2
ANIMAL	0	1	0	1	2
CROWD	0	1	0	1	2
PARKER	0	1	1	0	2
ROBBIP-CO	1	0	0	0	1
CELL	0	1	0	0	1
ASSLTP-CO	0	0	0	1	1
SPOTSF	0	0	1	0	1
FOUND	0	1	0	0	1
HOSTAG	0	0	0	1	1
TSTOP	0	1	0	0	1
AUTO	1	0	0	0	1
ROBBR	0	0	1	0	1
RAPE	0	1	0	0	1
911EMER	0	0	1	0	1
CALL	0	0	1	0	1
BACKUP	0	0	1	0	1
Total	158	142	246	303	849

2021* = until 9/27/2021

Calls for Service at HCCMHB Properties					
<u>Address</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021*</u>	<u>Total</u>
1033 Parkson Pl	35	26	90	47	198
1035 Parkson Pl	12	13	31	28	84
1751 Gilsey Av	40	45	97	36	218
1753 Gilsey Av	35	24	37	20	116
1755 Gilsey Av	0	0	1	0	1
1757 Gilsey Av	61	28	108	17	214
1759 Gilsey Av	19	23	67	74	183
842 Hermosa Av	3	5	2	5	15
Total	205	164	433	227	1029

2021*= until 9/27/2021 04:06

PRIVATELY OWNED PROPERTIES RECEIVING SERVICES

Calls for Service at HCCMHB Properties					
<u>Problem</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021*</u>	<u>Total</u>
DIRPAT	0	10	86	39	135
NOISE	13	11	42	24	90
ADV	19	16	28	17	80
FAMTRB	17	16	22	11	66
DISORD	13	14	25	12	64
INV	12	4	16	8	40
SUSP	12	7	11	7	37
REPO	5	7	8	11	31
DRUG	6	4	11	6	27
ASSLT	6	4	14	3	27
NBRTRB	7	5	12	3	27
UNK	5	4	13	1	23
WANT	6	9	3	3	21
HEROINP-COMBINED	7	5	5	4	21
911CALL	0	1	11	7	19
TRESP	2	0	3	14	19
CROWD	8	1	4	3	16
ATL	4	3	5	3	15
SHOTS	4	1	5	3	13
SPOTS	0	1	12	0	13
MHRT	4	1	4	3	12
DOMVIO	3	4	4	1	12
WAR	4	1	5	1	11
FIGHT	3	1	5	2	11
MENACE	4	1	4	1	10
GUN	1	1	7	0	9
BER	1	0	4	4	9
DRUGR	2	0	2	5	9
SPOTSF	0	1	8	0	9
AUTOR	2	0	1	5	8
CRDAM	0	1	6	1	8
MHRTV	0	2	4	2	8
MEET	1	2	1	3	7
FIREP-STILL	3	2	1	0	6
KIDS	6	0	0	0	6
SICKP-PD ONLY	1	3	1	1	6
INFO	2	0	4	0	6
PARKER	1	2	1	2	6
PERDWP-COMBINED	0	1	2	2	5
911EMER	0	0	4	1	5
WEAPON	0	1	3	1	5
BE	2	1	0	1	4
DISCON	2	2	0	0	4
SHOOTP-COMBINED	0	1	2	1	4

HCCMHB CFS Data0927202102

Problem	2018	2019	2020	2021*	Total
ANIMAL	0	0	4	0	4
THEFT	2	0	1	1	4
RBURG	0	0	3	0	3
PDOAP-COMBINED	0	2	0	1	3
ACC	1	0	1	1	3
Transferred Call	1	1	1	0	3
AUTO	1	0	2	0	3
ASSLTP-COMBINED	0	1	2	0	3
TSTOP	1	2	0	0	3
CALL	2	0	1	0	3
DOMINP-COMBINED	1	0	1	0	2
MISS	1	1	0	0	2
SUICP-COMBINED	1	0	0	1	2
HAZARD	0	0	0	2	2
DIRPAW	0	1	1	0	2
CELL	1	1	0	0	2
SICK-COMBINED	1	0	1	0	2
THEFTR	0	0	0	1	1
PROSTI	0	0	1	0	1
STALK	1	0	0	0	1
ASSLTR	0	0	0	1	1
FIRWOR	0	1	0	0	1
FOUND	0	0	1	0	1
PRIS	0	0	1	0	1
BACKUP	0	0	0	1	1
STARUN	0	0	1	0	1
CRDAMR	1	0	0	0	1
SEX	1	0	0	0	1
SICALL	0	1	0	0	1
RAPER	0	0	0	1	1
SS	0	1	0	0	1
ACCIP-COMBINED	0	1	0	0	1
CHILD	0	0	1	0	1
CUTP-COMBINED	0	0	0	1	1
SERV	0	0	1	0	1
RALARM	1	0	0	0	1
Total	205	164	433	227	1029

2021* = until 9/27/2021 04:0

Hamilton County Community Mental Health Board

Parcel Number	Name	Address	Transfer Date	Sale Price	*
035-0001-0102-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	5604 MADISON RD	2/11/1991	\$0	
040-0003-0190-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	3953 MILLSBRAE AVE	10/27/1994	\$0	
050-0008-0086-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	4163 ALLENDALE DR	9/22/1994	\$0	
089-0001-0065-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	2340 AUBURN AVE	4/17/2003	\$0	
089-0001-0121-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	212 MCCORMICK PL	1/10/2001	\$2,510,000	
089-0001-0122-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	2350 AUBURN AVE	1/10/2001	\$2,510,000	
089-0001-0197-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	MCCORMICK PL	1/10/2001	\$2,510,000	
089-0001-0198-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	MCCORMICK PL	1/10/2001	\$2,510,000	
117-0006-0089-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	1420 REGENT AVE	2/11/1991	\$0	
117-0009-0008-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	7228 READING RD	1/28/1992	\$0	
117-0009-0020-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	7308 READING RD	5/4/2004	\$125,000	
117-0009-0049-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	1828 LOSANTIVILLE AVE	4/8/1993	\$0	
117-0010-0002-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	7636 READING RD	7/10/1995	\$0	
117-0012-0100-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	7076 EASTLAWN DR	6/22/1990	\$0	
117-0014-0028-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	1640 SUMMIT AVE	4/8/1993	\$0	
121-0001-0326-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	2819 LAWNDAL AVE	9/22/1994	\$0	
121-0001-0414-00	HAMILTON COUNTY MENTAL HEALTH AND RECOVERY SERVICES BC	5661 MONTGOMERY RD	10/16/1992	\$0	
122-0001-0380-00	HAMILTON COUNTY MENTAL HEALTH AND RECOVERY SERVICES BC	6225 LISBON AVE	2/2/2009	\$0	
122-0004-0030-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	3132 LOSANTIVILLE AVE	6/22/1990	\$0	
123-0002-0030-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	5500 LESTER RD	3/22/1995	\$0	
123-0002-0239-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	3172 MAPLELEAF AVE	7/10/1995	\$0	
124-0004-0105-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	6405 MONTGOMERY RD	1/28/1992	\$0	
126-0001-0031-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	5804 RIDGE AVE	9/22/1994	\$0	
126-0002-0040-00	HAMILTON COUNTY MENTAL HEALTH AND RECOVERY SERVICES BC	5920 E WOODMONT AVE	10/16/1992	\$0	
130-0002-0003-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	3910 ODIN AVE	2/11/1991	\$0	
173-0002-0029-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	3320 LEHMAN RD	10/27/1994	\$0	*
176-0020-0164-00	HAMILTON COUNTY MENTAL HEALTH AND RECOVERY SERVICES BC	758 TERRY ST	12/29/1993	\$0	*
176-0021-0149-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	581 ELBERON AVE	12/29/1993	\$0	*
176-0023-0144-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	819 SETON AVE	5/4/2004	\$125,000	*
177-0034-0160-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	515 WOODLAWN AVE	5/9/2003	\$0	*
178-0025-0136-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	3013 W EIGHTH ST	6/22/1990	\$0	*
179-0075-0560-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	1006 WINFIELD AVE	12/29/1993	\$0	*
179-0078-0240-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	724 TRENTON AVE	1/28/1992	\$0	*

Hamilton County Community Mental Health Board

Parcel Number	Name	Address	Transfer Date	Sale Price	*
179-0078-0532-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	722 TRENTON AVE	1/28/1992	\$0	*
195-0033-0086-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	1935 WASHBURN ST	2/11/1991	\$0	
208-0056-0091-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	2943 MONTANA AVE	10/27/1994	\$0	
208-0056-0122-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	2940 HARRISON AVE	4/8/1993	\$0	
208-0059-0125-00	HAMILTON COUNTY MENTAL HEALTH AND RECOVERY SERVICES BC	2844 QUEEN CITY AVE	2/2/2009	\$0	
208-0060-0347-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	3121 WESTBROOK DR	6/22/1990	\$0	
208-0065-0010-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	2846 LAFEUILLE AVE	7/10/1995	\$0	
211-0072-0084-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	3115 MOZART AVE	4/8/1993	\$0	
212-0062-0182-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	3306 WERK RD	5/11/1995	\$0	
228-0002-0024-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	2187 NORTH BEND RD	4/8/1993	\$0	
231-0001-0147-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	2626 CHESTERFIELD CT	1/1/1990	\$0	
233-0001-0093-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	1620 MARLOWE AVE	3/22/1995	\$0	
233-0002-0088-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	1685 CEDAR AVE	3/22/1995	\$0	
233-0003-0152-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	6122 GLADYS AVE	4/8/1993	\$0	
234-0002-0108-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	5724 HAMILTON AVE	7/10/1995	\$0	
235-0001-0045-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	1357 NORTH BEND RD	6/25/1990	\$0	
248-0001-0249-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	3041 N HEGRY CR	7/10/1995	\$0	
528-0003-0458-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	2421 BREMONT AVE	9/22/1994	\$0	
528-0003-0591-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	2496 CANTERBURY AVE	10/27/1994	\$0	
528-0004-0279-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	2432 LOSANTIVILLE AVE	7/10/1995	\$0	
602-0001-0024-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	6711 BELKENTON AVE	10/16/1992	\$0	
602-0002-0262-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	4050 ST JAMES AVE	1/28/1992	\$0	
602-0002-0557-00	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	ALPINE AVE	1/28/1992	\$0	
602-0008-0163-90	HAMILTON COUNTY COMMUNITY MENTAL HEALTH BOARD	6940 SILVERTON AVE	6/22/1990	\$0	