

April, 2015

KETTERING, OH

HOUSING MARKET ANALYSIS

Appendix

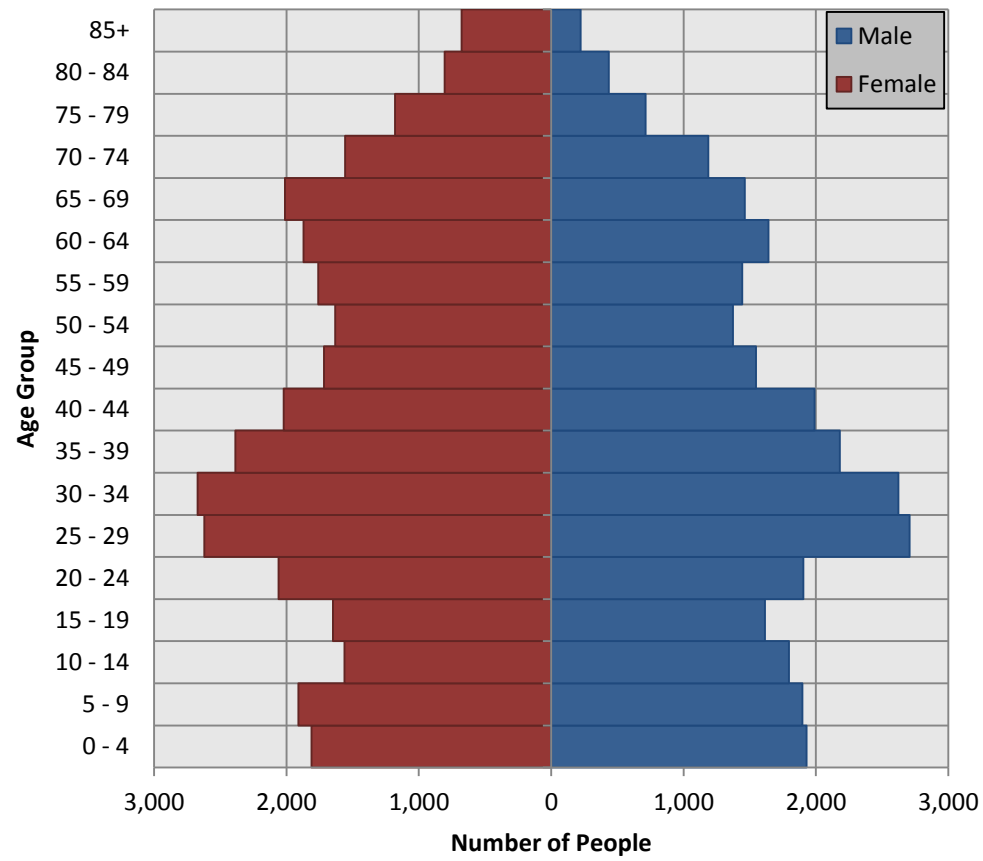
Prepared for:

The City of Kettering
3600 Shroyer Road
Kettering, OH 45429

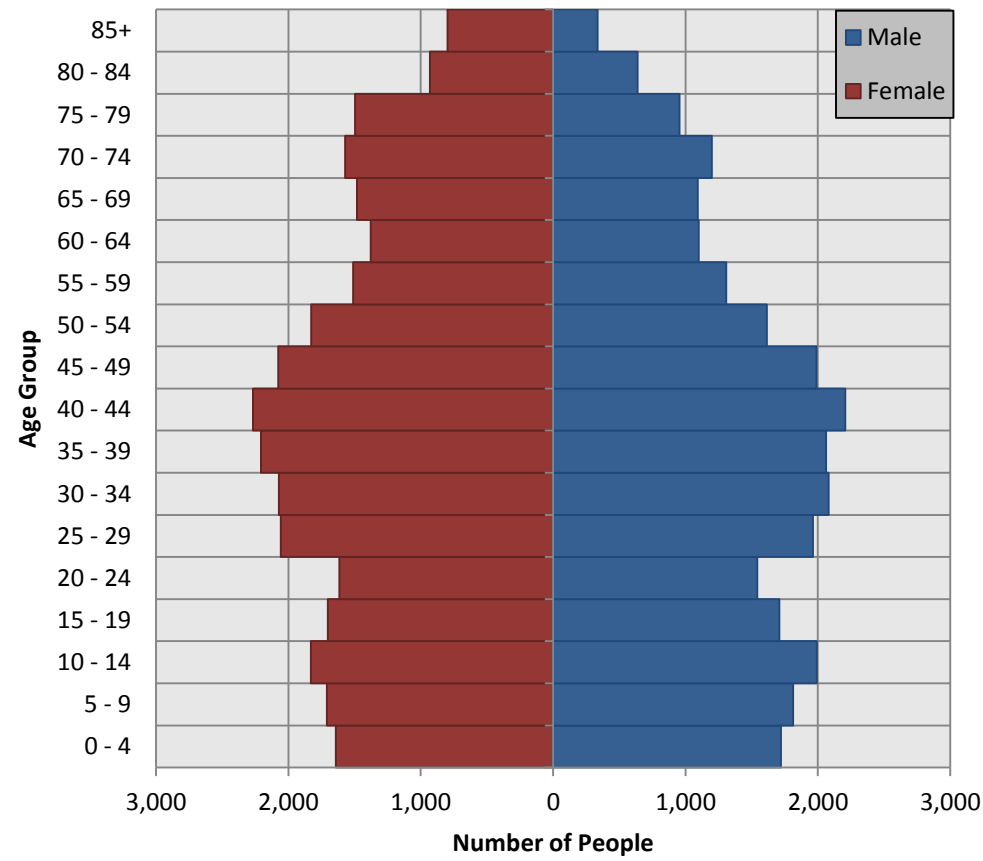
Prepared by:

Ryan Homs

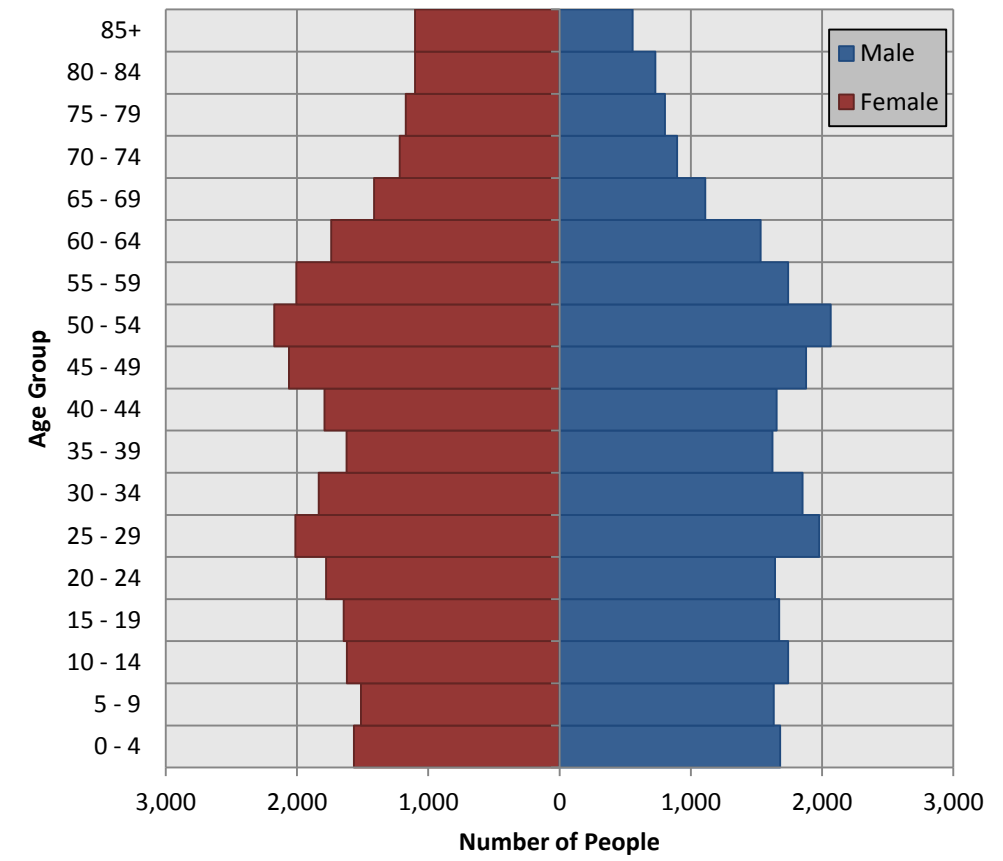
Population Age Pyramid
Kettering, OH (1990 Census)



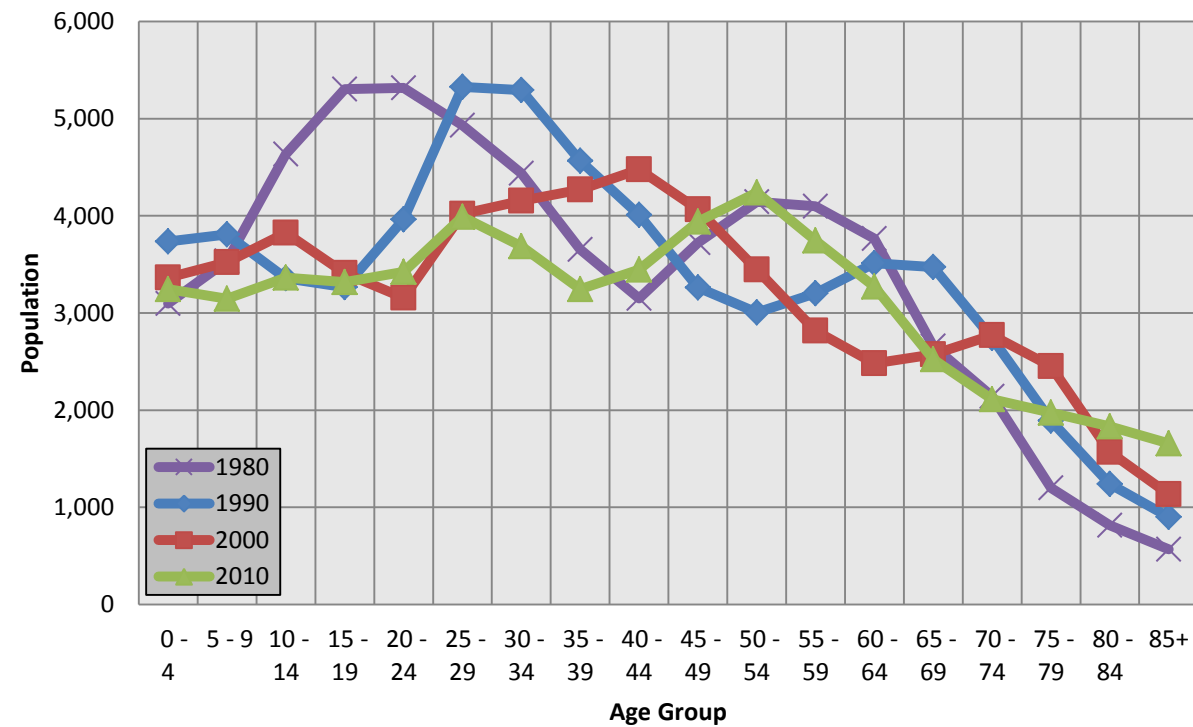
Population Age Pyramid
Kettering, OH (2000 Census)



Population Age Pyramid
Kettering, OH (2010 Census)

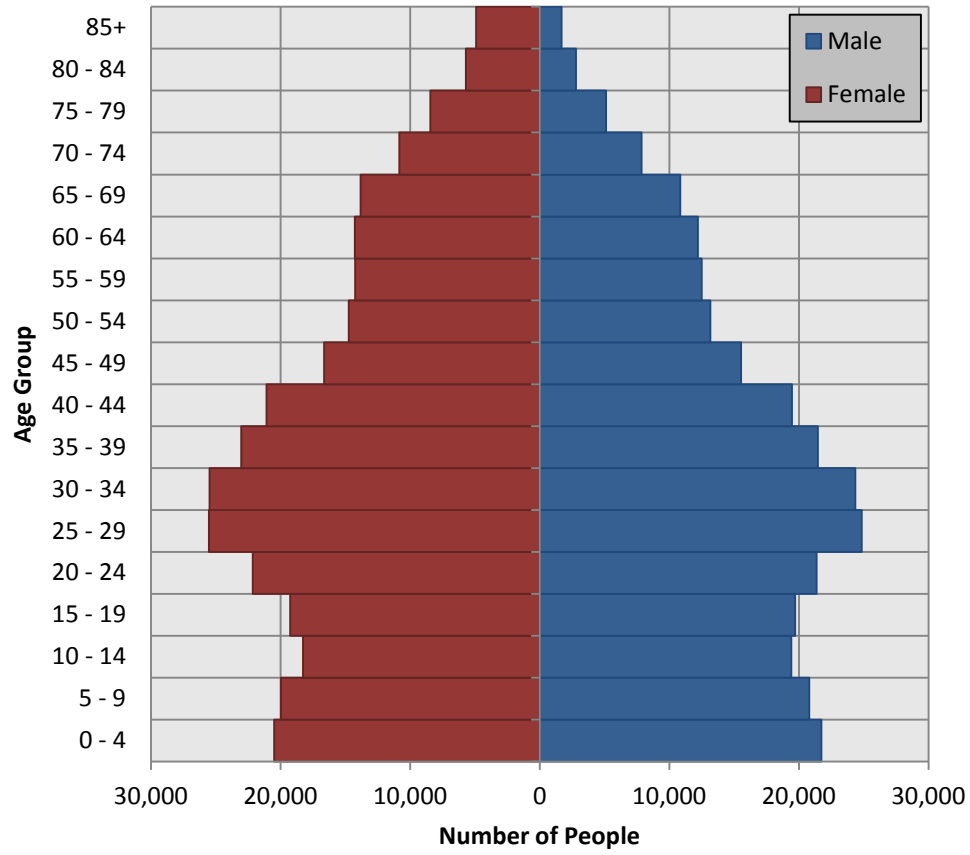


Population Distribution Trend (1980-2010)
Kettering, OH



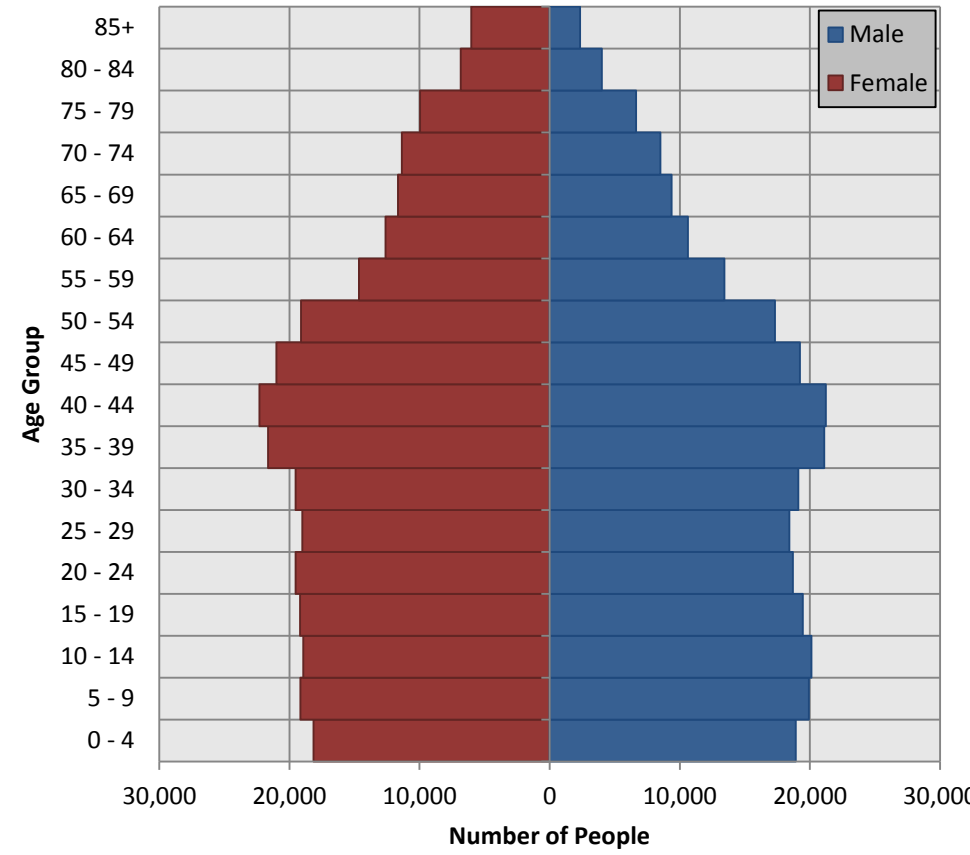
Population Age Pyramid

Montgomery County, OH (1990 Census)



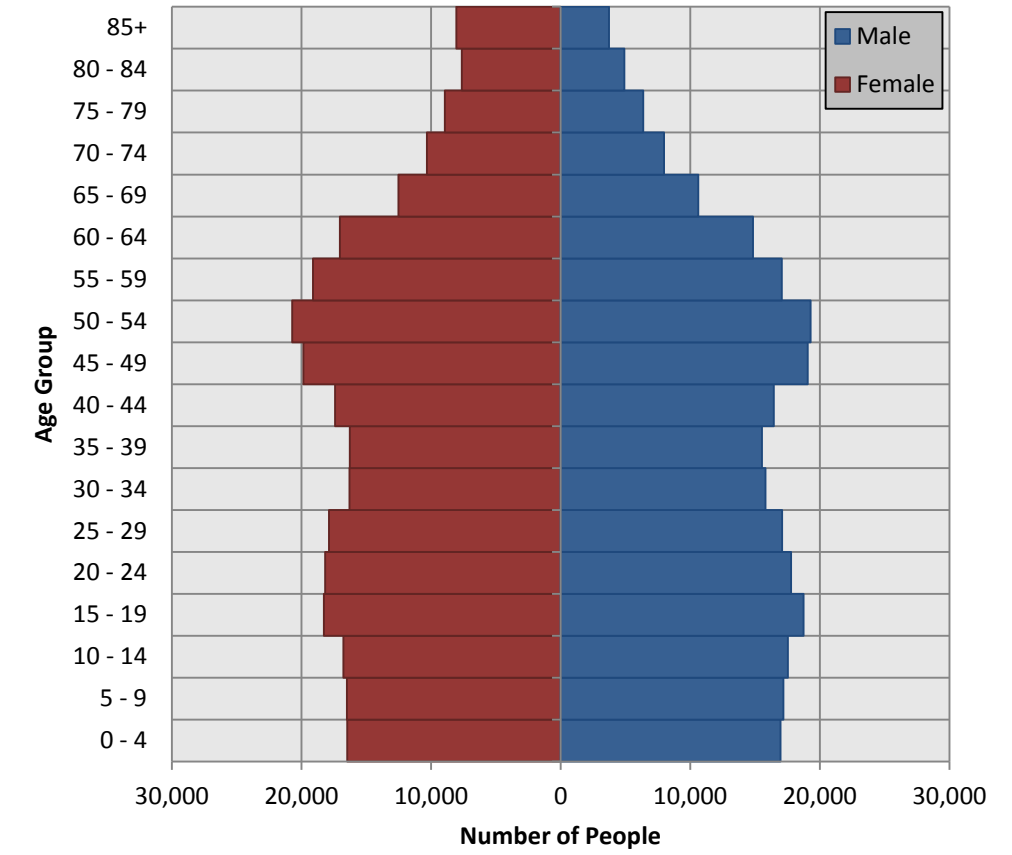
Population Age Pyramid

Montgomery County, OH (2000 Census)



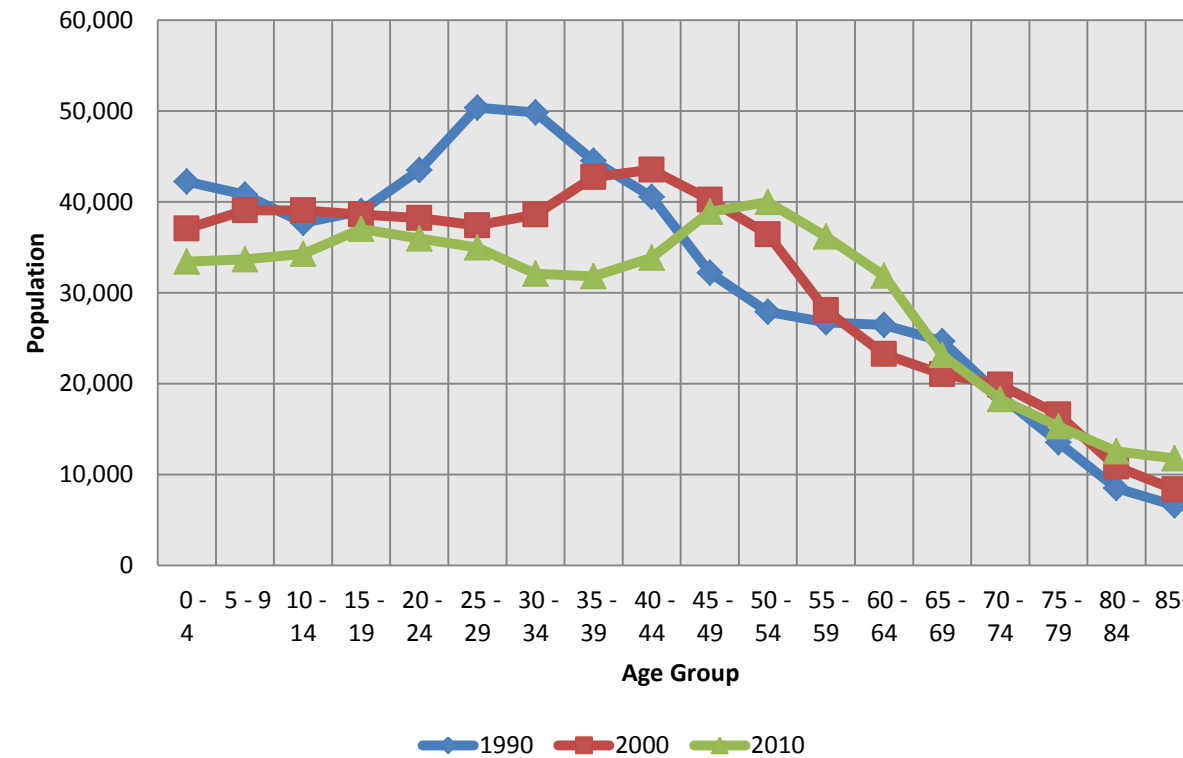
Population Age Pyramid

Montgomery County, OH (2010 Census)

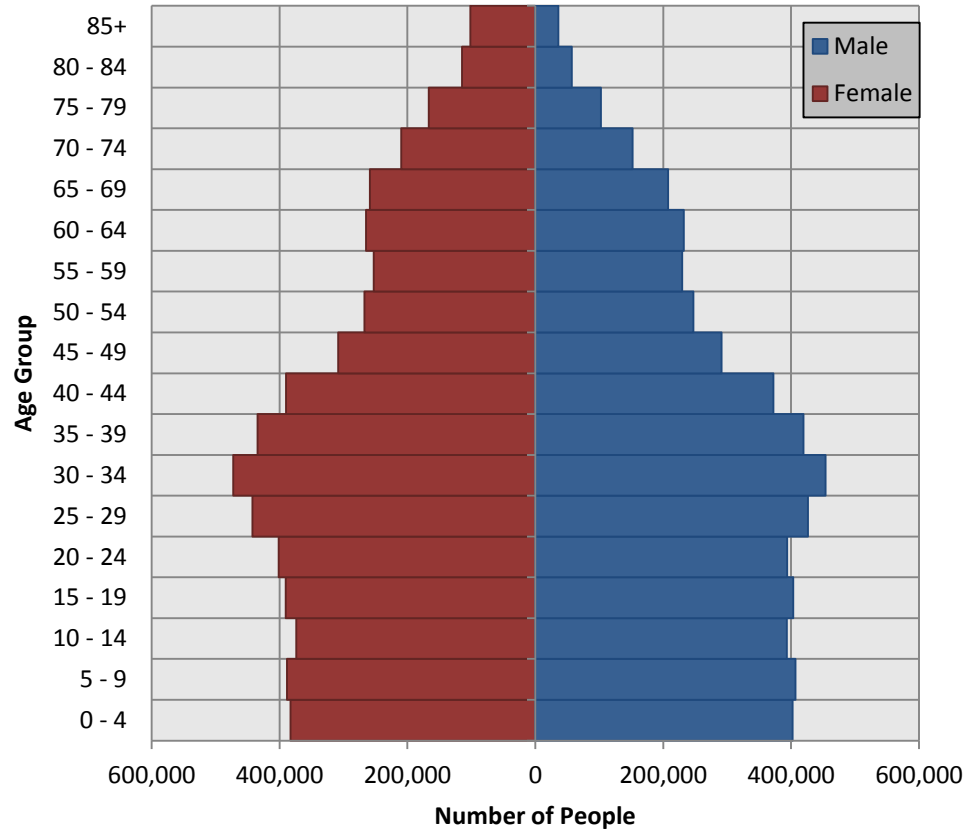


Population Distribution Trend (1990-2010)

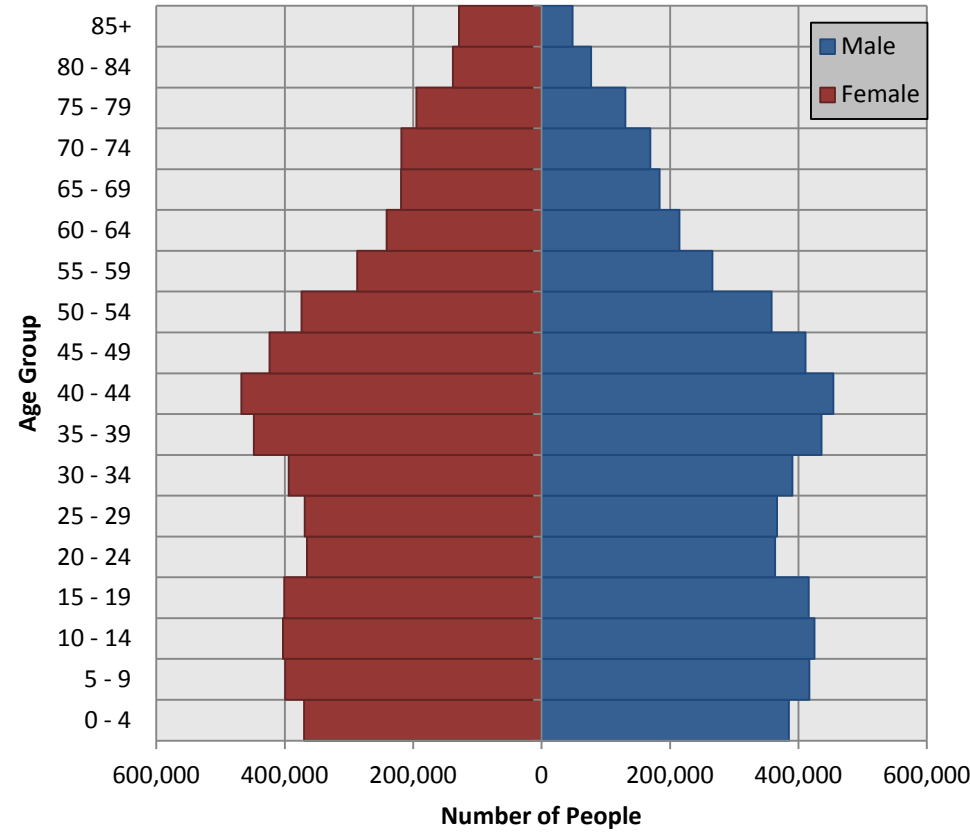
Montgomery County, OH



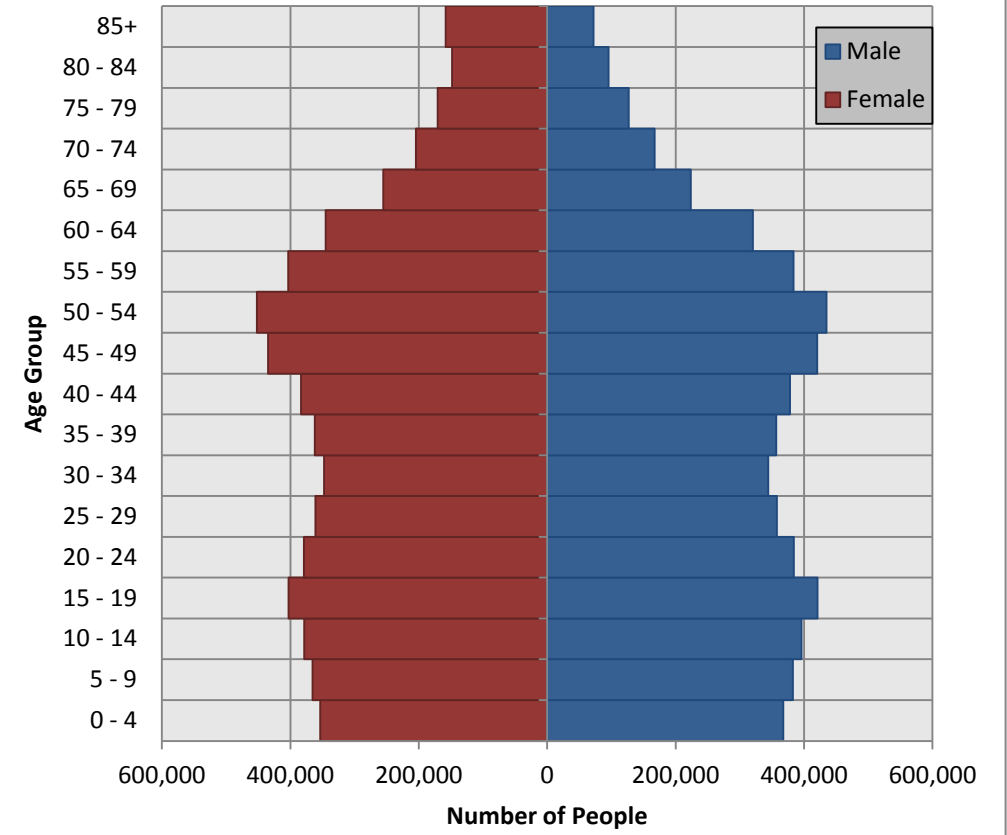
Population Age Pyramid
Ohio, USA (1990 Census)



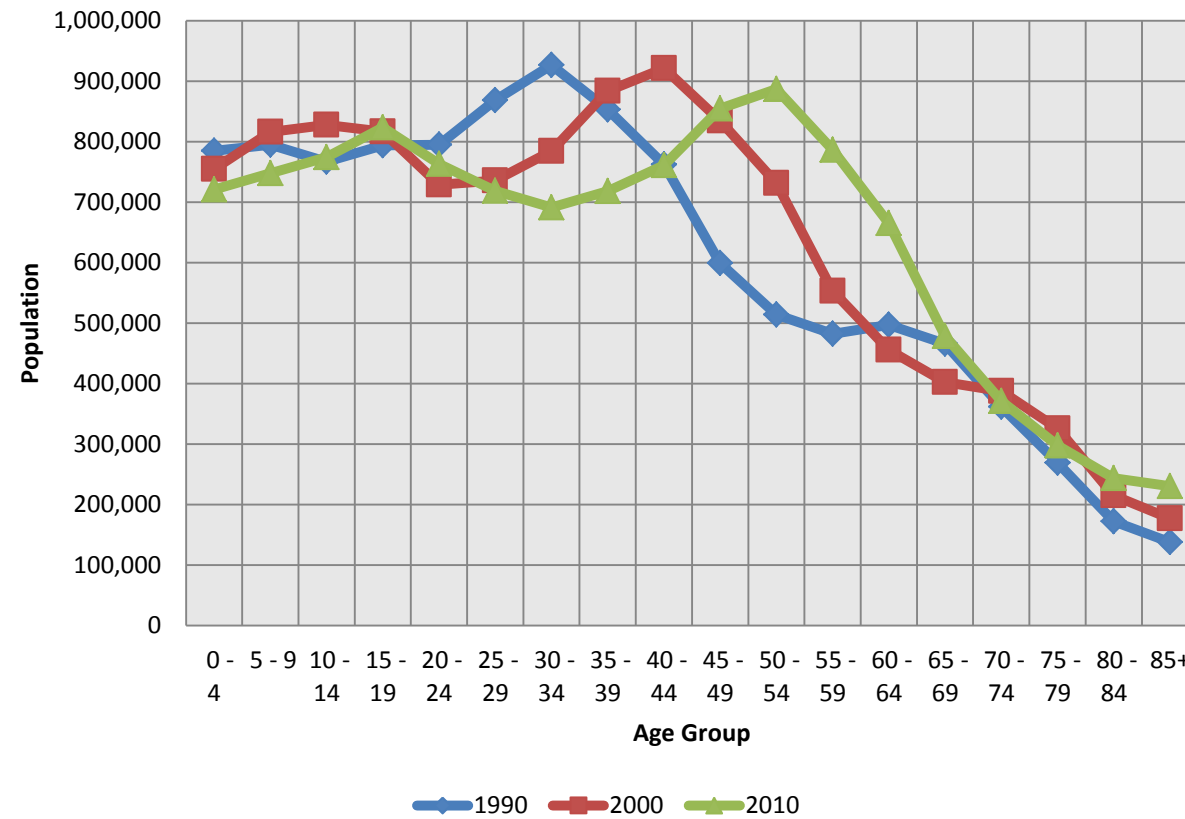
Population Age Pyramid
Ohio, USA (2000 Census)



Population Age Pyramid
Ohio, USA (2010 Census)

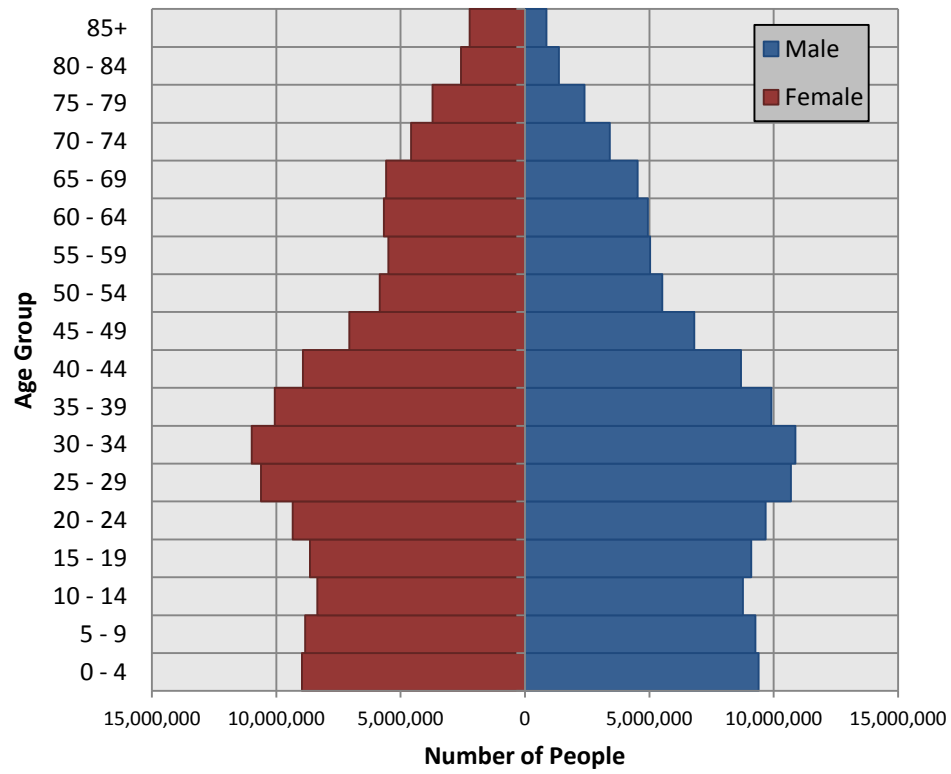


Population Distribution Trend (1990-2010)
Ohio, USA



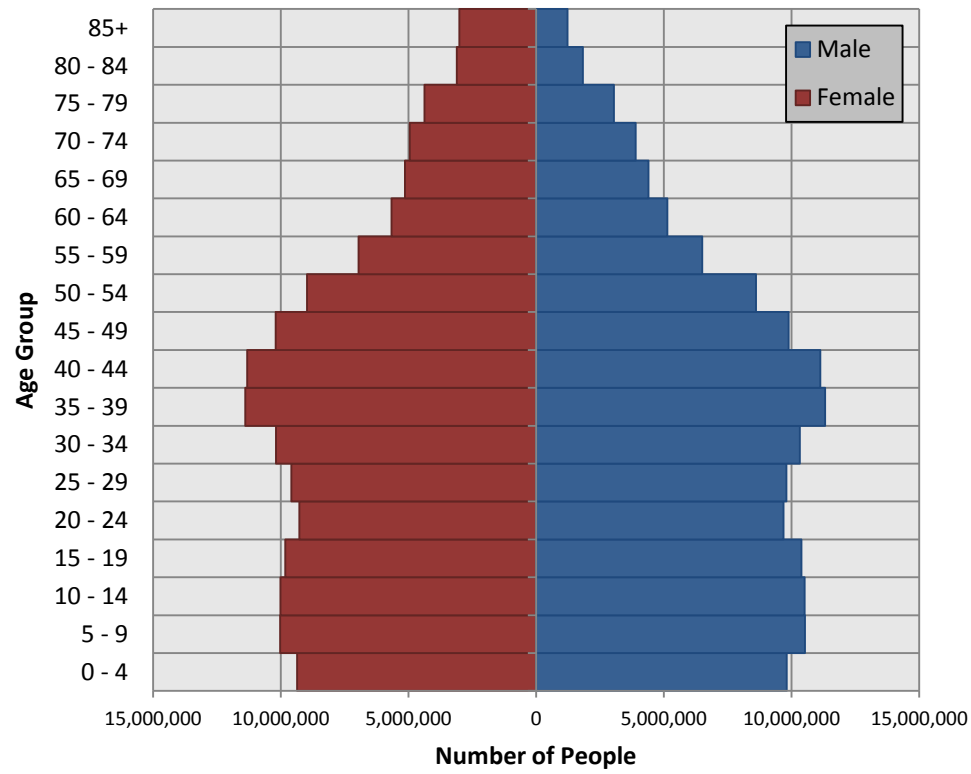
Population Age Pyramid

United States (1990 Census)



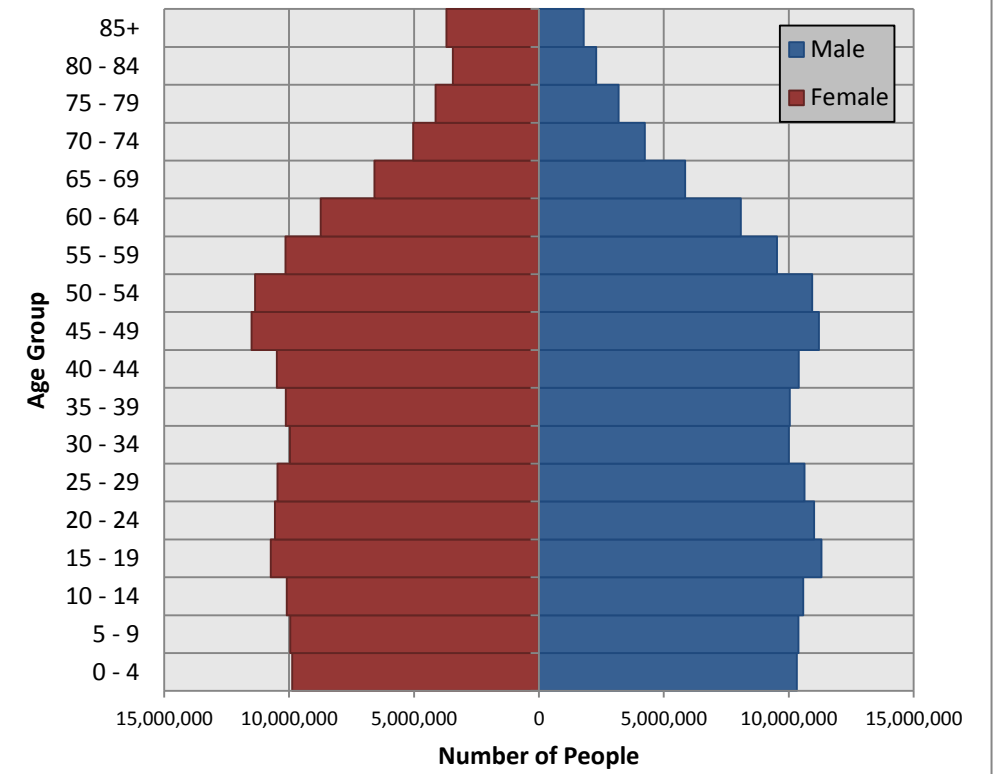
Population Age Pyramid

United States (2000 Census)



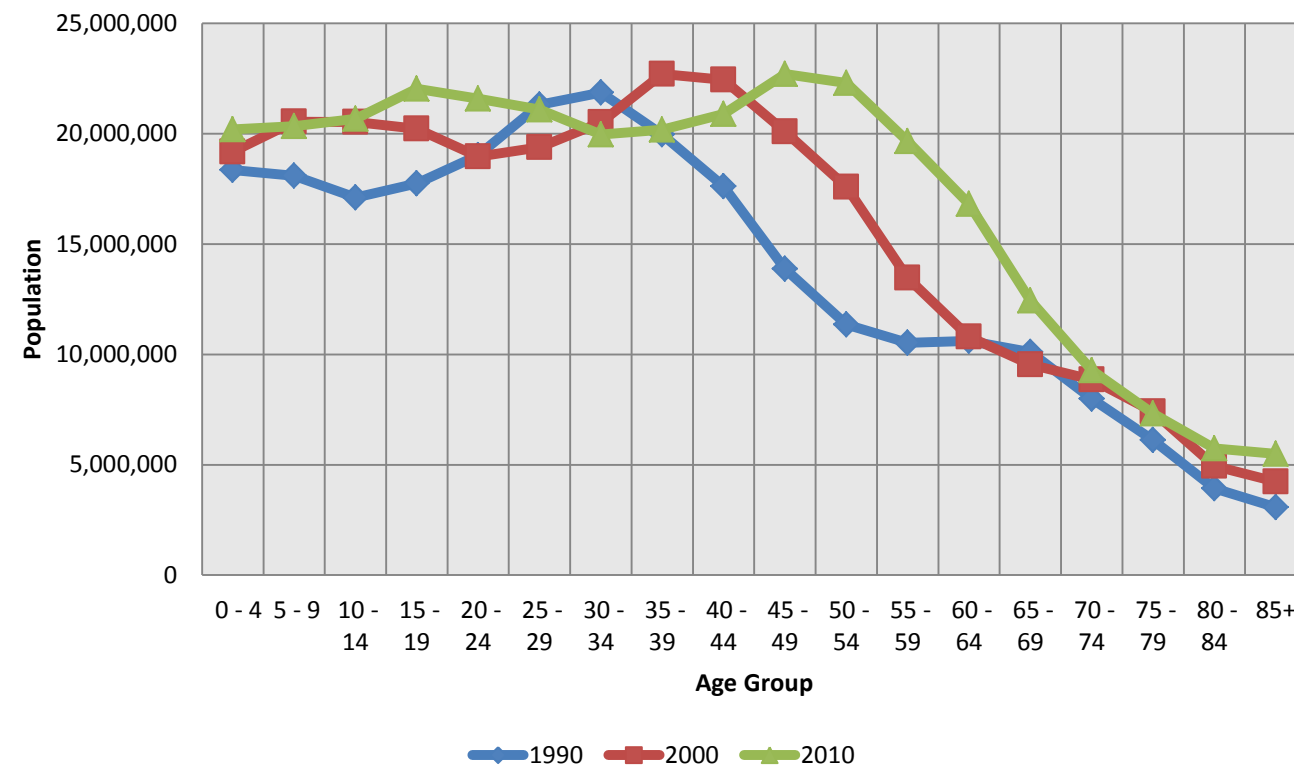
Population Age Pyramid

United States (2010 Census)



Population Distribution Trend (1990-2010)

United States



Population Trends & Projections for Kettering, Ohio

Kettering Population Changes & Projections (1990-2018)								
Year Age	1990	2000	Change (1990-2000)	2010	Change (2000-2010)	2018 (est.)	Change (2010-2018)	Revised Cohorts (2018 est.)
0 - 4	3,738	3,363	-375	3,247	-116	3,180	-67	0-4
5 - 9	3,809	3,523	-286	3,146	-377	(X)	(X)	(X)
10 - 14	3,359	3,824	+465	3,363	-461	6,394	-115	5-14
15 - 19	3,264	3,409	+145	3,318	-91	3,011	-307	15 - 19
20 - 24	3,965	3,157	-808	3,422	+265	3,256	-166	20 - 24
25 - 29	5,329	4,019	-1,310	3,989	-30	(X)	(X)	(X)
30 - 34	5,294	4,154	-1,140	3,688	-466	7,966	+289	25-34
35 - 39	4,567	4,270	-297	3,245	-1,025	(X)	(X)	(X)
40 - 44	4,011	4,476	+465	3,445	-1,031	6,312	-378	35-44
45 - 49	3,262	4,067	+805	3,941	-126	(X)	(X)	(X)
50 - 54	3,005	3,445	+440	4,240	+795	7,048	-1133	45-54
55 - 59	3,203	2,817	-386	3,747	+930	(X)	(X)	(X)
60 - 64	3,514	2,480	-1,034	3,272	+792	7,519	+500	55-64
65 - 69	3,474	2,573	-901	2,523	-50	(X)	(X)	(X)
70 - 74	2,742	2,771	+29	2,113	-658	5,572	+936	65-74
75 - 79	1,893	2,451	+558	1,974	-477	(X)	(X)	(X)
80 - 84	1,241	1,570	+329	1,833	+263	3,733	-74	75-84
85+	899	1,133	+234	1,657	+524	1,960	+303	85+
Total	60,569	57,502	-3,067	56,163	-1,339	55,951	-212	Total
Female Pop	31,904	30,178	-1,726	29,376	-802	29,173	-203	Female Pop
Male Pop	28,665	27,324	-1,341	26,787	-537	26,778	-9	Male Pop

1990, 2000 and 2010 data sources: 1990, 2000 and 2010 Decennial Census Counts

2018 data source: City of Kettering, Ohio Wilmington Pike Corridor Market Analysis Improvement Plan Committee Briefing. By Market Metric\$ LLC with data provided by DemographicsNow.com

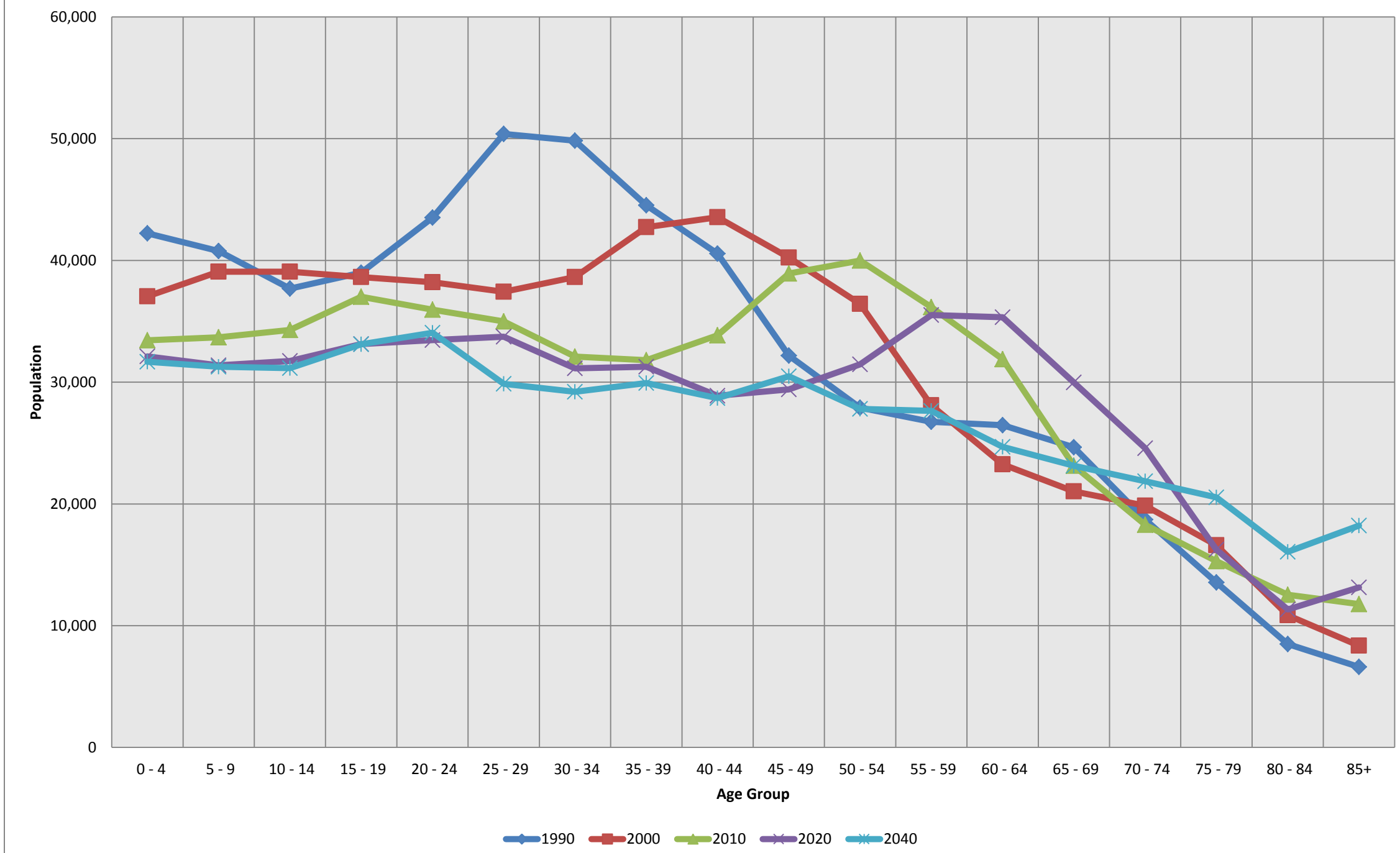
Population Trends & Projections for Montgomery County, Ohio

Montgomery County (1990-2040)									
Year Age	1990	2000	Change (1990-2000)	2010	Change (2000-2010)	2020 (est.)	Change (2010-2020)	2040 (est.)	Change (2020-2040)
0 - 4	42,232	37,054	-5,178	33,446	-3,608	32,120	-1,326	31,680	-440
5 - 9	40,778	39,081	-1,697	33,681	-5,400	31,380	-2,301	31,270	-110
10 - 14	37,687	39,070	+1,383	34,295	-4,775	31,740	-2,555	31,160	-580
15 - 19	38,987	38,629	-358	37,018	-1,611	33,130	-3,888	33,120	-10
20 - 24	43,517	38,209	-5,308	35,955	-2,254	33,450	-2,505	34,060	+610
25 - 29	50,382	37,423	-12,959	34,988	-2,435	33,740	-1,248	29,860	-3,880
30 - 34	49,840	38,629	-11,211	32,101	-6,528	31,130	-971	29,210	-1,920
35 - 39	44,522	42,727	-1,795	31,800	-10,927	31,270	-530	29,930	-1,340
40 - 44	40,559	43,548	+2,989	33,845	-9,703	28,890	-4,955	28,690	-200
45 - 49	32,187	40,227	+8,040	38,929	-1,298	29,400	-9,529	30,480	+1,080
50 - 54	27,903	36,424	+8,521	39,991	+3,567	31,460	-8,531	27,800	-3,660
55 - 59	26,745	28,094	+1,349	36,174	+8,080	35,520	-654	27,640	-7,880
60 - 64	26,462	23,250	-3,212	31,889	+8,639	35,340	+3,451	24,680	-10,660
65 - 69	24,662	21,022	-3,640	23,143	+2,121	29,970	+6,827	23,130	-6,840
70 - 74	18,711	19,857	+1,146	18,291	-1,566	24,580	+6,289	21,860	-2,720
75 - 79	13,543	16,600	+3,057	15,303	-1,297	16,250	+947	20,540	+4,290
80 - 84	8,489	10,861	+2,372	12,536	+1,675	11,330	-1,206	16,070	+4,740
85+	6,603	8,357	+1,754	11,768	+3,411	13,140	+1,372	18,220	+5,080
Total	573,809	559,062	-14,747	535,153	-23,909	513,830	-21,313	489,390	-24,450
Female Pop	298,940	290,691	-8,249	278,192	-12,499	267,890	-10,302	255,710	-12,180
Male Pop	274,869	268,371	-6,498	256,961	-11,410	245,940	-11,021	233,680	-12,260

Sources: 1990, 2000 and 2010 data from Decennial Census Counts. 2020 and 2040 data from Ohio Development Services Agency: <http://development.ohio.gov/files/research/P6058.pdf>

Population Distribution Trend & Projections (1990-2040)

Montgomery County, OH



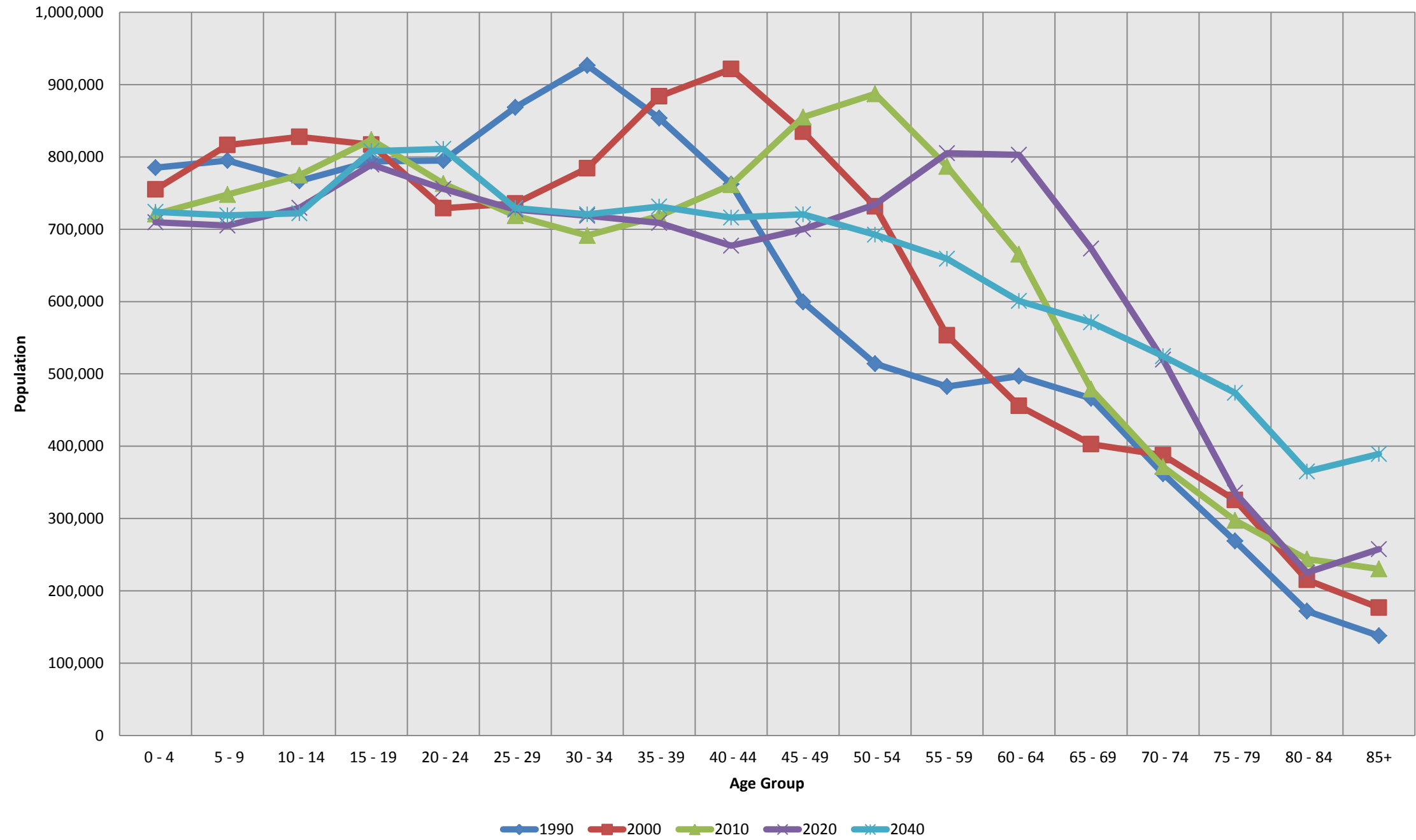
Population Trends & Projections for Ohio, USA

Ohio Population Changes & Projections (1990-2040)									
Year Age	1990	2000	Change (1990-2000)	2010	Change (2000-2010)	2020 (est.)	Change (2010-2020)	2040 (est.)	Change (2020-2040)
0 - 4	785,149	754,930	-30,219	720,856	-34,074	709,670	-11,186	724,110	+14,440
5 - 9	795,135	816,346	+21,211	747,889	-68,457	705,080	-42,809	719,330	+14,250
10 - 14	766,822	827,811	+60,989	774,699	-53,112	729,710	-44,989	721,940	-7,770
15 - 19	793,919	816,868	+22,949	823,682	+6,814	789,460	-34,222	808,050	+18,590
20 - 24	795,137	728,928	-66,209	763,116	+34,188	755,820	-7,296	810,970	+55,150
25 - 29	868,564	735,582	-132,982	718,630	-16,952	726,960	+8,330	729,330	+2,370
30 - 34	926,624	784,312	-142,312	691,329	-92,983	718,760	+27,431	720,700	+1,940
35 - 39	853,477	883,771	+30,294	718,462	-165,309	708,830	-9,632	731,370	+22,540
40 - 44	762,378	921,545	+159,167	761,369	-160,176	677,140	-84,229	716,220	+39,080
45 - 49	599,373	834,831	+235,458	855,134	+20,303	700,130	-155,004	720,570	+20,440
50 - 54	514,070	731,553	+217,483	887,057	+155,504	734,020	-153,037	692,530	-41,490
55 - 59	482,526	553,174	+70,648	786,857	+233,683	805,070	+18,213	659,300	-145,770
60 - 64	496,980	455,732	-41,248	665,409	+209,677	802,890	+137,481	600,840	-202,050
65 - 69	466,113	402,668	-63,445	478,864	+76,196	673,170	+194,306	571,220	-101,950
70 - 74	361,915	387,584	+25,669	371,370	-16,214	519,660	+148,290	524,530	+4,870
75 - 79	268,897	325,468	+56,571	297,519	-27,949	335,770	+38,251	473,750	+137,980
80 - 84	172,006	215,241	+43,235	243,833	+28,592	225,210	-18,623	365,110	+139,900
85+	138,030	176,796	+38,766	230,429	+53,633	257,520	+27,091	389,120	+131,600
Total	10,847,115	11,353,140	+506,025	11,536,504	+183,364	11,574,870	+38,366	11,679,010	+104,140
Female Pop	5,620,775	5,840,878	+220,103	5,904,348	+63,470	5,932,590	+28,242	6,011,120	+78,530
Male Pop	5,226,340	5,512,262	+285,922	5,632,156	+119,894	5,642,290	+10,134	5,669,140	+26,850

Sources: 1990, 2000 and 2010 data from Decennial Census Counts. 2020 and 2040 data from Ohio Development Services Agency: <http://development.ohio.gov/files/research/P6001.pdf>

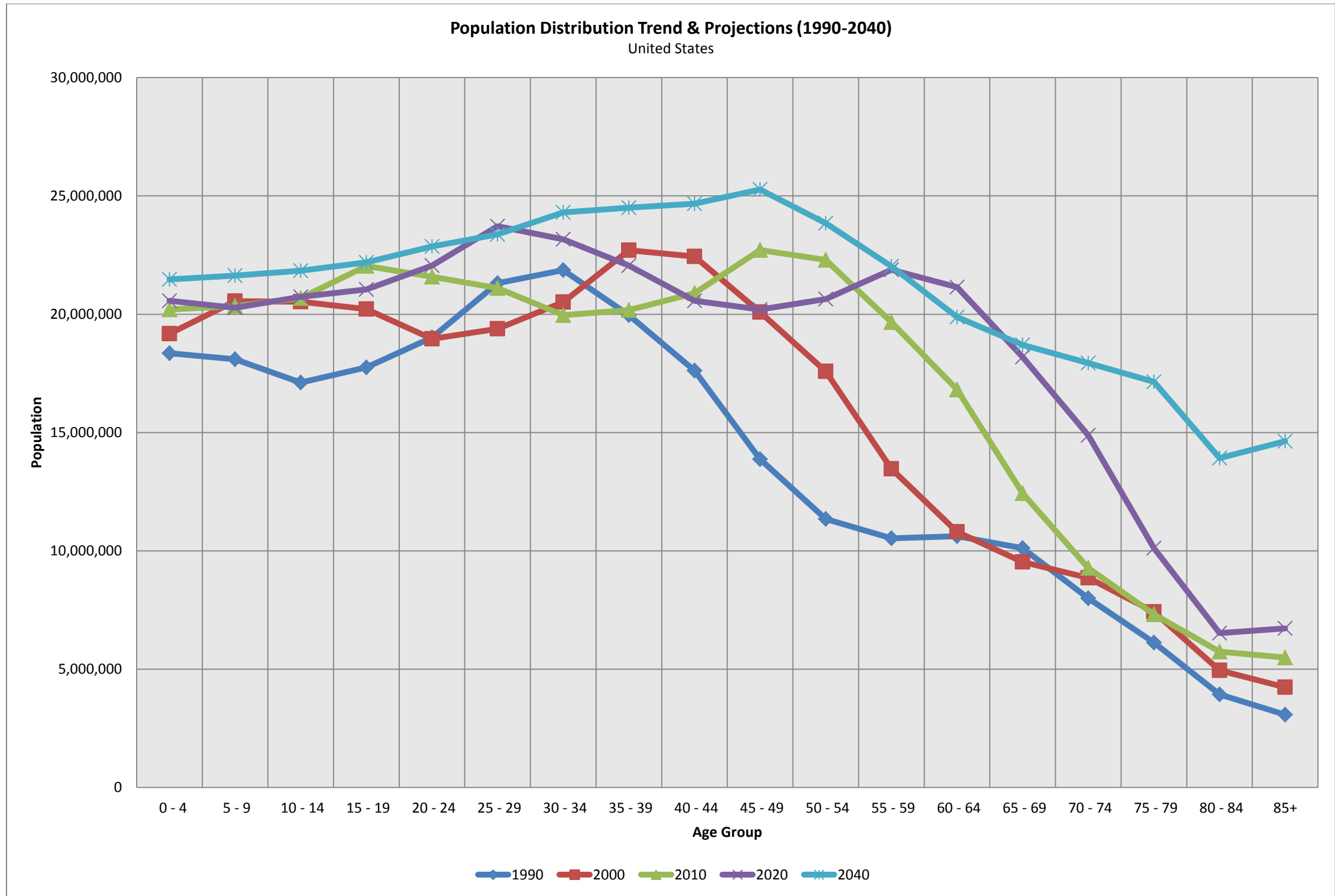
Population Distribution Trend & Projections (1990-2040)

Ohio, USA



United States Population Changes & Projections (1990-2040)									
Year Age	1990	2000	Change (1990-2000)	2010	Change (2000-2010)	2020 (est.)	Change (2010-2020)	2040 (est.)	Change (2020-2040)
0 - 4	18,354,443	19,175,798	+821,355	20,201,362	+1,025,564	20,568,000	+366,638	21,471,000	+903,000
5 - 9	18,099,179	20,549,505	+2,450,326	20,348,657	-200,848	20,274,000	-74,657	21,632,000	+1,358,000
10 - 14	17,114,249	20,528,072	+3,413,823	20,677,194	+149,122	20,735,000	+57,806	21,842,000	+1,107,000
15 - 19	17,754,015	20,219,890	+2,465,875	22,040,343	+1,820,453	21,048,000	-992,343	22,190,000	+1,142,000
20 - 24	19,020,312	18,964,001	-56,311	21,585,999	+2,621,998	22,059,000	+473,001	22,866,000	+807,000
25 - 29	21,313,045	19,381,336	-1,931,709	21,101,849	+1,720,513	23,722,000	+2,620,151	23,377,000	-345,000
30 - 34	21,862,887	20,510,388	-1,352,499	19,962,099	-548,289	23,168,000	+3,205,901	24,302,000	+1,134,000
35 - 39	19,963,117	22,706,664	+2,743,547	20,179,642	-2,527,022	22,060,000	+1,880,358	24,507,000	+2,447,000
40 - 44	17,615,786	22,441,863	+4,826,077	20,890,964	-1,550,899	20,568,000	-322,964	24,668,000	+4,100,000
45 - 49	13,872,573	20,092,404	+6,219,831	22,708,591	+2,616,187	20,204,000	-2,504,591	25,274,000	+5,070,000
50 - 54	11,350,513	17,585,548	+6,235,035	22,298,125	+4,712,577	20,638,000	-1,660,125	23,844,000	+3,206,000
55 - 59	10,531,756	13,469,237	+2,937,481	19,664,805	+6,195,568	21,879,000	+2,214,195	22,023,000	+144,000
60 - 64	10,616,167	10,805,447	+189,280	16,817,924	+6,012,477	21,141,000	+4,323,076	19,880,000	-1,261,000
65 - 69	10,111,735	9,533,545	-578,190	12,435,263	+2,901,718	18,194,000	+5,758,737	18,704,000	+510,000
70 - 74	7,994,823	8,857,441	+862,618	9,278,166	+420,725	14,882,000	+5,603,834	17,940,000	+3,058,000
75 - 79	6,121,369	7,415,813	+1,294,444	7,317,795	-98,018	10,112,000	+2,794,205	17,143,000	+7,031,000
80 - 84	3,933,739	4,945,367	+1,011,628	5,743,327	+797,960	6,527,000	+783,673	13,924,000	+7,397,000
85+	3,080,165	4,239,587	+1,159,422	5,493,433	+1,253,846	6,726,000	+1,232,567	14,634,000	+7,908,000
Total	248,709,873	281,421,906	+32,712,033	308,745,538	+27,323,632	334,503,000	+25,757,462	380,219,000	+45,716,000
Female Pop	127,470,455	143,368,343	+15,897,888	156,964,212	+13,595,869	169,467,000	+12,502,788	192,126,000	+22,659,000
Male Pop	121,239,418	138,053,563	+16,814,145	151,781,326	+13,727,763	165,036,000	+13,254,674	188,093,000	+23,057,000

Sources: 1990, 2000 and 2010 data from Decennial Census Counts. 2020 and 2040 data from US Census Bureau Population Projections: <http://www.census.gov/population/projections/data/national/2014/summarytables.html> (Table 9)



Appendix II: Gross Rent & Owner Costs as % of HH Income

Gross Rent as % of HH Income (Renter-Occupied Units)							
Kettering, OH (1989, 1999 & 2008-2012)							
Year	1989 (Specified)		1999 (Specified)		2008-2012 (All)		
% of Income	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	MOE	% of HHs
>20% of Income	3,375	39.14%	3,348	40.42%	2,452	+/- 437	27.4%
20% to 24.9% of Income	1,427	16.55%	1,122	13.54%	1,185	+/-208	13.2%
25% to 29.9% of Income	984	11.41%	897	10.83%	1,043	+/-176	11.7%
30% to 34.9% of Income	568	6.59%	704	8.50%	762	+/-186	8.5%
35%+ of Income	2,269	26.31%	2,213	26.71%	3,510	+/-321	39.2%
Total Units Computed	8,623	100.00%	8,284	100.00%	8,952	+/-357	100.00%

Gross Rent as % of HH Income (Renter-Occupied Units)							
Montgomery County (1989, 1999 & 2008-2012)							
Year	1989 (Specified)		1999 (Specified)		2008-2012 (All)		
% of Income	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	MOE	% of HHs
>20% of Income	27,908	35.46%	28,622	38.04%	18,066	+/- 1,324	23.2%
20% to 24.9% of Income	11,276	14.33%	10,115	13.44%	8,915	+/- 635	11.5%
25% to 29.9% of Income	9,177	11.66%	8,143	10.82%	9,483	+/- 740	12.2%
30% to 34.9% of Income	6,095	7.74%	5,825	7.74%	6,654	+/- 615	8.6%
35%+ of Income	24,244	30.81%	22,535	29.95%	34,651	+/- 1,130	44.6%
Total Units Computed	78,700	100.00%	75,240	100.00%	77,769	+/- 1,269	100.00%

Gross Rent as % of HH Income (Renter-Occupied Units)							
Ohio, USA (1989, 1999 & 2008-2012)							
Year	1989 (Specified)		1999 (Specified)		2008-2012 (All)		
% of Income	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	MOE	% of HHs
>20% of Income	430,173	35.11%	484,454	38.51%	345,852	+/-6,139	25.8%
20% to 24.9% of Income	174,668	14.26%	173,309	13.78%	167,108	+/-2,968	12.5%
25% to 29.9% of Income	138,817	11.33%	136,816	10.87%	153,546	+/-3,078	11.4%
30% to 34.9% of Income	94,494	7.71%	92,808	7.38%	116,064	+/-2,294	8.7%
35%+ of Income	387,063	31.59%	370,754	29.47%	559,411	+/-5,373	41.7%
Total Units Computed	1,225,215	100.00%	1,258,141	100.00%	1,341,981	+/-7,190	100.00%

Gross Rent as % of HH Income (Renter-Occupied Units)							
United States (1989, 1999 & 2008-2012)							
Year	1989 (Specified)		1999 (Specified)		2008-2012 (All)		
% of Income	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	MOE	% of HHs
>20% of Income	9,647,452	31.95%	11,408,244	35.06%	8,748,057	+/- 47,828	23.8%
20% to 24.9% of Income	4,453,652	14.75%	4,498,604	13.82%	4,606,906	+/- 20,417	12.5%
25% to 29.9% of Income	3,664,975	12.14%	3,666,233	11.27%	4,258,786	+/- 15,908	11.6%
30% to 34.9% of Income	2,562,684	8.49%	2,585,327	7.94%	3,344,207	+/- 15,572	9.1%
35%+ of Income	9,864,161	32.67%	10,383,959	31.91%	15,778,774	+/- 48,577	42.9%
Total Units Computed	30,192,924	100.00%	32,542,367	100.00%	36,736,730	+/- 109,826	100.00%

Gross Owner Costs as % of HH Income (Mortgaged Owner-Occupied Units)							
Kettering, OH (1989, 1999 & 2008-2012)							
Year	1989 (Specified)		1999 (Specified)		2008-2012 (All)		
% of Income (mortgaged units)	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	MOE	% of HHs
>20% of Income	6,148	59.36%	5,390	49.21%	4,414	+/-343	41.4%
20% to 24.9% of Income	1,823	17.60%	2,057	18.78%	1,995	+/-228	18.7%
25% to 29.9% of Income	1,007	9.72%	1,243	11.35%	1,300	+/-175	12.2%
30% to 34.9% of Income	477	4.61%	716	6.54%	925	+/-141	8.7%
35%+ of Income	902	8.71%	1,548	14.13%	2,032	+/-257	19.1%
Total Units Computed (mortgaged units)	10,357	100.00%	10,954	100.00%	10,666	+/-413	100.00%

Gross Owner Costs as % of HH Income (Mortgaged Owner-Occupied Units)							
Montgomery County (1989, 1999 & 2008-2012)							
Year	1989 (Specified)		1999 (Specified)		2008-2012 (All)		
% of Income (mortgaged units)	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	MOE	% of HHs
>20% of Income	49,664	56.64%	45,767	46.87%	36,274	+/-1,138	37.9%
20% to 24.9% of Income	14,725	16.79%	17,497	17.92%	17,115	+/-837	17.9%
25% to 29.9% of Income	8,763	9.99%	10,525	10.78%	12,001	+/-649	12.5%
30% to 34.9% of Income	4,828	5.51%	6,826	6.99%	7,621	+/-491	8.0%
35%+ of Income	9,709	11.07%	17,028	17.44%	22,664	+/-1,006	23.7%
Total Units Computed (mortgaged units)	87,689	100.00%	97,643	100.00%	95,675	+/-1,171	100.00%

Gross Owner Costs as % of HH Income (Mortgaged Owner-Occupied Units)							
Ohio (1989, 1999 & 2008-2012)							
Year	1989 (Specified)		1999 (Specified)		2008-2012 (All)		
% of Income (mortgaged units)	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	MOE	% of HHs
>20% of Income	784,321	54.81%	863,816	47.85%	832,210	+/- 6,914	39.8%
20% to 24.9% of Income	256,828	17.95%	319,129	17.68%	367,054	+/- 3,872	17.5%
25% to 29.9% of Income	150,705	10.53%	206,327	11.43%	257,486	+/- 3,589	12.3%
30% to 34.9% of Income	79,681	5.57%	124,032	6.87%	169,212	+/- 2,587	8.1%
35%+ of Income	159,331	11.14%	291,848	16.17%	466,590	+/- 3,231	22.3%
Total Units Computed (mortgaged units)	1,430,866	100.00%	1,805,152	100.00%	2,092,552	+/- 11,825	100.00%

Gross Owner Costs as % of HH Income (Mortgaged Owner-Occupied Units)							
United States (1990 and 2000 Census Counts & 2008-2012 ACS Data)							
Year	1989 (Specified)		1999 (Specified)		2008-2012 (All)		
% of Income (mortgaged units)	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	MOE	% of HHs
>20% of Income	13,763,497	46.36%	16,956,489	44.06%	17,603,354	+/- 114,353	34.9%
20% to 24.9% of Income	5,225,447	17.60%	6,648,470	17.28%	8,111,630	+/- 54,924	16.1%
25% to 29.9% of Income	3,608,225	12.15%	4,568,577	11.87%	6,169,595	+/- 38,024	12.2%
30% to 34.9% of Income	2,234,212	7.53%	2,904,280	7.55%	4,414,966	+/- 25,594	8.8%
35%+ of Income	4,857,097	16.36%	7,403,569	19.24%	14,132,336	+/- 35,587	28.0%
Total Units Computed (mortgaged units)	29,688,478	100.00%	38,481,385	100.00%	50,431,881	+/- 245,564	100.00%

Gross Owner Costs as % of HH Income (Non-Mortgaged Owner-Occupied Units)							
Kettering, OH (1989, 1999 & 2008-2012)							
Year	1989 (Specified)		1999 (Specified)		2008-2012 (All)		
% of Income (non-mortgaged units)	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	MOE	% of HHs
>20% of Income	5,066	85.46%	4,336	83.98%	3,940	+/-546	75.6%
20% to 24.9% of Income	287	4.84%	267	5.17%	378	+/-98	7.3%
25% to 29.9% of Income	237	4.00%	220	4.26%	350	+/-94	6.7%
30% to 34.9% of Income	109	1.84%	77	1.49%	126	+/-56	2.4%
35%+ of Income	229	3.86%	263	5.09%	421	+/-110	8.1%
Total Units Computed (non-mortgaged units)	5,928	100.00%	5,163	100.00%	5,215	+/-304	100.00%

Gross Owner Costs as % of HH Income (Non-Mortgaged Owner-Occupied Units)							
Montgomery County (1989, 1999 & 2008-2012)							
Year	1989 (Specified)		1999 (Specified)		2008-2012 (All)		
% of Income (non-mortgaged units)	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	MOE	% of HHs
>20% of Income	32,023	79.37%	29,303	78.50%	29,846	+/-1,577	69.0%
20% to 24.9% of Income	2,727	6.76%	2,601	6.97%	3,750	+/-367	8.7%
25% to 29.9% of Income	1,715	4.25%	1,526	4.09%	2,922	+/-311	6.8%
30% to 34.9% of Income	918	2.28%	1,117	2.99%	1,675	+/-298	3.9%
35%+ of Income	2,965	7.35%	2,781	7.45%	5,048	+/-403	11.7%
Total Units Computed (non-mortgaged units)	40,348	100.00%	37,328	100.00%	43,241	+/-894	100.00%

Gross Owner Costs as % of HH Income (Non-Mortgaged Owner-Occupied Units)							
Ohio (1989, 1999 & 2008-2012)							
Year	1989 (Specified)		1999 (Specified)		2008-2012 (All)		
% of Income (non-mortgaged units)	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	MOE	% of HHs
>20% of Income	667,745	80.02%	637,273	80.57%	714,293	+/- 8,130	72.2%
20% to 24.9% of Income	56,321	6.75%	51,483	6.51%	80,623	+/- 1,898	8.2%
25% to 29.9% of Income	33,951	4.07%	30,301	3.83%	53,796	+/- 1,629	5.4%
30% to 34.9% of Income	20,563	2.46%	18,914	2.39%	35,990	+/- 1,259	3.6%
35%+ of Income	55,929	6.70%	53,005	6.70%	104,618	+/- 2,045	10.6%
Total Units Computed (non-mortgaged units)	834,509	100.00%	790,976	100.00%	989,320	+/- 6,918	100.00%

Gross Owner Costs as % of HH Income (Non-Mortgaged Owner-Occupied Units)							
United States (1990 and 2000 Census Counts & 2008-2012 ACS Data)							
Year	1989 (Specified)		1999 (Specified)		2008-2012 (All)		
% of Income (non-mortgaged units)	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	MOE	% of HHs
>20% of Income	12,083,247	77.71%	12,870,943	79.01%	17,612,983	+/- 84,136	71.8%
20% to 24.9% of Income	1,062,948	6.84%	1,039,549	6.38%	1,879,847	+/- 12,304	7.7%
25% to 29.9% of Income	672,214	4.32%	641,946	3.94%	1,244,241	+/- 7,899	5.1%
30% to 34.9% of Income	439,608	2.83%	420,803	2.58%	849,874	+/- 6,907	3.5%
35%+ of Income	1,291,725	8.31%	1,316,079	8.08%	2,935,004	+/- 15,400	12.0%
Total Units Computed (non-mortgaged units)	15,549,742	100.00%	16,289,320	100.00%	24,521,949	+/- 106,981	100.00%

Appendix III: Housing Cost Spreads between 1990 and 2008-2012

NOTE: On the next four tables, the value spread of \$1,000 to \$1,499 is left empty for 1990 because the Census did not include the category. Rather, the 1990 Census included housing costs of greater than \$1,000. As such, for 1990, the number of households in the "\$1,500 or more" category really equals "\$1,000 or more."

Gross Rent Distribution (Renter-Occupied Housing Units)							
Kettering, OH (1990 and 2000 Census Counts & 2008-2012 ACS Data)							
Year	1990 (Specified)		2000 (Specified)		2008-2012 (All)		
Monthly Gross Rent	Units	% of Units	Units	% of Units	Units	MOE	% of Units
Less than \$200	429	4.83%	199	2.32%	122	+/-73	1.3%
\$200 to \$299	653	7.35%	298	3.47%	117	+/-78	1.2%
\$300 to \$499	4,270	48.09%	2,473	28.81%	1,270	+/-205	13.4%
\$500 to \$749	2,820	31.76%	3,549	41.34%	3,281	+/-312	34.6%
\$750 to \$999	319	3.59%	1,349	15.72%	2,484	+/-235	26.2%
\$1,000 to \$1,499	(X)	(X)	343	4.00%	1,489	+/-252	15.7%
\$1,500 or more	194	2.18%	159	1.85%	351	+/-124	3.7%
Units paying rent	8,685	97.82%	8,370	97.51%	9,114	+/-361	96.2%
No cash rent	194	2.18%	214	2.49%	362	+/-113	3.8%
Total Units (RO)	8,879	100.00%	8,584	100.00%	9,476	+/-372	100.00%
Median Rent (Current Dollars)	\$453	(X)	\$570	(X)	\$731	+/- \$21	(X)
Median Rent (2012-Dollars)	\$771	(X)	\$760	(X)	\$731	+/- \$21	(X)

Gross Rent Distribution (Renter-Occupied Units)							
Montgomery County (1990 and 2000 Census Counts & 2008-2012 ACS Data)							
Year	1990 (Specified)		2000 (Specified)		2008-2012 (All)		
Monthly Gross Rent	Units	% of Units	Units	% of Units	Units	MOE	% of Units
Less than \$200	8,995	10.86%	5,392	6.69%	2,716	+/-371	3.3%
\$200 to \$299	11,550	13.95%	4,466	5.54%	2,589	+/-363	3.1%
\$300 to \$499	37,137	44.84%	24,886	30.86%	9,814	+/-594	11.8%
\$500 to \$749	18,510	22.35%	30,515	37.84%	28,550	+/-955	34.3%
\$750 to \$999	2,204	2.66%	8,654	10.73%	22,616	+/-971	27.1%
\$1,000 to \$1,499	(X)	(X)	2,514	3.12%	10,615	+/-698	12.7%
\$1,500 or more	1,425	1.72%	699	0.87%	2,529	+/-391	3.0%
Units paying rent	79,821	96.39%	77,126	95.65%	79,429	+/-1,259	95.3%
No cash rent	2,992	3.61%	3,508	4.35%	3,909	+/-389	4.7%
Total Units (RO)	82,813	100.00%	80,634	100.00%	83,338	+/-1,328	100.00%
Median Rent (Current Dollars)	\$403	(X)	\$525	(X)	\$715	+/- \$8	(X)
Median Rent (2012-Dollars)	\$686	(X)	\$700	(X)	\$715	+/- \$8	(X)

Gross Rent Distribution (Renter-Occupied Units)							
Ohio (1990 and 2000 Census Counts & 2008-2012 ACS Data)							
Year	1990 (Specified)		2000 (Specified)		2008-2012 (All)		
Monthly Gross Rent	Units	% of Units	Units	% of Units	Units	MOE	% of Units
Less than \$200	149,166	11.53%	92,089	6.81%	44,912	+/-1,564	3.1%
\$200 to \$299	206,428	15.96%	79,362	5.87%	51,788	+/-1,246	3.6%
\$300 to \$499	621,708	48.07%	433,404	32.04%	173,900	+/-2,969	11.9%
\$500 to \$749	225,629	17.44%	488,189	36.09%	498,617	+/-4,576	34.2%
\$750 to \$999	27,810	2.15%	139,699	10.33%	360,880	+/-4,453	24.8%
\$1,000 to \$1,499	(X)	(X)	40,997	3.03%	200,330	+/-3,527	13.8%
\$1,500 or more	12,964	1.00%	13,527	1.00%	47,871	+/-1,436	3.3%
Units paying rent	1,243,705	96.16%	1,287,267	95.17%	1,378,298	+/-7,403	94.6%
No cash rent	49,675	3.84%	65,381	4.83%	79,128	+/-1,842	5.4%
Total RO Units	1,293,380	100.00%	1,352,648	100.00%	1,457,426	+/-7,561	100.00%
Median Rent (Current Dollars)	\$378	(X)	\$515	(X)	\$710	+/- \$3	(X)
Median Rent (2012-Dollars)	\$644	(X)	\$687	(X)	\$710	+/- \$3	(X)

Gross Rent Distribution (Renter-Occupied Units)							
United States (1990 and 2000 Census Counts & 2008-2012 ACS Data)							
Year	1990 (Specified)		2000 (Specified)		2008-2012 (All)		
Monthly Gross Rent	Units	% of Units	Units	% of Units	Units	MOE	% of Units
Less than \$200	2,815,090	8.75%	1,844,181	5.24%	661,898	+/-5,660	1.7%
\$200 to \$299	3,736,190	11.61%	1,818,764	5.17%	1,235,834	+/-8,832	3.1%
\$300 to \$499	11,814,251	36.72%	7,739,515	21.99%	3,081,587	+/-13,143	7.8%
\$500 to \$749	8,471,363	26.33%	11,860,298	33.69%	8,502,029	+/-23,551	21.4%
\$750 to \$999	2,637,755	8.20%	6,045,173	17.17%	9,074,445	+/-31,874	22.8%
\$1,000 to \$1,499	(X)	(X)	3,054,099	8.68%	9,665,632	+/-42,976	24.3%
\$1,500 or more	1,276,044	3.97%	1,024,296	2.91%	5,340,686	+/-35,233	13.4%
Units paying rent	30,750,693	95.59%	33,386,326	94.85%	37,562,111	+/-112,958	94.5%
No cash rent	1,419,343	4.41%	1,813,176	5.15%	2,180,030	+/-10,145	5.5%
Total RO Units	32,170,036	100.00%	35,199,502	100.00%	39,742,141	+/-115,303	100.00%
Median Rent (Current-Dollars)	\$447	(X)	\$602	(X)	\$889	+/- \$1	(X)
Median Rent (2012-Dollars)	\$761	(X)	\$803	(X)	\$889	+/- \$1	(X)

Select Monthly Owner-Costs Distribution (Mortgaged OO Units)							
Kettering, OH (1990 and 2000 Census Counts & 2008-2012 ACS Data)							
Year	1990 (Specified)		2000 (Specified)		2008-2012 (All)		
Monthly Gross Owner-Costs	Units	% of Units	Units	% of Units	Units	MOE	% of Units
Less than \$300	432	4.17%	54	0.49%	8	+/-12	0.01%
\$300 to \$499	2,239	21.59%	364	3.32%	184	+/-84	1.7%
\$500 to \$699	3,162	30.49%	1,508	13.76%	579	+/-140	5.4%
\$700 to \$999	2,941	28.36%	3,763	34.34%	1,809	+/-233	16.9%
\$1,000 to \$1,499	973	9.38%	3,851	35.14%	4,744	+/-297	44.4%
\$1,500 to \$1,999	340	3.28%	890	8.12%	2,286	+/-248	21.4%
\$2,000 or more	282	2.72%	529	4.83%	1,086	+/-167	10.2%
Total OO Units (mortgaged)	10,369	100.00%	10,959	100.00%	10,696	+/-415	100.00%
Median Owner-costs (current-dollars)	\$652	(X)	\$984	(X)	\$1,302	+/- \$26	(X)
Median Owner-Costs (2012-dollars)	\$1,110	(X)	\$1,312	(X)	\$1,302	+/- \$26	(X)

Select Monthly Owner-Costs Distribution (Non-Mortgaged OO Units)							
Kettering, OH (1990 and 2000 Census Counts & 2008-2012 ACS Data)							
Year	1990 (Specified)		2000 (Specified)		2008-2012 (All)		
Monthly Gross Owner-Costs (non-mortgaged units)	Units	% of Units	Units	% of Units	Units	MOE	% of Units
Less than \$100	46	0.77%	0	0.00%	14	+/-21	0.3%
\$100 to \$199	1,942	32.53%	230	4.41%	80	+/-58	1.5%
\$200 to \$299	2,949	49.41%	1,684	32.26%	413	+/-109	7.9%
\$300 to \$399	671	11.24%	1,798	34.44%	884	+/-149	16.8%
\$400 or more	361	6.05%	1,508	28.89%	3,858	+/-308	73.5%
Total OO Units (non-mortgaged)	5,969	100.00%	5,220	100.00%	5,249	+/-307	100.00%
Median owner-costs (current-dollars)	\$227	(X)	\$333	(X)	\$487	+/- \$13	(X)
Median owner-costs (2012-dollars)	\$387	(X)	\$444	(X)	\$487	+/- \$13	(X)

Select Monthly Owner-Costs Distribution (Mortgaged OO Units)							
Montgomery County (1990 and 2000 Census Counts & 2008-2012 ACS Data)							
Year	1990 (Specified)		2000 (Specified)		2008-2012 (All)		
Monthly Gross Owner-Costs (mortgaged units)	Units	% of Units	Units	% of Units	Units	MOE	% of Units
Less than \$300	5,180	5.89%	595	0.61%	120	+/-61	0.1%
\$300 to \$499	22,931	26.05%	5,800	5.91%	1,692	+/-274	1.8%
\$500 to \$699	25,527	29.00%	14,958	15.24%	5,784	+/-470	6.0%
\$700 to \$999	21,531	24.46%	32,755	33.38%	18,943	+/-884	19.7%
\$1,000 to \$1,499	9,297	10.56%	30,207	30.78%	37,486	+/-939	39.1%
\$1,500 to \$1,999	2,160	2.45%	9,071	9.24%	19,330	+/-746	20.1%
\$2,000 or more	1,386	1.57%	4,738	4.83%	12,613	+/-593	13.1%
Units Mortgaged	88,012	100.00%	98,124	100.00%	95,968	+/-1,173	100.00%
Median Owner-costs (current-dollars)	\$619	(X)	\$953	(X)	\$1,258	+/- \$13	(X)
Median Owner-Costs (2012-dollars)	\$1,054	(X)	\$1,271	(X)	\$1,258	+/- \$13	(X)

Select Monthly Owner-Costs Distribution (Non-Mortgaged OO Units)							
Montgomery County (1990 and 2000 Census Counts & 2008-2012 ACS Data)							
Year	1990 (Specified)		2000 (Specified)		2008-2012 (All)		
Monthly Gross Owner-Costs (non-mortgaged units)	Units	% of Units	Units	% of Units	Units	MOE	% of Units
Less than \$100	727	1.78%	358	0.94%	184	+/-89	0.4%
\$100 to \$199	16,090	39.43%	2,970	7.81%	1,023	+/-211	2.4%
\$200 to \$299	17,340	42.49%	13,151	34.57%	4,614	+/-416	10.6%
\$300 to \$399	4,631	11.35%	11,806	31.03%	8,987	+/-573	20.6%
\$400 or more	2,021	4.95%	9,757	25.65%	28,778	+/-830	66.0%
Non-mortgaged units	40,809	100.00%	38,042	100.00%	43,586	+/-902	100.00%
Median owner-costs (current-dollars)	\$216	(X)	\$319	(X)	\$470	+/- \$6	(X)
Median owner-costs (2012-dollars)	\$368	(X)	\$425	(X)	\$470	+/- \$6	(X)

Selected Monthly Owner-Costs Distribution (Mortgaged OO Units)

Ohio (1990 and 2000 Census & 2008-2012 ACS Data)

Year	1990 (Specified)		2000 (Specified)		2008-2012 (All)		
Monthly Gross Owner-Costs (mortgaged units)	Units	% of Units	Units	% of Units	Units	MOE	% of Units
Less than \$300	70,113	4.89%	12,564	0.69%	4,706	+/-463	0.2%
\$300 to \$499	374,621	26.10%	117,778	6.50%	44,503	+/-1,277	2.1%
\$500 to \$699	423,102	29.48%	289,243	15.96%	132,452	+/-2,251	6.3%
\$700 to \$999	359,881	25.07%	551,675	30.45%	397,076	+/-3,860	18.9%
\$1,000 to \$1,499	152,227	10.61%	545,936	30.13%	740,391	+/-5,901	35.3%
\$1,500 to \$1,999	35,341	2.46%	184,386	10.18%	425,335	+/-4,767	20.3%
\$2,000 or more	19,960	1.39%	110,162	6.08%	354,985	+/-3,638	16.9%
Units Mortgaged	1,435,245	100.00%	1,811,744	100.00%	2,099,448	+/-11,796	100.00%
Median Owner-costs (current-dollars, mortgaged)	\$624	(X)	\$963	(X)	\$1,303	+/- \$3	(X)
Median Owner-Costs (2012-dollars, mortgaged)	\$1,063	(X)	\$1,284	(X)	\$1,303	+/- \$3	(X)

Select Monthly Owner-Costs Distribution (Non-Mortgaged OO Units)

Ohio (1990 and 2000 Census Counts & 2008-2012 ACS Data)

Year	1990 (Specified)		2000 (Specified)		2008-2012 (All)		
Monthly Gross Owner-Costs (non-mortgaged units)	Units	% of Units	Units	% of Units	Units	MOE	% of Units
Less than \$100	24,325	2.89%	9,409	1.17%	5,666	+/-488	0.6%
\$100 to \$199	373,241	44.35%	112,854	14.08%	47,632	+/-1,259	4.8%
\$200 to \$299	333,386	39.62%	312,394	38.98%	143,754	+/-2,047	14.4%
\$300 to \$399	78,365	9.31%	211,093	26.34%	223,923	+/-2,692	22.4%
\$400 or more	32,181	3.82%	155,629	19.42%	577,860	+/-5,204	57.9%
Non-mortgaged units	841,498	100.00%	801,379	100.00%	998,835	+/-6,990	100.00%
Median owner-costs (current-dollars)	\$205	(X)	\$289	(X)	\$438	+/- \$2	(X)
Median owner-costs (2012-dollars)	\$349	(X)	\$385	(X)	\$438	+/- \$2	(X)

Selected Monthly Owner-Costs Distribution (Mortgaged OO Units)

United States (1990 and 2000 Census Counts & 2008-2012 ACS Data)

Year	1990 (Specified)		2000 (Specified)		2008-2012 (All)		
Monthly Gross Owner-Costs (mortgaged units)	Units	% of Units	Units	% of Units	Units	MOE	% of Units
Less than \$300	1,455,511	4.88%	255,243	0.66%	90,178	+/-2,071	0.2%
\$300 to \$499	5,711,092	19.16%	2,149,992	5.56%	803,497	+/-7,465	1.6%
\$500 to \$699	6,635,180	22.26%	4,943,283	12.79%	2,479,280	+/-15,093	4.9%
\$700 to \$999	7,497,193	25.15%	9,612,512	24.86%	6,945,037	+/-34,307	13.7%
\$1,000 to \$1,499	5,294,990	17.76%	11,679,988	30.21%	13,664,107	+/-64,133	27.0%
\$1,500 to \$1,999	1,847,081	6.20%	5,555,203	14.37%	10,299,293	+/-55,795	20.3%
\$2,000 or more	1,370,688	4.60%	4,467,666	11.56%	16,389,865	+/-86,781	32.4%
Units Mortgaged	29,811,735	100.00%	38,663,887	100.00%	50,671,257	+/-244,375	100.00%
Median Owner-costs (current-dollars, mortgaged)	\$736	(X)	\$1,088	(X)	\$1,559	+/- \$2	(X)
Median Owner-Costs (2012-dollars, mortgaged)	\$1,253	(X)	\$1,451	(X)	\$1,559	+/- \$2	(X)

Selected Monthly Owner-Costs Distribution (Non-Mortgaged OO Units)

United States (1990 and 2000 Census Counts & 2008-2012 ACS Data)

Year	1990 (Specified)		2000 (Specified)		2008-2012 (All)		
Monthly Gross Owner-Costs (non-mortgaged units)	Units	% of Units	Units	% of Units	Units	MOE	% of Units
Less than \$100	960,802	6.10%	294,438	1.78%	293,726	+/-3,568	1.2%
\$100 to \$199	6,372,610	40.49%	2,809,421	16.98%	1,688,436	+/-9,775	6.8%
\$200 to \$299	5,058,575	32.14%	5,429,110	32.81%	3,798,299	+/-20,904	15.3%
\$300 to \$399	1,930,923	12.27%	3,670,892	22.18%	4,631,964	+/-23,439	18.7%
\$400 or more	1,415,414	8.99%	4,344,360	26.25%	14,400,979	+/-62,512	58.0%
Non-mortgaged units	15,738,324	100.00%	16,548,221	100.00%	24,813,404	+/-107,168	100.00%
Median owner-costs (current-dollars, non-mortgaged)	\$209	(X)	\$295	(X)	\$449	+/- \$2	(X)
Median owner-costs (2012-dollars, non-mortgaged)	\$356	(X)	\$393	(X)	\$449	+/- \$2	(X)

Appendix IV: WARN Notices Issued in the Dayton MSA (1996-2014)

WARN Notices for the Dayton MSA			
(1996-2014, as of December 26, 2014)			
Employer	City (County)	Date	Potential Jobs Impacted
American Pad & Paper Co.	Miamisburg (Montgomery)	8/21/1996	148
Printpak, Inc.	Dayton (Montgomery)	8/30/1996	186
Computer Science Corp.	Dayton (Montgomery)	11/15/1996	157
491 (1996 total)			
CONMED Corporation	Dayton (Montgomery)	5/15/1997	100
EG&G Mound Applied Tech	Miamisburg (Montgomery)	7/28/1997	75
J.C. Penney	Dayton (Montgomery)	8/27/1997	163
Woody's Market	West Carrollton (Montgomery)	10/30/1997	80
Wright-Patterson AFB	Fairborn (Greene)	11/17/1997	127
DAP, Inc	Tipp City (Miami)	12/9/1997	58
Lazarus	Dayton (Montgomery)	12/12/1997	140
743 (1997 total)			
Kimro	Moraine (Montgomery)	1/28/1998	85
Transport Support, Inc	Moraine (Montgomery)	2/10/1998	50
Allied Automotive Group	Dayton (Montgomery)	2/13/1998	50
McAlpin Company	Dayton (Montgomery)	3/9/1998	373
Xpedx	Miamisburg (Montgomery)	8/7/1998	83
Woody's Market	West Carrollton (Montgomery)	9/3/1998	111
LOGICON	Dayton (Montgomery)	10/28/1998	99
Primestar	Kettering (Montgomery)	11/30/1998	232
1,083 (1998 total)			
Frindly's Food Service	Troy (Miami)	1/7/1999	180
Pitney Bowes Management Svc	Dayton (Montgomery)	1/28/1999	177
CTI Communications, Inc.	Piqua (Miami)	3/1/1999	115
Cendant	Centerville (Montgomery)	3/8/1999	145
Norwest Mortgage, Inc.	Fairborn (Greene)	3/24/1999	70
Whistler Auto-Mation	Covington (Miami)	4/30/1999	113
Hechinger	Dayton (Montgomery)	6/14/1999	79
Giddings & Lewis	Dayton (Montgomery)	6/28/1999	73

Employer	City (County)	Date	Potential Jobs Impacted
Meritor	Moraine (Montgomery)	10/5/1999	149
AutoNation	Beavercreek (Greene)	12/14/1999	83

1,184 (1999 total)

Electra Form, Inc	Vandalia (Montgomery)	2/3/2000	56
Stolle Precision Tool Company	Dayton (Montgomery)	2/18/2000	52
Aftermarket Technology Corp	Dayton (Montgomery)	4/17/2000	110
Roberds, Inc.	W.carrollton, Vandalia (Montgomery)	5/8/2000	150
Roberds, Inc.	Fairborn (Greene)	5/8/2000	300
Department of the Air Force	Fairborn (Greene)	6/3/2000	175
Franciscan Medical Center	Dayton (Montgomery)	7/13/2000	1,600
NCR	Dayton (Montgomery)	7/19/2000	79
Flowserve Corp.	Dayton (Montgomery)	8/17/2000	111
The Standard Register	Dayton (Montgomery)	10/12/2000	110
Dopaco	Carlisle (Mont/Warren)	10/16/2000	99
Emery Worldwide Airlines	Fairborn (Greene)	11/9/2000	129

2,971 (2000 total)

Fraser Papers Nexfor	West Carrollton (Montgomery)	2/15/2001	305
TASC Services Corporation	Fairborn (Greene)	3/28/2001	83
Innovative Home Products, Inc.	Covington (Miami)	5/7/2001	65
BWX Technologies, Inc.	Miamisburg (Montgomery)	5/24/2001	144
Spring Hill Nurseries Company	Tipp City (Miami)	7/3/2001	845
Emery Worldwide Airlines	Vandalia (Montgomery)	9/5/2001	767
U.S. Airways	Vandalia (Montgomery)	9/28/2001	288
Doctors Foster and Smith, Inc	Dayton (Montgomery)	10/30/2001	119
Advertising Display Company	Kettering (Montgomery)	11/13/2001	86
Emery Worldwide Airlines	Vandalia (Montgomery)	12/7/2001	58

2,760 (2001 total)

Heidelberg	Dayton (Montgomery)	1/30/2002	175
Metaldyne	Troy (Miami)	3/19/2002	94
McCauley Propeller Systems	Vandalia (Montgomery)	6/13/2002	173
KeyCorp	Dayton (Montgomery)	6/18/2002	70
Vernay	Yellow Springs (Greene)	8/29/2002	167
U.S. Airways	Vandalia (Montgomery)	9/11/2002	74
Trend Western	WPAFB (Greene)	9/13/2002	61
Champion Plastics, Inc.	Kettering (Montgomery)	9/16/2002	75
BXW Technologies, Inc.	Miamisburg (Montgomery)	10/7/2002	532

Employer	City (County)	Date	Potential Jobs Impacted
Delphi's Harrison Thermal Systems	Moraine (Montgomery)	10/24/2002	592
Group Health Associates	Dayton (Montgomery)	12/3/2002	97

2,110 (2002 total)

Media Consultants Systems Integrators	Kettering (Montgomery)	6/10/2003	59
Uniprise, a UnitedHealth Group	Kettering (Montgomery)	6/10/2003	193
LTV Copperweld	Piqua (Miami)	7/28/2003	276
Wellington Home Products, Inc.	Xenia (Greene)	8/6/2003	94
St. Joseph Children's Treatment Center	Dayton (Montgomery)	12/4/2003	148
CH2MHill Mound, Inc.	Miamisburg (Montgomery)	12/9/2003	130

900 (2003 total)

NCR Corporation	Dayton (Montgomery)	12/24/2003	200
Elder-Beerman Stores Corporation	Moraine (Montgomery)	1/5/2004	314
Ryan International Airlines, Inc	Vandalia (Montgomery)	2/24/2004	121
Flex-N-Gate Deuer	Dayton (Montgomery)	4/22/2004	145
Humana Military Healthcare Services, Inc.	Dayton (Montgomery)	4/23/2004	211
DT Industries, Inc	Dayton (Montgomery)	5/24/2004	129
The Hewitt Soap Company	Dayton (Montgomery)	6/29/2004	171
Transport Support, Inc.	Moraine (Montgomery)	7/6/2004	57
Cooper Tools	Dayton (Montgomery)	8/11/2004	100
MPI International Fineblanking Corporation	Dayton (Montgomery)	12/14/2004	132

1,580 (2004 total)

K Mart Store #3100	Dayton (Montgomery)	2/15/2005	60
MT Picture Display Corp. of North America (Ohio)	Troy (Miami)	8/17/2005	236
CH2M Hill Mound Inc	Miamisburg (Montgomery)	8/30/2005	115
National City Mortgage Co	Miamisburg (Montgomery)	11/8/2005	77
DT Management, Inc. aba: Doubletree Dayton Hotel	Dayton (Montgomery)	11/15/2005	95
M.T. Picture Display Corporation of America (Ohio)	Troy (Miami)	12/5/2005	480

1,063 (2005 total)

UPS Cartage Services Inc.	Vandalia (Montgomery)	4/4/2006	1,210
---------------------------	-----------------------	----------	-------

Employer	City (County)	Date	Potential Jobs Impacted
Johnson Controls, Inc.	West Carrollton (Montgomery)	5/1/2006	115
GM - Moraine Assembly	Moraine (Montgomery)	5/1/2006	1,100
Mead Westvaco Corp.	Dayton (Montgomery)	5/22/2006	300
Mead Westvaco Corp.	Miamisburg (Montgomery)	5/22/2006	140
Creative Engineered Polymer Products, LLC	Vandalia (Montgomery)	9/12/2006	86

2,951 (2006 total)

Northwood Nursing Rehab Center	Dayton (Montgomery)	4/3/2007	138
Delphi Automotive Holdings Group	Moraine (Montgomery)	8/7/2007	315
KeyCorp	Dayton (Montgomery)	11/5/2007	185

638 (2007 total)

Meijer (Store #101)	Dayton (Montgomery)	1/9/2008	221
SuperValu, Inc.	Xenia (Greene)	3/10/2008	143
Plastic Trim International	Dayton (Montgomery)	3/31/2008	80
Antioch University	Yellow Springs (Greene)	4/3/2008	115
Computer Sciencies Corp Federal Defense Group	Fairborn (WPAFB)	4/4/2008	53
Plastech Engineered Products, Inc.	Moraine (Montgomery)	5/27/2008	88
Johnson Controls Inc	West Carrollton (Montgomery)	7/31/2008	130
GM - Moraine Assembly	Moraine (Montgomery)	7/31/2008	1,010
DMAX	Moraine (Montgomery)	9/4/2008	355
Dolco Packaging	Troy (Miami)	10/9/2008	114
Logistics Services, Inc	Dayton (Montgomery)	10/14/2008	50
GM - Moraine Assembly	Moraine (Montgomery)	10/16/2008	1,166
Johnson Controls, Inc.	West Carrollton (Montgomery)	10/22/2008	330
Martin Transit Systems Inc.	Huber Heights (Montgomery)	11/3/2008	105
Delphi Corp. - Home Avenue Plant	Dayton (Montgomery)	11/3/2008	375
Teleperformance	Fairborn (Greene)	12/12/2008	417
Tenneco	Kettering (Montgomery)	12/15/2008	118
EFTEC N.A.	Dayton (Montgomery)	12/31/2008	??

4,870 (2008 total)

Employer	City (County)	Date	Potential Jobs Impacted
Kerry, Inc.	Covington (Miami)	2/3/2009	60
Creative Extruded Products, Inc.	Tipp City (Miami)	2/10/2009	120
Harco Manufacturing Group, LLC	Moraine (Montgomery)	4/27/2009	106
Faurecia Exhaust Systems Inc.	Troy (Miami)	5/11/2009	168
Cooper Tire & Rubber Co.	Moraine (Montgomery)	6/9/2009	59
Delphi Electronics & Safety OPS	Vandalia (Montgomery)	6/10/2009	116
NCR Corporation	Dayton (Montgomery)	7/30/2009	644
PNC Financial Services Group Inc.	Miamisburg (Montgomery)	7/31/2009	74
Wyle Information Systems	Fairborn (Greene)	8/5/2009	82
CEMEX, Inc	Xenia (Greene)	8/18/2009	50
Iams Company	Dayton (Montgomery)	8/25/2009	200
SICK STEGMANN, Inc.	Dayton (Montgomery)	9/10/2009	38
Old Time Pottery, Inc.	Dayton (Montgomery)	11/24/2009	33

1,750 (2009 total)

The Berry Company, LLC	Miamisburg (Montgomery)	1/15/2010	21
Kmart	Dayton (Montgomery)	2/11/2010	66
Pitney Bowes, Inc	Miamisburg (Montgomery)	3/15/2010	73
Production Paint Finishers, Inc.	Bradford (Miami)	3/19/2010	66

226 (2010 total)

Kurz-Kasch, Inc.	Miamisburg (Montgomery)	5/6/2011	56
DPH Holdings (Delphi Corp)	Moraine & Kettering (Montgomery)	8/9/2011	112

168 (2011 total)

CSC	Beavercreek (Greene)	1/10/2012	114
Kodak	Dayton (Montgomery)	2/21/2012	68
Appleton Papers, Inc.	West Carrollton (Montgomery)	3/26/2012	330
SUPER VALU Ohio Valley Distribution Center	Xenia (Greene)	5/11/2012	123
Dayton Foods Limited Partnership CUB FOOD	Miamisburg & Dayton (Montgomery and Green)	7/30/2012	130
Systemax Manufacturing	Fletcher (Miami)	11/2/2012	86

851 (2012 total)

Beavercreek YMCA	Beavercreek (Greene)	2/19/2013	82
Serco	Fairborn (Greene)	3/7/2013	N/A
Sodexo	Dayton (Greene)	5/2/2013	134
Atos IT Solutions and Services, Inc.	Dayton (Montgomery)	12/26/2013	2

218 (2013 total)

Employer	City (County)	Date	Potential Jobs Impacted
WSI All Star	Dayton (Greene)	4/1/2014	88
WSI-All Star	WPAFB (Greene)	6/23/2014	86
GM Syncreon	Trotwood (Montgomery)	11/7/2014	107

281 (2014 total)

Source: Ohio Department of Jobs & Family Services: <http://jfs.ohio.gov/warn/index.stm> , retrieved January 4, 2015

Appendix V: Kettering Principal Employers (1990, 2001, 2003-2014)

Principal Employers in 1990: City of Kettering, OH		
Employer	Employees	% of Total City Employment
General Motors	4,405	13.39%
Kettering Medical Center	2,975	9.04%
DESC	2,500	7.6%
Kroger	1,313	3.99%
Kettering City Schools	1,033	3.14%
Meijer Inc.	900	2.74%
City of Kettering	502	1.53%
Eastman Kodak Co.	350	1.06%
Ohio Bell Telephone Company	292	0.89%
TOTAL	14,270	43.37%

1991-2000 data not available

Principal Employers in 2001: City of Kettering, OH		
Employer	Employees	% of Total City Employment
Kettering Medical Center	3,200	10.63%
Delphi Automotive Systems	2,800	9.30%
Victoria's Secret (Limited Brands)	1,200	3.99%
GE Card Services (GE Money)	1,200	3.99%
Kettering City Schools	900	2.99%
City of Kettering	900	2.99%
Reynolds & Reynolds	700	2.33%
Scitex Digital Printing (Kodak)	650	2.16%
Defense Finance and Accounting Services	500	1.66%
TOTAL	12,050	40.03%

2002 data not available

Principal Employers in 2003: City of Kettering, OH		
Employer	Employees	% of Total City Employment
Kettering Medical Center	2,900	9.24%
Delphi Automotive Systems	1,770	5.64%
Reynolds & Reynolds Company	1,500	4.78%
Intimate Brands Inc. (now Limited Brands Inc.)	1,500	4.78%
Monogram Services Co. LLC (now GE Money)	1,200	3.82%
Kettering City Schools	900	2.87%
City of Kettering	555	1.77%
Meijer Inc.	550	1.75%
Scitex Digital Printing (now Kodak)	520	1.66%
TOTAL	11,395	36.31%

Principal Employers in 2004: City of Kettering, OH		
Employer	Employees	% of Total City Employment
Kettering Medical Center	3,100	10.00%
Delphi Automotive Systems	1,770	5.71%
Reynolds & Reynolds Company	1,350	4.35%
Monogram Services Co. LLC (now GE Money)	1,200	3.87%
Intimate Brands Inc. (now Limited Brands Inc.)	900	2.90%
Kettering City Schools	900	2.90%
City of Kettering	900	2.90%
Kodak Versamark	600	1.94%
Meijer Inc.	550	1.77%
TOTAL	11,270	36.35%

Principal Employers in 2005: City of Kettering, OH		
Employer	Employees	% of Total City Employment
Kettering Medical Center	3,100	10.51%
Delphi Automotive Systems	1,600	5.42%
Reynolds & Reynolds Company	1,200	4.07%
GE Consumer finance	1,200	4.07%
Intimate Brands Inc. (now Limited Brands Inc.)	900	3.05%
Kettering City Schools	900	3.05%
City of Kettering	900	3.05%
Kodak Versamark	625	2.12%
Meijer Inc.	550	1.86%
TOTAL	10,975	37.20%

Principal Employers in 2006: City of Kettering, OH		
Employer	Employees	% of Total City Employment
Kettering Medical Center	3,100	10.51%
GE Money	1,700	5.76%
Delphi Automotive Systems	1,300	4.41%
Reynolds & Reynolds Company	950	3.22%
Intimate Brands Inc. (now Limited Brands Inc.)	900	3.05%
Kettering City Schools	900	3.05%
City of Kettering	900	3.05%
Kodak Versamark	640	2.17%
Meijer Inc.	550	1.86%
TOTAL	10,940	37.08%

Principal Employers in 2007: City of Kettering, OH		
Employer	Employees	% of Total City Employment
Kettering Medical Center	3,100	10.73%
GE Money	1,700	5.88%
Reynolds & Reynolds Company	1,076	3.72%
Kettering City Schools	1,055	3.65%
Intimate Brands Inc.	1,000	3.46%
City of Kettering	900	3.11%
Delphi Automotive Systems	701	2.43%
Kodak Versamark	700	2.42%
Meijer Inc.	550	1.90%
TOTAL	10,782	37.31%

Principal Employers in 2008: City of Kettering, OH		
Employer	Employees	% of Total City Employment
Kettering Medical Center	3,100	10.76%
GE Money	1,700	5.90%
Reynolds & Reynolds Company	1,500	5.21%
Kettering City Schools	1,055	3.66%
Intimate Brands Inc.	1,000	3.47%
City of Kettering	900	3.13%
Kodak Versamark	700	2.43%
Meijer Inc.	550	1.91%
Tenneco	300	1.04%
TOTAL	10,805	37.52%

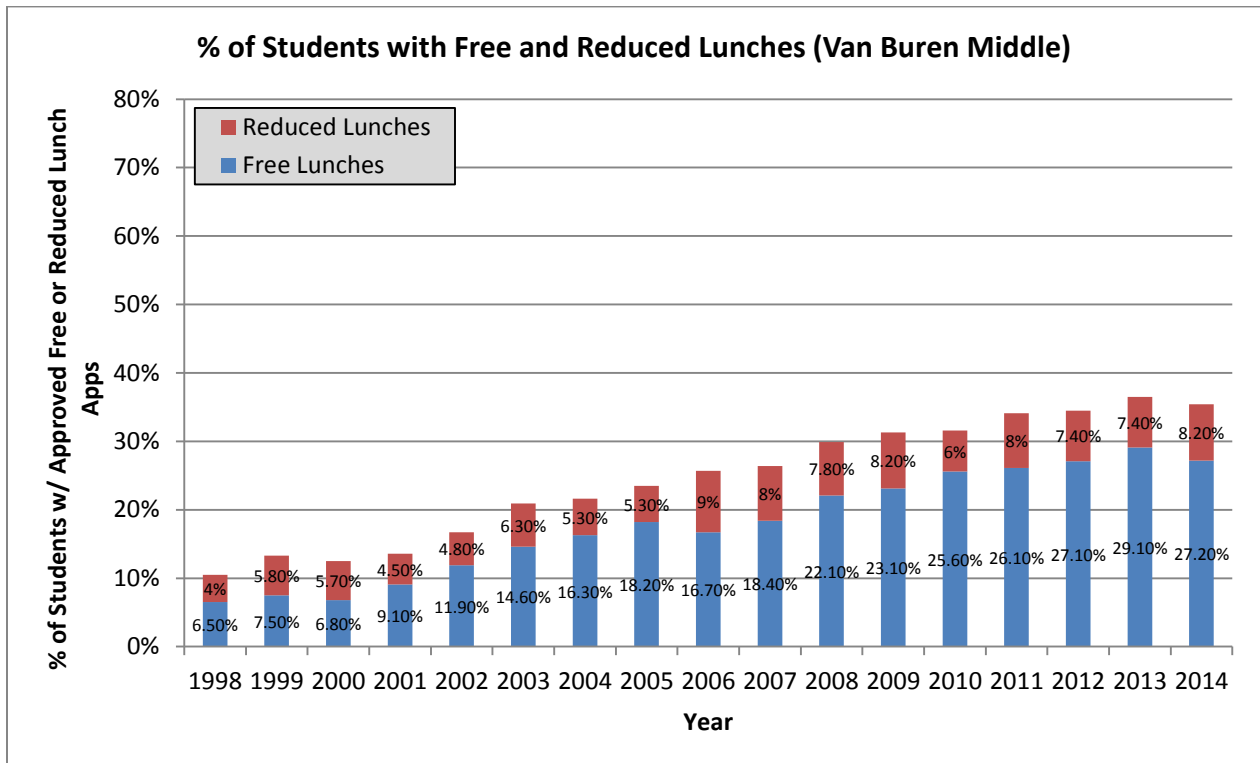
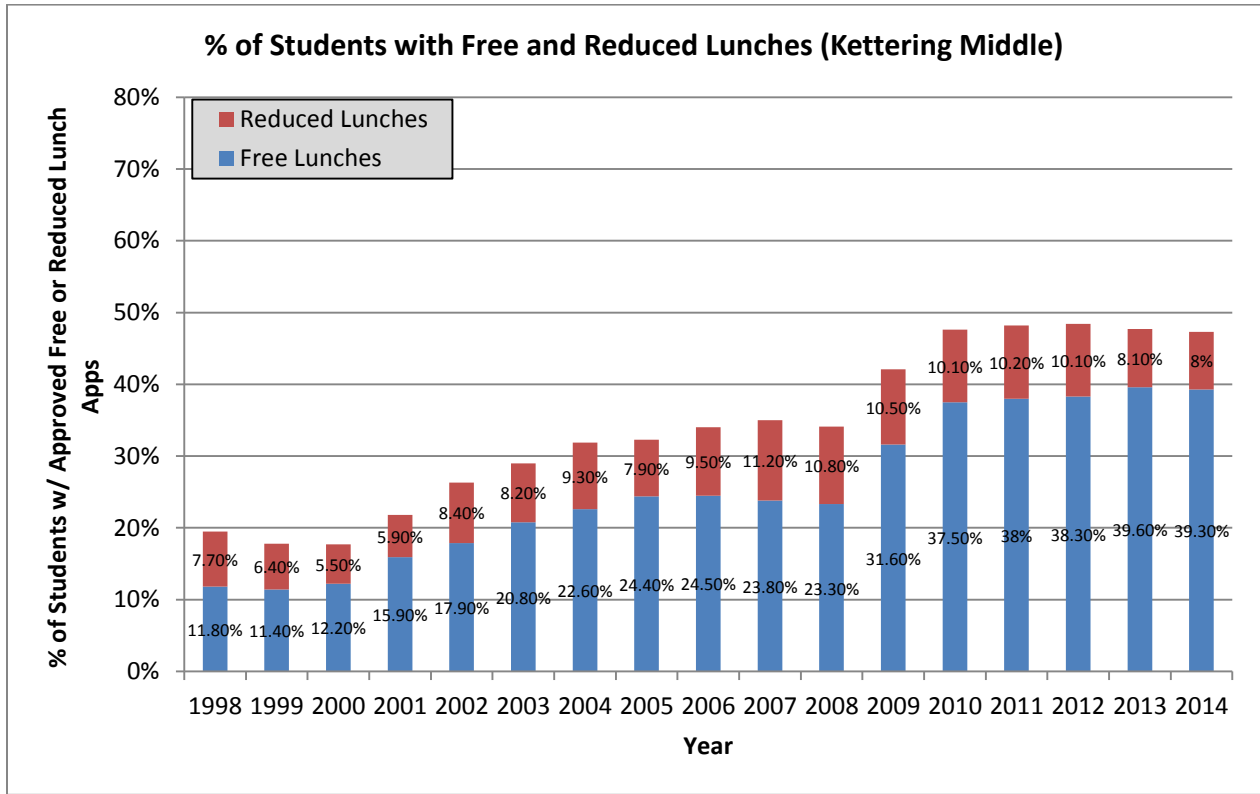
Principal Employers in 2009: City of Kettering, OH		
Employer	Employees	% of Total City Employment
Kettering Medical Center	3,100	10.99%
GE Money	1,700	6.03%
Reynolds & Reynolds Company	1,250	4.43%
Kettering City Schools	1,137	4.03%
Intimate Brands Inc.	1,000	3.55%
City of Kettering	900	3.19%
Kodak Versamark	700	2.48%
Meijer Inc.	550	1.95%
Tenneco	300	1.06%
TOTAL	10,637	37.72%

Principal Employers in 2010: City of Kettering, OH		
Employer	Employees	% of Total City Employment
Kettering Medical Center	3,300	13.04%
GE Money	1,400	5.53%
Reynolds & Reynolds Company	1,300	5.14%
Kettering City Schools	1,032	4.08%
Intimate Brands Inc.	1,000	3.95%
City of Kettering	900	3.56%
Eastman Kodak Company	703	2.78%
Kroger	630	2.49%
Meijer Inc.	300	1.19%
TOTAL	10,565	41.76%
Principal Employers in 2011: City of Kettering, OH		
Employer	Employees	% of Total City Employment
Kettering Medical Center	3,300	12.55%
GE Money	1,450	5.51%
Reynolds & Reynolds Company	1,150	4.37%
Kettering City Schools	1,032	3.92%
Intimate Brands Inc.	1,000	3.80%
City of Kettering	900	3.42%
Eastman Kodak Company	600	2.28%
Kroger	630	2.40%
Meijer Inc.	550	2.09%
TOTAL	10,612	40.35%
Principal Employers in 2012: City of Kettering, OH		
Employer	Employees	% of Total City Employment
Kettering Medical Center	3,570	13.47%
GE Money	1,470	5.55%
Reynolds & Reynolds Company	1,150	4.34%
Kettering City Schools	1,032	3.89%
Intimate Brands Inc.	1,000	3.77%
City of Kettering	900	3.40%
Kroger	630	2.38%
Meijer Inc.	550	2.08%
Eastman Kodak Company	450	1.70%
TOTAL	10,752	40.57%
Principal Employers in 2013: City of Kettering, OH		
Employer	Employees	% of Total City Employment
Kettering Medical Center	3,570	13.63%
GE Money	1,800	6.87%
Reynolds & Reynolds Company	1,307	4.99%
Kettering City Schools	1,032	3.94%
Limited Brands Inc.	1,000	3.82%
Kroger	630	2.40%
Meijer Inc.	550	2.10%
City of Kettering	550	2.10%
Tenneco	522	1.99%
TOTAL	10,961	41.84%

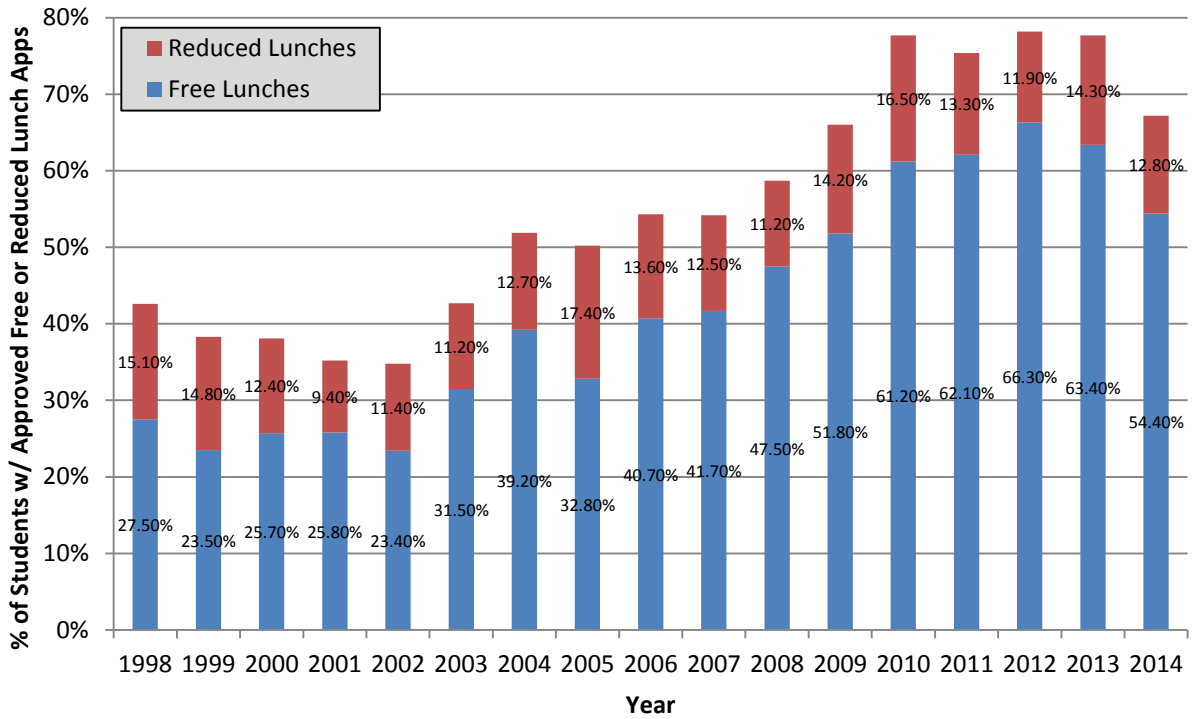
Principal Employers in 2014: City of Kettering, OH		
Employer	Employees	% of Total City Employment
Kettering Medical Center	3,570	13.52%
GE Money	1,800	6.82%
Reynolds & Reynolds Company	1,307	4.95%
Kettering City Schools	1,032	3.91%
Limited Brands Inc.	1,000	3.79%
Kroger	630	2.39%
Meijer Inc.	550	2.08%
City of Kettering	550	2.08%
Tenneco	522	1.98%
TOTAL	10,961	41.52%

Sources: City of Kettering Comprehensive Annual Financial Reports

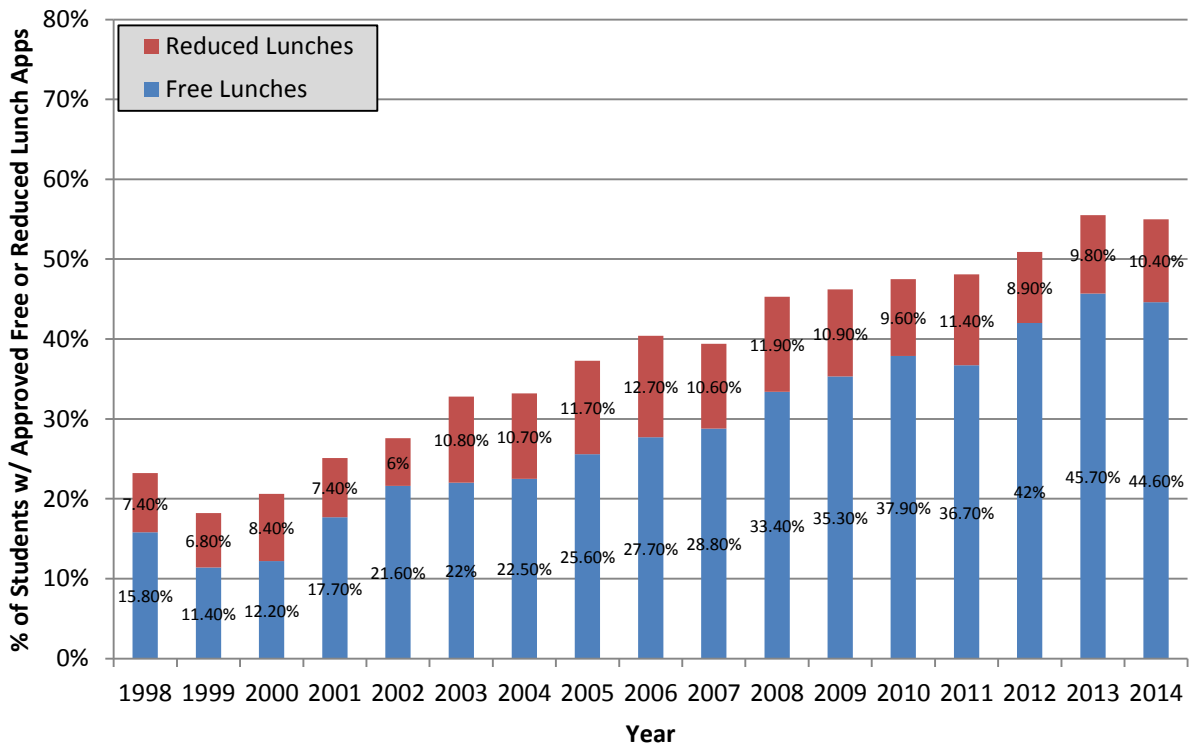
Appendix VI: Free & Reduced Lunch Shares by School (1998-2014)



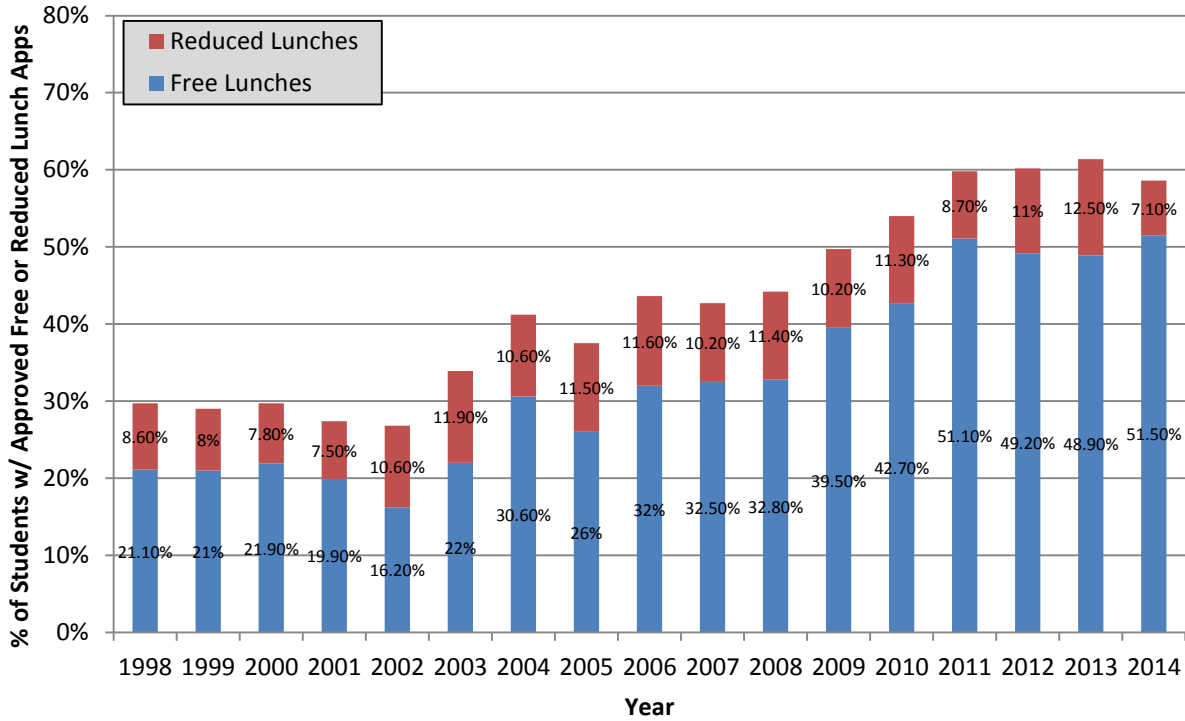
% of Students with Free and Reduced Lunches (Greenmont Ele)



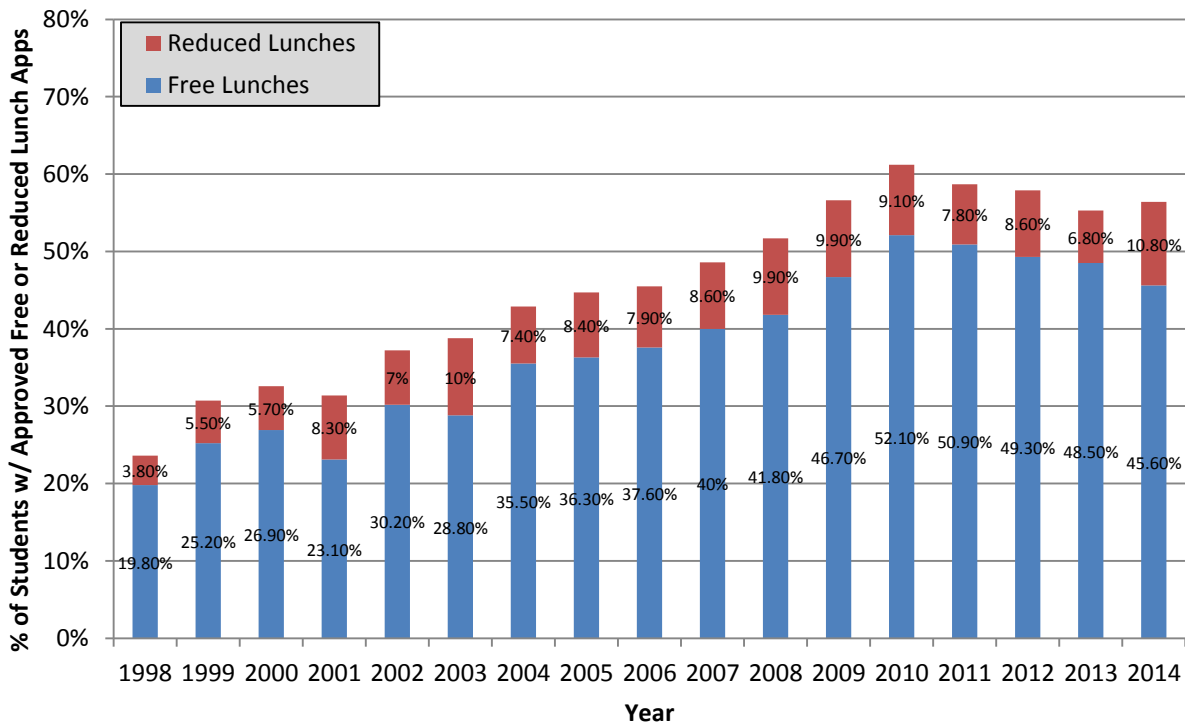
% of Students with Free and Reduced Lunches (Indian Riffle Ele)



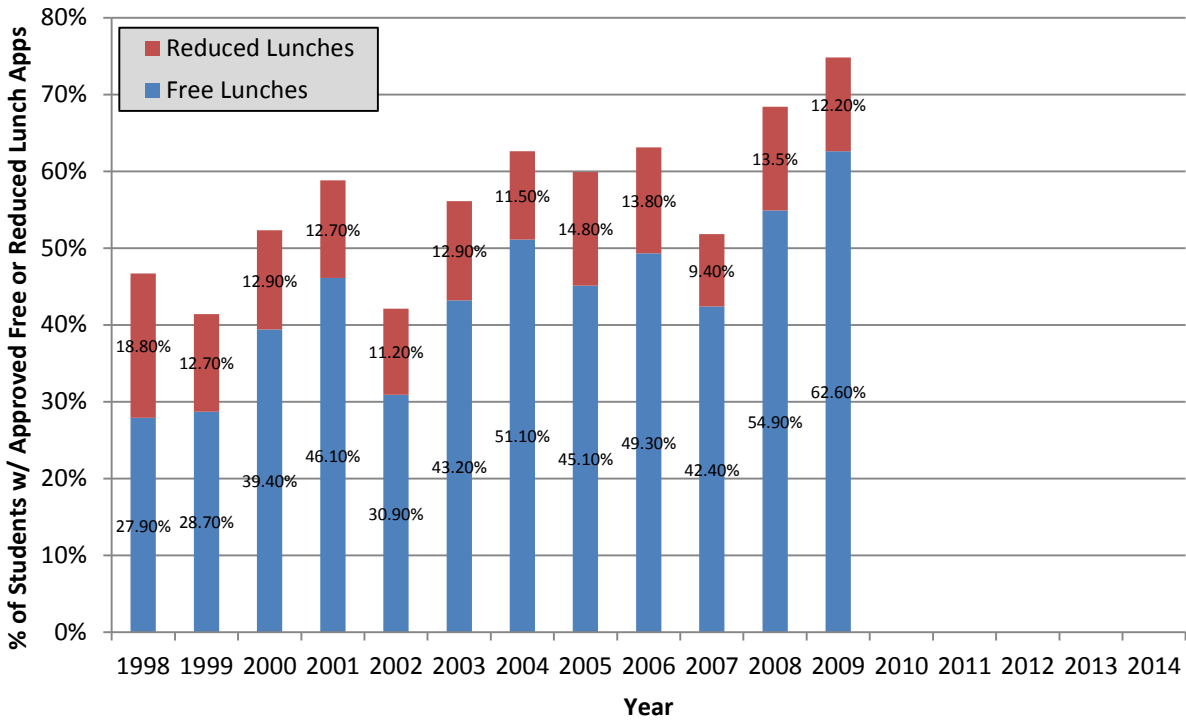
% of Students with Free and Reduced Lunches (Beavertown Ele)



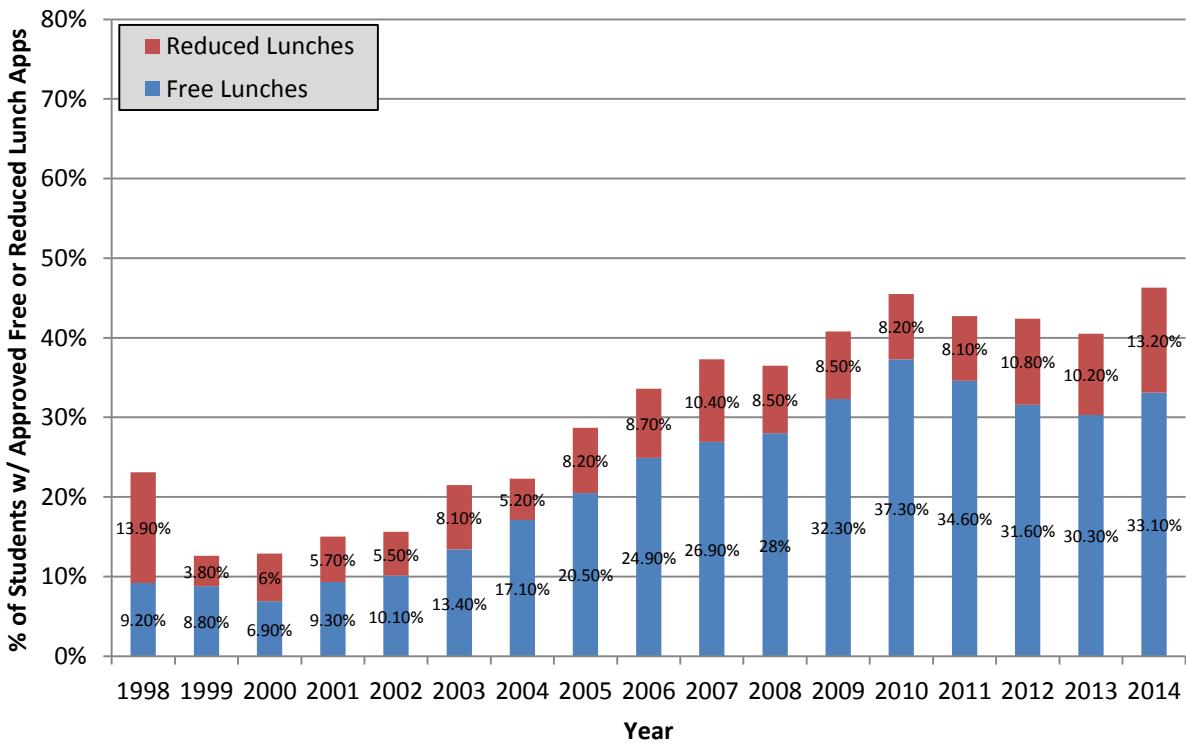
% of Students with Free and Reduced Lunches (JFK Ele)

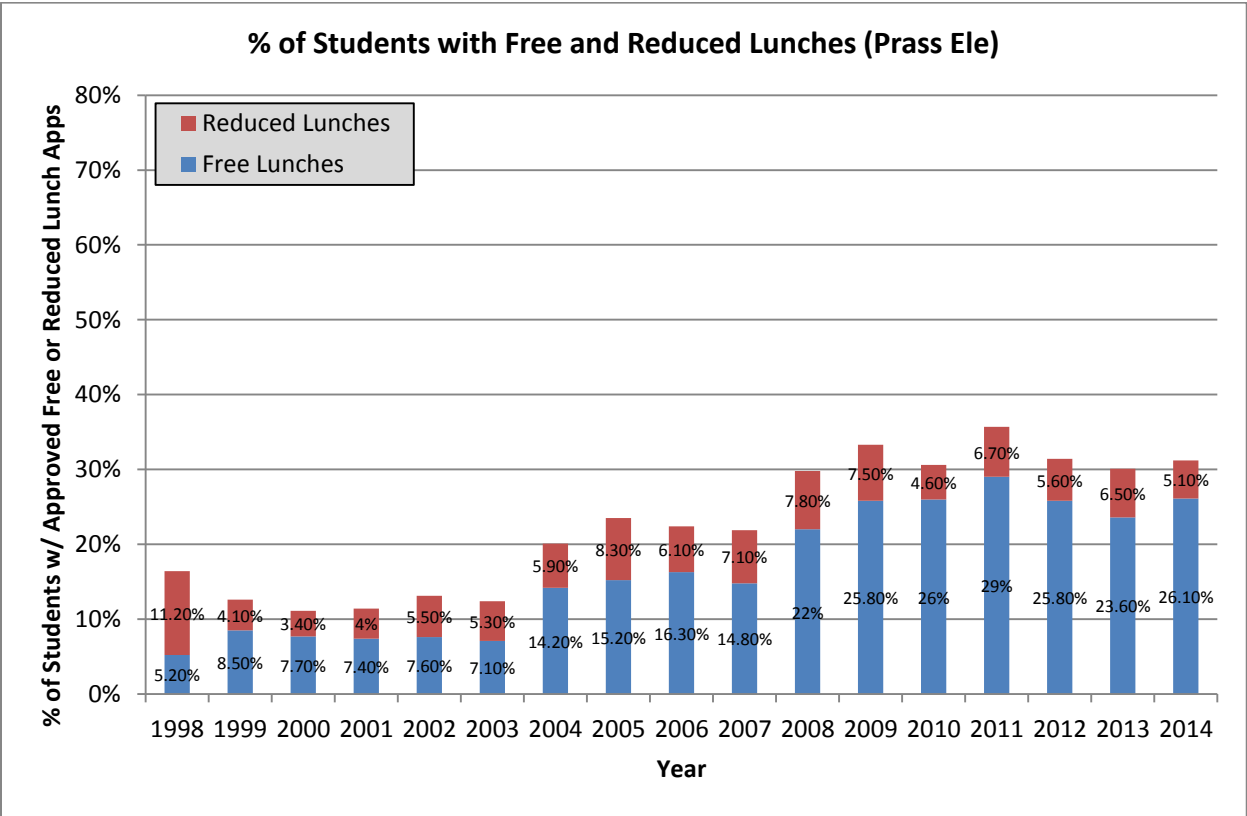
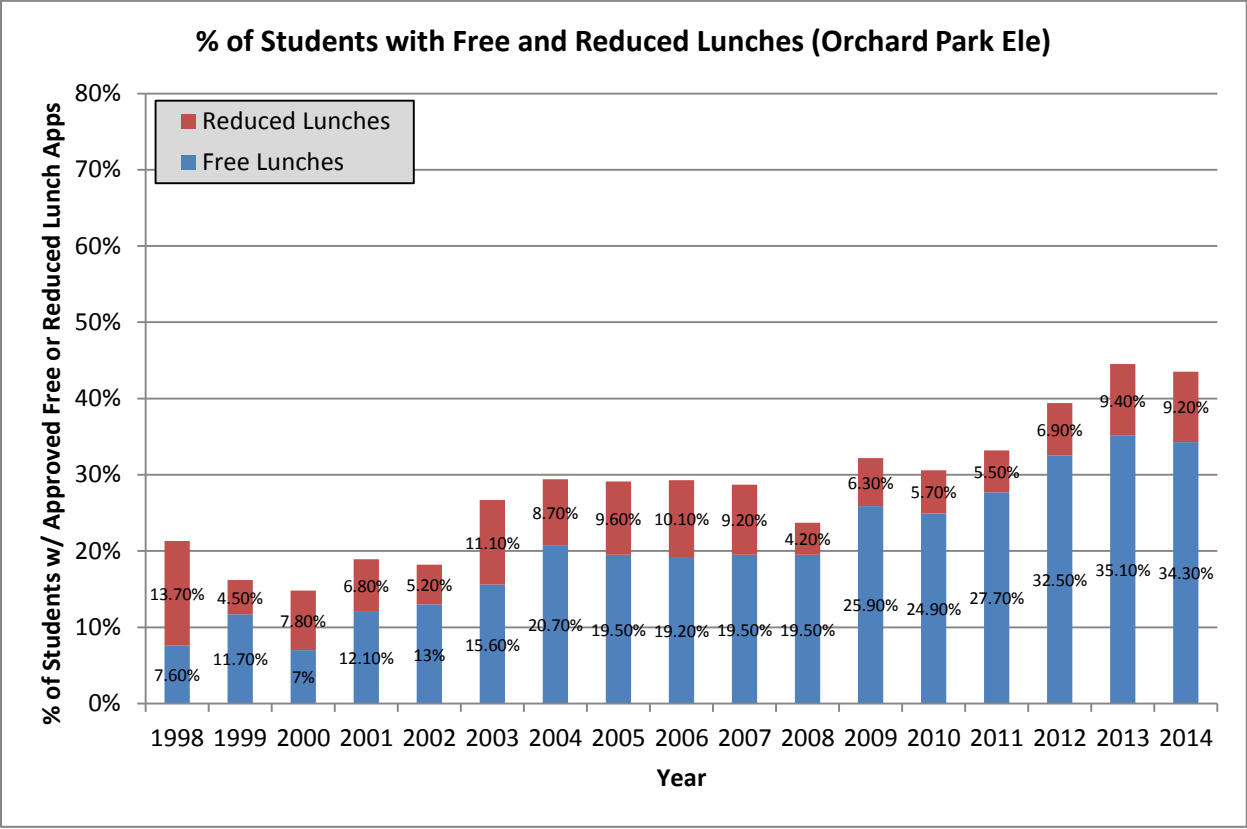


% of Students with Free and Reduced Lunches (Moraine Meadows)



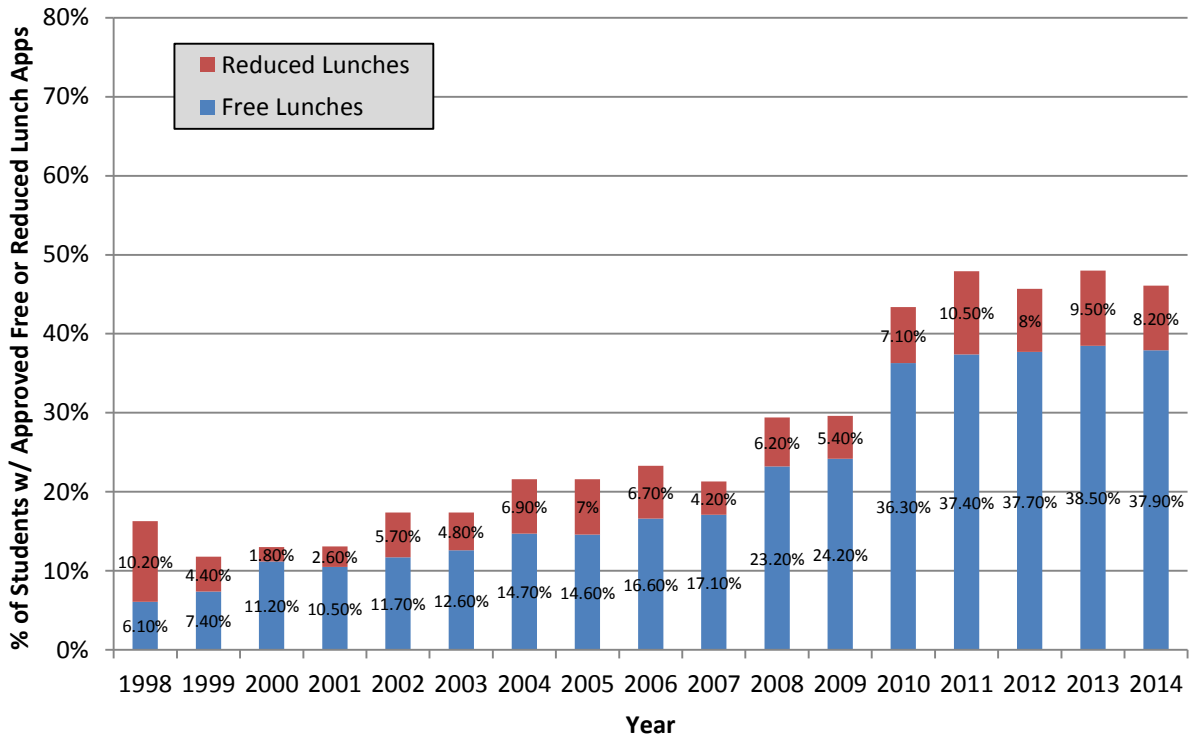
% of Students with Free and Reduced Lunches (Oakeview Ele)



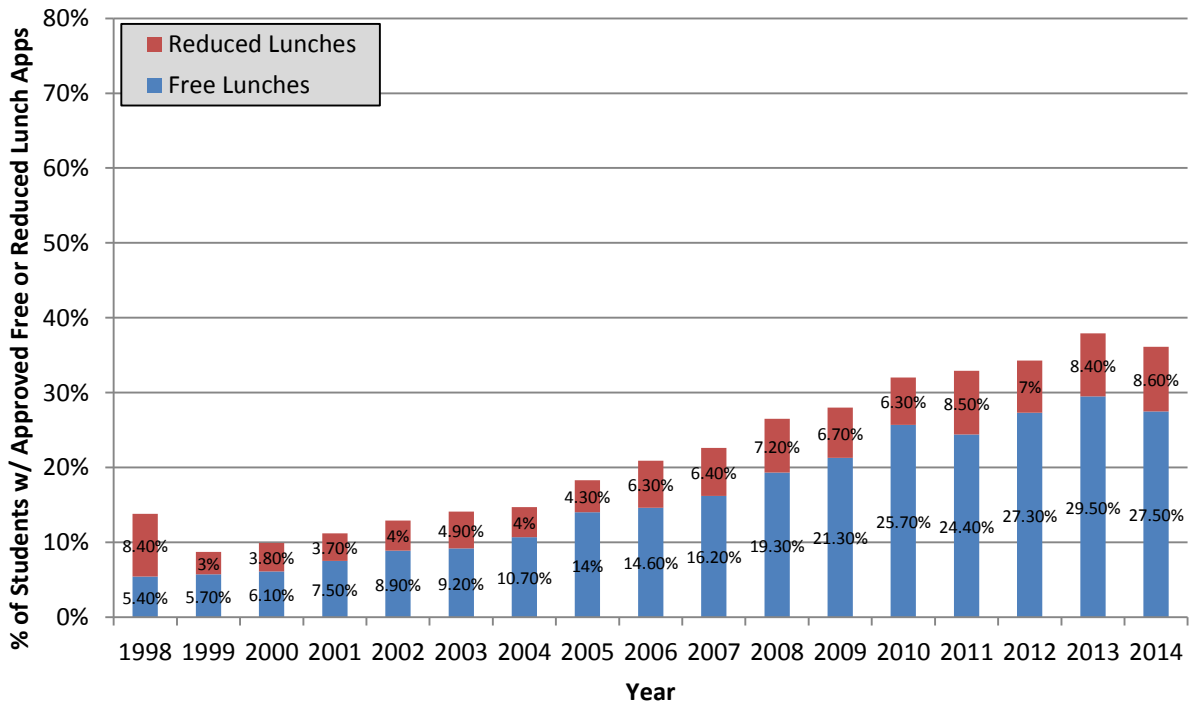


Appendix VI: Free & Reduced Price Lunch Trends by School (1998-2014)

% of Students with Free and Reduced Lunches (Southdale Ele)



% of Students with Free and Reduced Lunches (Fairmont High)



1998	Adm	Free		Reduced		Total	
School		#	%	#	%	#	%
Kettering Middle School	1,133	134	11.8%	87	7.7%	221	19.5%
Van Buren Middle	719	47	6.5%	29	4.0%	76	10.6%
Beavertown Ele	337	71	21.1%	29	8.6%	100	29.7%
Greenmont Ele	324	89	27.5%	49	15.1%	138	42.6%
Indian Riffle Ele	526	83	15.8%	39	7.4%	122	23.2%
J F Kennedy Ele	610	121	19.8%	23	3.8%	144	23.6%
Moraine Meadows Ele	154	43	27.9%	29	18.8%	72	46.8%
Oakview Ele	337	31	9.2%	47	13.9%	78	23.1%
Orchard Park Ele	278	21	7.6%	38	13.7%	59	21.2%
Prass Ele	347	18	5.2%	39	11.2%	57	16.4%
Southdale Ele	391	24	6.1%	40	10.2%	64	16.4%
Kettering Fairmont High	2,368	129	5.4%	200	8.4%	329	13.9%
TOTAL	7,524	811	10.8%	649	8.6%	1,460	19.4%

1999	Adm	Free		Reduced		Total	
School		#	%	#	%	#	%
Kettering Middle School	1,122	128	11.4%	72	6.4%	200	17.8%
Van Buren Middle	730	55	7.5%	42	5.8%	97	13.3%
Beavertown Ele	338	71	21.0%	27	8.0%	98	29.0%
Greenmont Ele	324	76	23.5%	48	14.8%	124	38.3%
Indian Riffle Ele	457	52	11.4%	31	6.8%	83	18.2%
J F Kennedy Ele	489	123	25.2%	27	5.5%	150	30.7%
Moraine Meadows Ele	157	45	28.7%	20	12.7%	65	41.4%
Oakview Ele	364	32	8.8%	14	3.8%	46	12.6%
Orchard Park Ele	264	31	11.7%	12	4.5%	43	16.3%
Prass Ele	342	29	8.5%	14	4.1%	43	12.6%
Southdale Ele	367	27	7.4%	16	4.4%	43	11.7%
Kettering Fairmont High	2,268	130	5.7%	68	3.0%	198	8.7%
TOTAL	7,222	799	11.1%	391	5.4%	1,190	16.5%

2000	Adm	Free		Reduced		Total	
School		#	%	#	%	#	%
Kettering Middle School	1,148	140	12.2%	63	5.5%	203	17.7%
Van Buren Middle	748	51	6.8%	43	5.7%	94	12.6%
Beavertown Ele	334	73	21.9%	26	7.8%	99	29.6%
Greenmont Ele	307	79	25.7%	38	12.4%	117	38.1%
Indian Riffle Ele	395	48	12.2%	33	8.4%	81	20.5%
J F Kennedy Ele	475	128	26.9%	27	5.7%	155	32.6%
Moraine Meadows Ele	155	61	39.4%	20	12.9%	81	52.3%
Oakview Ele	331	23	6.9%	20	6.0%	43	13.0%
Orchard Park Ele	257	18	7.0%	20	7.8%	38	14.8%
Prass Ele	323	25	7.7%	11	3.4%	36	11.1%
Southdale Ele	340	38	11.2%	6	1.8%	44	12.9%
Kettering Fairmont High	2,239	137	6.1%	84	3.8%	221	9.9%
TOTAL	7,052	821	11.6%	391	5.5%	1,212	17.2%

2001	Adm	Free		Reduced		Total	
School		#	%	#	%	#	%
Kettering Middle School	1,144	182	15.9%	67	5.9%	249	21.8%
Van Buren Middle	733	67	9.1%	33	4.5%	100	13.6%
Beavertown Ele	332	66	19.9%	25	7.5%	91	27.4%
Greenmont Ele	310	80	25.8%	29	9.4%	109	35.2%
Indian Riffle Ele	407	72	17.7%	30	7.4%	102	25.1%
J F Kennedy Ele	471	109	23.1%	39	8.3%	148	31.4%
Moraine Meadows Ele	165	76	46.1%	21	12.7%	97	58.8%
Oakview Ele	334	31	9.3%	19	5.7%	50	15.0%
Orchard Park Ele	265	32	12.1%	18	6.8%	50	18.9%
Prass Ele	323	24	7.4%	13	4.0%	37	11.5%
Southdale Ele	352	37	10.5%	9	2.6%	46	13.1%
Kettering Fairmont High	2,267	169	7.5%	85	3.7%	254	11.2%
TOTAL	7,103	945	13.3%	388	5.5%	1,333	18.8%

2002	Adm	Free		Reduced		Total	
School		#	%	#	%	#	%
Kettering Middle School	1,117	200	17.9%	94	8.4%	294	26.3%
Van Buren Middle	732	87	11.9%	35	4.8%	122	16.7%
Beavertown Ele	321	52	16.2%	34	10.6%	86	26.8%
Greenmont Ele	308	72	23.4%	35	11.4%	107	34.7%
Indian Riffle Ele	398	86	21.6%	24	6.0%	110	27.6%
J F Kennedy Ele	460	139	30.2%	32	7.0%	171	37.2%
Moraine Meadows Ele	152	47	30.9%	17	11.2%	64	42.1%
Oakview Ele	365	37	10.1%	20	5.5%	57	15.6%
Orchard Park Ele	270	35	13.0%	14	5.2%	49	18.1%
Prass Ele	330	25	7.6%	18	5.5%	43	13.0%
Southdale Ele	332	39	11.7%	19	5.7%	58	17.5%
Kettering Fairmont High	2,250	200	8.9%	90	4.0%	290	12.9%
TOTAL	7,035	1,019	14.5%	432	6.1%	1,451	20.6%

2003	Adm	Free		Reduced		Total	
School		#	%	#	%	#	%
Kettering Middle School	1,097	228	20.8%	90	8.2%	318	29.0%
Van Buren Middle	733	107	14.6%	46	6.3%	153	20.9%
Beavertown Ele	286	63	22.0%	34	11.9%	97	33.9%
Greenmont Ele	276	87	31.5%	31	11.2%	118	42.8%
Indian Riffle Ele	381	84	22.0%	41	10.8%	125	32.8%
J F Kennedy Ele	451	130	28.8%	45	10.0%	175	38.8%
Moraine Meadows Ele	139	60	43.2%	18	12.9%	78	56.1%
Oakview Ele	335	45	13.4%	27	8.1%	72	21.5%
Orchard Park Ele	262	41	15.6%	29	11.1%	70	26.7%
Prass Ele	322	23	7.1%	17	5.3%	40	12.4%
Southdale Ele	333	42	12.6%	16	4.8%	58	17.4%
Kettering Fairmont High	2,348	215	9.2%	114	4.9%	329	14.0%
TOTAL	6,963	1125	16.2%	508	7.3%	1,633	23.5%

2004	Adm	Free		Reduced		Total	
School		#	%	#	%	#	%
Kettering Middle School	1,096	248	22.6%	102	9.3%	350	31.9%
Van Buren Middle	674	110	16.3%	36	5.3%	146	21.7%
Beavertown Ele	301	92	30.6%	32	10.6%	124	41.2%
Greenmont Ele	268	105	39.2%	34	12.7%	139	51.9%
Indian Riffle Ele	365	82	22.5%	39	10.7%	121	33.2%
J F Kennedy Ele	445	158	35.5%	33	7.4%	191	42.9%
Moraine Meadows Ele	131	67	51.1%	15	11.5%	82	62.6%
Oakview Ele	368	63	17.1%	19	5.2%	82	22.3%
Orchard Park Ele	241	50	20.7%	21	8.7%	71	29.5%
Prass Ele	288	41	14.2%	17	5.9%	58	20.1%
Southdale Ele	306	45	14.7%	21	6.9%	66	21.6%
Kettering Fairmont High	2,415	258	10.7%	96	4.0%	354	14.7%
TOTAL	6,898	1319	19.1%	465	6.7%	1,784	25.9%

2005	Adm	Free		Reduced		Total	
School		#	%	#	%	#	%
Kettering Middle School	1,026	250	24.4%	81	7.9%	331	32.3%
Van Buren Middle	681	124	18.2%	36	5.3%	160	23.5%
Beavertown Ele	296	77	26.0%	34	11.5%	111	37.5%
Greenmont Ele	287	94	32.8%	50	17.4%	144	50.2%
Indian Riffle Ele	360	92	25.6%	42	11.7%	134	37.2%
J F Kennedy Ele	455	165	36.3%	38	8.4%	203	44.6%
Moraine Meadows Ele	142	64	45.1%	21	14.8%	85	59.9%
Oakview Ele	341	70	20.5%	28	8.2%	98	28.7%
Orchard Park Ele	251	49	19.5%	24	9.6%	73	29.1%
Prass Ele	289	44	15.2%	24	8.3%	68	23.5%
Southdale Ele	342	50	14.6%	24	7.0%	74	21.6%
Kettering Fairmont High	2,427	340	14.0%	104	4.3%	444	18.3%
TOTAL	6,897	1419	20.6%	506	7.3%	1,925	27.9%

2006	Adm	Free		Reduced		Total	
School		#	%	#	%	#	%
Kettering Middle School	988	242	24.5%	94	9.5%	336	34.0%
Van Buren Middle	688	115	16.7%	62	9.0%	177	25.7%
Beavertown Ele	319	102	32.0%	37	11.6%	139	43.6%
Greenmont Ele	280	114	40.7%	38	13.6%	152	54.3%
Indian Riffle Ele	386	107	27.7%	49	12.7%	156	40.4%
J F Kennedy Ele	471	177	37.6%	37	7.9%	214	45.4%
Moraine Meadows Ele	138	68	49.3%	19	13.8%	87	63.0%
Oakview Ele	346	86	24.9%	30	8.7%	116	33.5%
Orchard Park Ele	276	53	19.2%	28	10.1%	81	29.3%
Prass Ele	295	48	16.3%	18	6.1%	66	22.4%
Southdale Ele	386	64	16.6%	26	6.7%	90	23.3%
Kettering Fairmont High	2,399	350	14.6%	150	6.3%	500	20.8%
TOTAL	6,972	1526	21.9%	588	8.4%	2,114	30.3%

2007	Adm	Free		Reduced		Total	
School		#	%	#	%	#	%
Kettering Middle School	986	235	23.8%	110	11.2%	345	35.0%
Van Buren Middle	696	128	18.4%	56	8.0%	184	26.4%
Beavertown Ele	332	108	32.5%	34	10.2%	142	42.8%
Greenmont Ele	271	113	41.7%	34	12.5%	147	54.2%
Indian Riffle Ele	386	111	28.8%	41	10.6%	152	39.4%
J F Kennedy Ele	487	195	40.0%	42	8.6%	237	48.7%
Moraine Meadows Ele	139	59	42.4%	13	9.4%	72	51.8%
Oakview Ele	357	96	26.9%	37	10.4%	133	37.3%
Orchard Park Ele	272	53	19.5%	25	9.2%	78	28.7%
Prass Ele	283	42	14.8%	20	7.1%	62	21.9%
Southdale Ele	475	81	17.1%	20	4.2%	101	21.3%
Kettering Fairmont High	2,389	386	16.2%	154	6.4%	540	22.6%
TOTAL	7,073	1607	22.7%	586	8.3%	2,193	31.0%

2008	Adm	Free		Reduced		Total	
School		#	%	#	%	#	%
Kettering Middle School	969	226	23.3%	105	10.8%	331	34.2%
Van Buren Middle	706	156	22.1%	55	7.8%	211	29.9%
Beavertown Ele	332	109	32.8%	38	11.4%	147	44.3%
Greenmont Ele	278	132	47.5%	31	11.2%	163	58.6%
Indian Riffle Ele	371	124	33.4%	44	11.9%	168	45.3%
J F Kennedy Ele	514	215	41.8%	51	9.9%	266	51.8%
Moraine Meadows Ele	133	73	54.9%	18	13.5%	91	68.4%
Oakview Ele	328	92	28.0%	28	8.5%	120	36.6%
Orchard Park Ele	262	51	19.5%	11	4.2%	62	23.7%
Prass Ele	296	65	22.0%	23	7.8%	88	29.7%
Southdale Ele	419	97	23.2%	26	6.2%	123	29.4%
Kettering Fairmont High	2,347	453	19.3%	169	7.2%	622	26.5%
TOTAL	6,955	1793	25.8%	599	8.6%	2,392	34.4%

2009	Adm	Free		Reduced		Total	
School		#	%	#	%	#	%
Kettering Middle School	1,001	316	31.6%	105	10.5%	421	42.1%
Van Buren Middle	680	157	23.1%	56	8.2%	213	31.3%
Beavertown Ele	334	132	39.5%	34	10.2%	166	49.7%
Greenmont Ele	303	157	51.8%	43	14.2%	200	66.0%
Indian Riffle Ele	385	136	35.3%	42	10.9%	178	46.2%
J F Kennedy Ele	503	235	46.7%	50	9.9%	285	56.7%
Moraine Meadows Ele	139	87	62.6%	17	12.2%	104	74.8%
Oakview Ele	353	114	32.3%	30	8.5%	144	40.8%
Orchard Park Ele	270	70	25.9%	17	6.3%	87	32.2%
Prass Ele	295	76	25.8%	22	7.5%	98	33.2%
Southdale Ele	409	99	24.2%	22	5.4%	121	29.6%
Kettering Fairmont High	2,297	489	21.3%	155	6.7%	644	28.0%
TOTAL	6,969	2068	29.7%	593	8.5%	2,661	38.2%

2010	Adm	Free		Reduced		Total	
School		#	%	#	%	#	%
Kettering Middle School	954	358	37.5%	96	10.1%	454	47.6%
Van Buren Middle	711	182	25.6%	43	6.0%	225	31.6%
Beavertown Ele	335	143	42.7%	38	11.3%	181	54.0%
Greenmont Ele	260	159	61.2%	43	16.5%	202	77.7%
Indian Riffle Ele	396	150	37.9%	38	9.6%	188	47.5%
J F Kennedy Ele	530	276	52.1%	48	9.1%	324	61.1%
Moraine Meadows Ele	**	**	**	**	**	**	**
Oakview Ele	365	136	37.3%	30	8.2%	166	45.5%
Orchard Park Ele	265	66	24.9%	15	5.7%	81	30.6%
Prass Ele	327	85	26.0%	15	4.6%	100	30.6%
Southdale Ele	493	179	36.3%	35	7.1%	214	43.4%
Kettering Fairmont High	2,319	596	25.7%	147	6.3%	743	32.0%
TOTAL	6,955	2330	33.5%	548	7.9%	2,878	41.4%

2011	Adm	Free		Reduced		Total	
School		#	%	#	%	#	%
Kettering Middle School	961	365	38.0%	98	10.2%	463	48.2%
Van Buren Middle	746	195	26.1%	60	8.0%	255	34.2%
Beavertown Ele	323	165	51.1%	28	8.7%	193	59.8%
Greenmont Ele	293	182	62.1%	39	13.3%	221	75.4%
Indian Riffle Ele	395	145	36.7%	45	11.4%	190	48.1%
J F Kennedy Ele	550	280	50.9%	43	7.8%	323	58.7%
Moraine Meadows Ele	**	**	**	**	**	**	**
Oakview Ele	347	120	34.6%	28	8.1%	148	42.7%
Orchard Park Ele	256	71	27.7%	14	5.5%	85	33.2%
Prass Ele	345	100	29.0%	23	6.7%	123	35.7%
Southdale Ele	516	193	37.4%	54	10.5%	247	47.9%
Kettering Fairmont High	2,237	545	24.4%	191	8.5%	736	32.9%
TOTAL	6,969	2361	33.9%	623	8.9%	2,984	42.8%

2012	Adm	Free		Reduced		Total	
School		#	%	#	%	#	%
Kettering Middle School	958	367	38.3%	97	10.1%	464	48.4%
Van Buren Middle	726	197	27.1%	54	7.4%	251	34.6%
Beavertown Ele	327	161	49.2%	36	11.0%	197	60.2%
Greenmont Ele	294	195	66.3%	35	11.9%	230	78.2%
Indian Riffle Ele	393	165	42.0%	35	8.9%	200	50.9%
J F Kennedy Ele	544	268	49.3%	47	8.6%	315	57.9%
Moraine Meadows Ele	**	**	**	**	**	**	**
Oakview Ele	351	111	31.6%	38	10.8%	149	42.5%
Orchard Park Ele	277	90	32.5%	19	6.9%	109	39.4%
Prass Ele	372	96	25.8%	21	5.6%	117	31.5%
Southdale Ele	523	197	37.7%	42	8.0%	239	45.7%
Kettering Fairmont High	2,273	620	27.3%	160	7.0%	780	34.3%
TOTAL	7,038	2467	35.1%	584	8.3%	3,051	43.4%

2013	Adm	Free		Reduced		Total	
School		#	%	#	%	#	%
Kettering Middle School	973	385	39.6%	79	8.1%	464	47.7%
Van Buren Middle	691	201	29.1%	51	7.4%	252	36.5%
Beavertown Ele	321	157	48.9%	40	12.5%	197	61.4%
Greenmont Ele	314	199	63.4%	45	14.3%	244	77.7%
Indian Riffle Ele	387	177	45.7%	38	9.8%	215	55.6%
J F Kennedy Ele	528	256	48.5%	36	6.8%	292	55.3%
Moraine Meadows Ele	**	**	**	**	**	**	**
Oakview Ele	333	101	30.3%	34	10.2%	135	40.5%
Orchard Park Ele	276	97	35.1%	26	9.4%	123	44.6%
Prass Ele	386	91	23.6%	25	6.5%	116	30.1%
Southdale Ele	538	207	38.5%	51	9.5%	258	48.0%
Kettering Fairmont High	2,259	624	27.6%	181	8.0%	805	35.6%
TOTAL	7,006	2495	35.6%	606	8.6%	3,101	44.3%

2014	Adm	Free		Reduced		Total	
School		#	%	#	%	#	%
Kettering Middle School	989	389	39.3%	79	8.0%	468	47.3%
Van Buren Middle	624	170	27.2%	51	8.2%	221	35.4%
Beavertown Ele	297	153	51.5%	21	7.1%	174	58.6%
Greenmont Ele	298	162	54.4%	38	12.8%	200	67.1%
Indian Riffle Ele	395	176	44.6%	41	10.4%	217	54.9%
J F Kennedy Ele	557	254	45.6%	60	10.8%	314	56.4%
Moraine Meadows Ele		**	**	**	**	**	**
Oakview Ele	357	118	33.1%	47	13.2%	165	46.2%
Orchard Park Ele	303	104	34.3%	28	9.2%	132	43.6%
Prass Ele	391	102	26.1%	20	5.1%	122	31.2%
Southdale Ele	512	194	37.9%	42	8.2%	236	46.1%
Kettering Fairmont High	2,302	632	27.5%	199	8.6%	831	36.1%
TOTAL	7,025	2454	34.9%	626	8.9%	3,080	43.8%

Data Source: Ohio Department of Education <http://education.ohio.gov/Topics/Other-Resources/Food-and-Nutrition/Resources-and-Tools-for-Food-and-Nutrition/MR81-Data-for-Free-and-Reduced-Price-Meal-Eligibil>, Retrieved March 7, 2015.

Appendix VII: Certified Tax Delinquent Properties in Kettering (Pre-2013)

Parcel ID	Address	Delinquency Amount	Class	Year Certified Delinquent
N64 01901 0143	CLAYBOURNE RD	\$1,040.10	R	1967
N64 02413 0037	SUDBURY DR	\$6,914.51	E	1970
N64 00104 0043	CALIFORNIA AVE	\$2,604.83	R	1974
N64 01905 0054	WINDEMERE DR	\$1,757.42	R	1976
N64 01105 0003	LYTLE LN	\$1,092.13	R	1985
N64 03305 0099	FULTON AVE	\$254.73	R	1991
N64 01007 0025	2147 E BATAAN DR	\$9,959.95	R	2001
N64 02206 0008	813 ROCKHILL AVE	\$4,973.77	R	2001
N64 00000 8103	KETTERING	\$16,836.74	U	2001
N64 00000 8261	KETTERING CITY	\$25,569.19	U	2002
N64 01512 0016	2984 GALEWOOD ST	\$7,748.72	R	2004
N64 02708 0004	4309 APPLETON PL	\$5,882.64	R	2004
N64 00804 0086	2766 SOUTH BLVD	\$8,864.77	R	2005
N64 00903 0026	1513 OLD LANE AVE	\$33,335.73	C	2006
N64 01902 0013	1741 AERO AVE	\$6,551.75	C	2006
N64 00210 0019	1272 BROOKLANDS RD	\$52,861.67	R	2006
N64 00311 0058	306 PARKDALE ST	\$29,521.80	R	2006
N64 00201 0119	HADLEY AVE	\$2,092.53	R	2006
N64 01907 0203	3121 MURIEL AVE	\$391.36	R	2006
N64 02011 0020		\$78.14	R	2006
N64 00302 0054	2185 S DIXIE HWY	\$152,283.22	C	2007
N64 00302 0047	2105 2115 HERITAGE POINT DR	\$23,632.18	C	2007
N64 00804 0151	2727 GAYLORD AVE	\$18,240.89	C	2007
N64 00302 0052	2141 HERITAGE POINT DR	\$8,180.82	C	2007
N64 00803 0153	2801 RUSHLAND DR	\$36,358.07	R	2007
N64 00309 0076	1372 ELMDALE DR	\$20,828.16	R	2007
N64 02717 0039	2260 E RAHN RD	\$16,603.88	R	2007
N64 00303 0186	1441 CONSTANCE AVE	\$12,995.79	R	2007
N64 01403 0040	2108 WILMINGTON PIKE	\$10,042.81	R	2007
N64 01215 0002	3204 BULAH AVE	\$9,422.04	R	2007
N64 00407A0040	3415 SAGAMON AVE	\$8,214.57	R	2007
N64 00803 0154	2801 RUSHLAND DR	\$4,387.56	R	2007
N64 00807 0149	DOROTHY LN	\$3,116.45	R	2007
N64 00805 0208	2913 SAN RAE DR	\$780.16	R	2007
N64 50705 0022	CROSSRIDGE DR	\$80.54	R	2007
N64 50905 0009	LINCOLN PARK BLVD	\$74.02	R	2007

Parcel ID	Address	Delinquency Amount	Class	Year Certified Delinquent
N64 50905 0003	LINCOLN PARK BLVD	\$73.42	R	2007
N64 50905 0006	LINCOLN PARK BLVD	\$73.42	R	2007
N64 50705 0015	CROSSRIDGE DR	\$64.86	R	2007
N64 50705 0042	CROSSRIDGE DR	\$11.16	R	2007
N64 51006 0030	KENTSHIRE DR	\$40,445.29	C	2008
N64 51006 0001	5600 KENTSHIRE DR	\$26,813.11	C	2008
N64 00302 0051	2133 HERITAGE POINT DR	\$9,601.31	C	2008
N64 00302 0049	2117 HERITAGE POINT DR	\$9,580.33	C	2008
N64 00302 0050	2125 HERITAGE POINT DR	\$9,230.36	C	2008
N64 00302 0048	2109 HERITAGE POINT DR	\$8,798.73	C	2008
N64 00302 0119	2089 MAPLECREST DR	\$8,756.25	C	2008
N64 51006 0017	5600 KENTSHIRE DR	\$8,475.81	C	2008
N64 51006 0014	5600 KENTSHIRE DR	\$7,420.15	C	2008
N64 51006 0019	5600 KENTSHIRE DR	\$6,547.76	C	2008
N64 00302 0053	2153 HERITAGE POINT DR	\$4,879.43	C	2008
N64 51006 0020	5621 KENTSHIRE DR	\$3,960.84	C	2008
N64 00302 0131	S DIXIE HWY	\$3,728.04	C	2008
N64 00407B0050	1221 DEVON AVE	\$3,703.09	C	2008
N64 00302 0120	85 S DIXIE HWY	\$2,357.58	C	2008
N64 00802 0034	2604 WEST AVE	\$59,815.65	R	2008
N64 00807 0150	905 DOROTHY LN	\$26,524.25	R	2008
N64 01207 0033	2013 PITTSFIELD ST	\$15,828.31	R	2008
N64 01512 0026	2991 PURDUE RD	\$10,323.70	R	2008
N64 03101 0017	2717 HEMPHILL RD	\$5,507.08	R	2008
N64 01503 0030	3753 CORDELL DR	\$4,608.50	R	2008
N64 01607 0007	2901 CUNNINGTON LN	\$3,747.26	R	2008
N64 00719 0002	134 CASTLE DR	\$3,201.14	R	2008
N64 02712 0003	4567 IRELAN ST	\$2,722.04	R	2008
N64 00802 0079	1109 ANSEL DR	\$2,598.70	R	2008
N64 00801 0151	1112 DEXTER AVE	\$2,141.11	R	2008
N64 00808 0106	2719 HARVEY AVE	\$1,638.82	R	2008
N64 01907 0103	3125 SUTTON AVE	\$659.54	R	2008
N64 03405 0078	1816 E DOROTHY LN	\$455.13	R	2008
N64 03402 0032	BAYLOR CT	\$7,988.59	C	2009
N64 00407B0065	3420 SAGAMON AVE	\$16,904.79	R	2009
N64 02301 0014	1106 CLAYBOURNE RD	\$13,911.60	R	2009
N64 01902 0037	1666 AERO AVE	\$11,984.81	R	2009
N64 01802 0027	2603 BLACKHAWK RD	\$9,046.90	R	2009
N64 02802 0004	3064 FONTANO DR	\$7,390.18	R	2009

Parcel ID	Address	Delinquency Amount	Class	Year Certified Delinquent
N64 50101 0028	2230 PATTERSON BLVD	\$6,668.22	R	2009
N64 02716 0014	2325 E WHIPP RD	\$4,225.99	R	2009
N64 01901 0091	3764 CLAYBOURNE RD	\$4,177.29	R	2009
N64 03405 0006	3213 WILMINGTON PIKE	\$4,137.73	R	2009
N64 00209 0039	1309 WILLOWDALE AVE	\$2,790.08	R	2009
N64 02718 0013	2341 RAHN RD	\$2,202.77	R	2009
N64 01211 0112	2332 HAZEL AVE	\$1,463.09	R	2009
N64 03811 0008	STANBRIDGE DR	\$373.73	R	2009
N64 03309 0036	DIXIE HWY	\$141.97	R	2009
N64 00303 0006	2435 S DIXIE HWY	\$24,359.17	C	2010
N64 04201 0003	1980 E WHIPP RD	\$16,999.79	C	2010
N64 04325 0011	SNOW HILL AVE	\$10,334.48	C	2010
N64 51006 0002	5600 KENTSHIRE DR	\$91.90	C	2010
N64 51006 0018	5600 KENTSHIRE DR	\$91.90	C	2010
N64 51006 0008	5600 KENTSHIRE DR	\$72.65	C	2010
N64 00406 0166	1524 BAUER AVE	\$15,906.44	R	2010
N64 01512 0021	3031 PURDUE RD	\$14,904.38	R	2010
N64 02515 0012	3248 REVLON DR	\$11,476.01	R	2010
N64 01512 0004	2400 GHENT AVE	\$10,730.17	R	2010
N64 00407B0040	1204 SHARON AVE	\$10,602.58	R	2010
N64 00209A0003	4233 FLOWERDALE AVE	\$8,898.51	R	2010
N64 01510 0009	2233 E DOROTHY LN	\$7,862.64	R	2010
N64 01907 0006	3000 LARUE DR	\$7,392.06	R	2010
N64 03506 0009	FAR HILLS AVE	\$4,764.55	R	2010
N64 00203 0149	420 ROCKHILL AVE	\$3,640.04	R	2010
N64 04520 0001	2775 COUNTY LINE RD	\$2,768.61	R	2010
N64 00202 0057	2553 CALIFORNIA AVE	\$2,504.47	R	2010
N64 01211 0148	1600 DUTCHESS AVE	\$1,976.81	R	2010
N64 04212 0010	1237 1241 DONSON DR	\$1,968.18	R	2010
N64 00308B0096	1512 CRESCENT BLVD	\$1,757.81	R	2010
N64 00808 0064	OAKLEY AVE	\$1,735.62	R	2010
N64 01805 0057	3120 BRADDOCK ST	\$1,623.24	R	2010
N64 00802 0020	1013 ELDORADO AVE	\$1,454.97	R	2010
N64 00714 0015	135 CASTLE DR	\$1,413.39	R	2010
N64 00801 0028	1100 HALE AVE	\$1,223.47	R	2010
N64 00406 0056	1434 HORLACHER AVE	\$905.07	R	2010
N64 01303 0005	941 E STROOP RD	\$874.13	R	2010
N64 00804 0003	ANSEL DR	\$807.24	R	2010
N64 02507 0011	1717 BIG HILL RD	\$24,010.77	C	2011

Parcel ID	Address	Delinquency Amount	Class	Year Certified Delinquent
N64 01902 0014	3817 WILMINGTON PIKE	\$9,048.05	C	2011
N64 03505 0065	2341 SMITHVILLE RD	\$5,870.05	C	2011
N64 04212 0014	1260 DONSON DR	\$4,096.74	C	2011
N64 01905 0001	WILMINGTON PIKE	\$2,986.93	C	2011
N64 01905 0002	WILMINGTON PIKE	\$2,184.64	C	2011
N64 00201 0048	570 HADLEY AVE	\$1,313.70	C	2011
N64 01905 0004	WILMINGTON PIKE	\$1,033.30	C	2011
N64 01905 0069	WINDEMERE DR	\$82.53	C	2011
N64 51006 0004	5600 KENTSHIRE DR	\$38.84	C	2011
N64 01910 0002	4628 SUNRAY RD	\$14,348.76	R	2011
N64 00913 0007	425 IVYCREST TER	\$13,712.57	R	2011
N64 01901 0017	1500 HARVEST AVE	\$11,065.28	R	2011
N64 02206 0007	809 ROCKHILL AVE	\$10,194.33	R	2011
N64 00405A0005	1820 HAZEL AVE	\$5,180.06	R	2011
N64 03213 0017	5697 BROOKBANK DR	\$4,597.68	R	2011
N64 01815 0008	2912 BLACKHAWK RD	\$3,797.80	R	2011
N64 03915 0017	1935 BURNHAM LN	\$3,695.74	R	2011
N64 01905 0074	1617 WILLAMET RD	\$3,247.85	R	2011
N64 00107 0012	705 BRUBAKER DR	\$2,918.78	R	2011
N64 01501 0031	3915 UTICA DR	\$2,871.90	R	2011
N64 00406A0142	1659 BAUER AVE	\$2,594.73	R	2011
N64 00308A0040		\$2,518.19	R	2011
N64 00101 0027	2627 BELLFIELD ST	\$2,480.72	R	2011
N64 04212 0009	1245 1249 DONSON DR	\$1,546.59	R	2011
N64 01402 0060	2481 BINGHAM AVE	\$1,401.04	R	2011
N64 50214 0117	5645 COACH DR E	\$1,066.25	R	2011
N64 01410 0060	2544 CRESTWELL PL	\$1,046.30	R	2011
N64 00405A0060	HAZEL AVE	\$924.79	R	2011
N64 01902 0069	CLOVERFIELD AVE	\$906.41	R	2011
N64 00802 0019	1013 ELDORADO AVE	\$221.90	R	2011
N64 01907 0169	DOROTHY LN	\$46.73	R	2011
N64 00406A0133	2655 PATTERSON RD	\$12,798.39	C	2012
N64 03413 0008	2090 HEWITT AVE	\$11,185.82	C	2012
N64 01904 0091	BAEVERTON DR	\$1,848.59	C	2012
N64 02805 0008	2844 CULVER AVE	\$3,734.12	I	2012
N64 02903 0014	2715 CULVER AVE	\$2,204.51	I	2012
N64 04206 0010	502 TIMBERLEA TRL	\$27,746.67	R	2012
N64 02910 0003	2385 SPRINGMILL RD	\$13,602.43	R	2012
N64 00406 0029	1520 NORTON AVE	\$13,515.45	R	2012

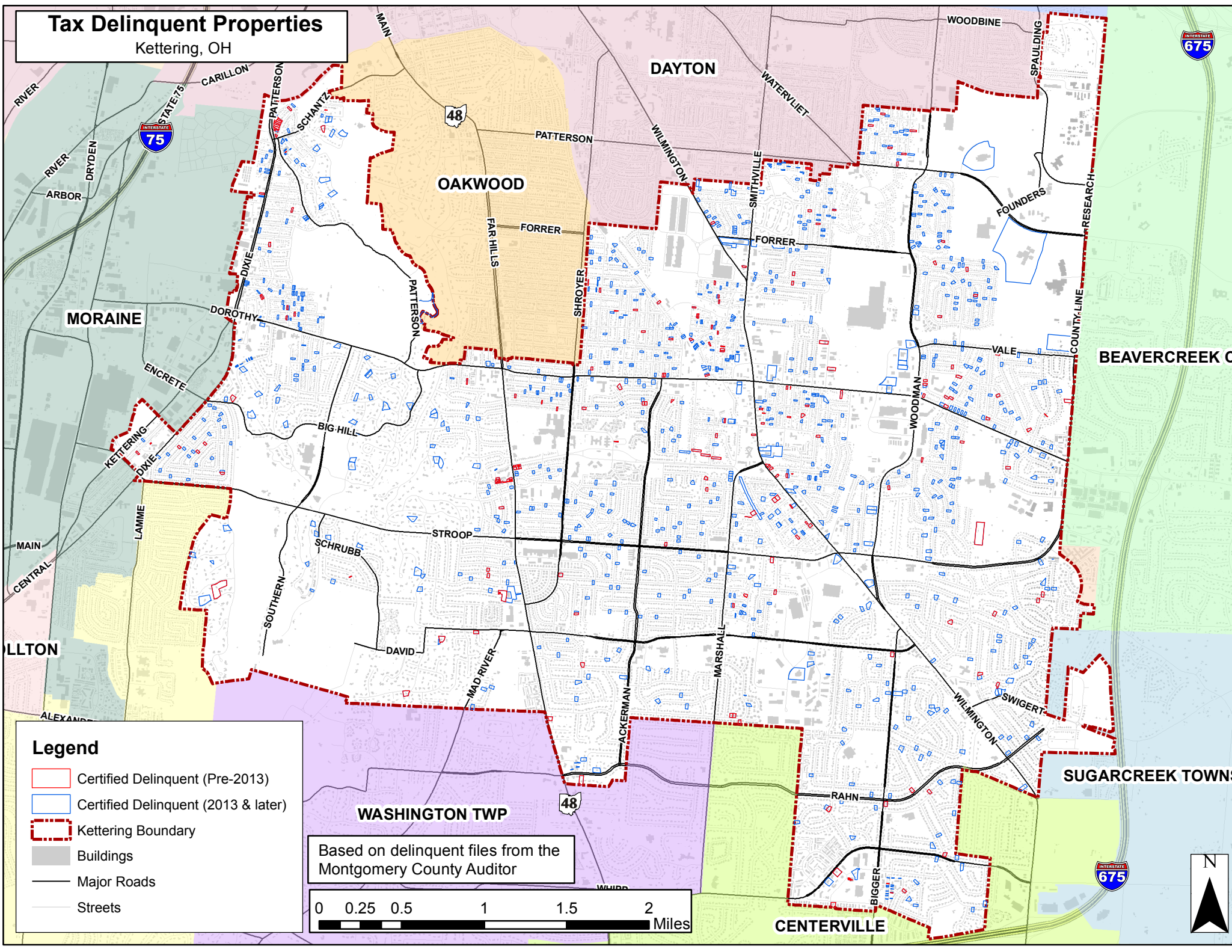
Parcel ID	Address	Delinquency Amount	Class	Year Certified Delinquent
N64 00308A0016	1409 SOUTHLYN DR	\$12,395.36	R	2012
N64 03805 0005	56 E RAHN RD	\$12,381.72	R	2012
N64 01104 0045	503 HOLLENDALE DR	\$11,747.85	R	2012
N64 00712 0001	1472 E STROOP RD	\$8,214.16	R	2012
N64 00404 0049	2101 COURTLAND AVE	\$7,023.52	R	2012
N64 00512 0019	3821 STRATHMOOR DR	\$6,326.50	R	2012
N64 02201 0025	4524 BURCHDALE ST	\$5,653.51	R	2012
N64 01716 0004	2124 GRICE LN	\$4,674.09	R	2012
N64 01015 0016	3912 FULTON AVE	\$4,612.74	R	2012
N64 01510 0029	2941 ACOSTA ST	\$4,247.62	R	2012
N64 02012 0005	2116 E DAVID RD	\$4,166.88	R	2012
N64 00203 0090	112 CUSHING AVE	\$4,009.08	R	2012
N64 01016 0037	2248 N ARAGON AVE	\$3,882.72	R	2012
N64 00110 0063	3008 PRENTICE DR	\$3,846.05	R	2012
N64 01901 0018	1524 HARVEST AVE	\$3,010.38	R	2012
N64 01509 0009	2925 ACOSTA ST	\$2,979.77	R	2012
N64 00302 0038	2011 HERITAGE POINT DR	\$2,949.86	R	2012
N64 00103 0001	2564 ACORN DR	\$2,691.47	R	2012
N64 01407 0041	3789 ELMIRA DR	\$2,495.00	R	2012
N64 01503 0035	3801 CORDELL DR	\$2,358.24	R	2012
N64 01213 0105	2388 FIELDS AVE	\$2,267.09	R	2012
N64 03216 0005	2097 BRAINARD DR	\$2,167.04	R	2012
N64 02317 0033	1200 BENFIELD DR	\$2,118.97	R	2012
N64 00403 0011	2016 CULVER AVE	\$1,781.73	R	2012
N64 02802 0016	3081 FONTANO DR	\$1,690.74	R	2012
N64 00801 0141	1113 DEXTER AVE	\$1,510.39	R	2012
N64 02115 0022	4797 MARSHALL RD	\$1,452.92	R	2012
N64 50214 0023	5640 W COACH DR	\$1,389.12	R	2012
N64 02410 0007	1498 LYNNFIELD DR	\$1,316.33	R	2012
N64 00812 0030	3220 AERIAL AVE	\$1,306.67	R	2012
N64 00203 0185	ROCKHILL AVE	\$1,046.67	R	2012
N64 00916 0008	4428 SUNRAY RD	\$923.13	R	2012
N64 01906 0086	MOHICAN AVE	\$854.76	R	2012
N64 01304 0001	300 W DAVID RD	\$796.68	R	2012
N64 00809 0075	2607 OAK PARK AVE	\$773.16	R	2012
N64 00308B0095	1512 CRESCENT BLVD	\$723.73	R	2012
N64 50822 0006	700 ASHTON CIR	\$670.48	R	2012
N64 00406A0092	1644 BARNEY AVE	\$615.48	R	2012
N64 01907 0164	MURIEL AVE	\$541.26	R	2012

Parcel ID	Address	Delinquency Amount	Class	Year Certified Delinquent
N64 00803 0151	2767 RUSHLAND DR	\$524.97	R	2012
N64 00407A0051	3410 OAKMONT AVE	\$402.89	R	2012
N64 01906 0099	3108 BEAVER AVE	\$379.31	R	2012
N64 00804 0126	GAYLORD AVE	\$286.10	R	2012
N64 01907 0154	BEAVERTON DR	\$40.22	R	2012
N64 01907 0156	MURIEL AVE	\$40.22	R	2012
N64 00209A0004	FLOWERDALE AVE	\$16.39	R	2012

Source: Montgomery County Auditor Delinquency Files, Downloaded from: <http://www.mctreas.org/fdpopup.cfm?dtype=DQ> on December 27, 2014. Note: These properties are subject to change frequently and many of the above addresses are likely on payment plans with the Montgomery County Treasurer.

Tax Delinquent Properties

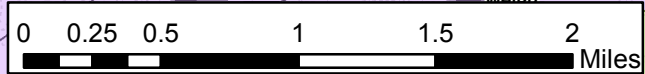
Kettering, OH



Legend

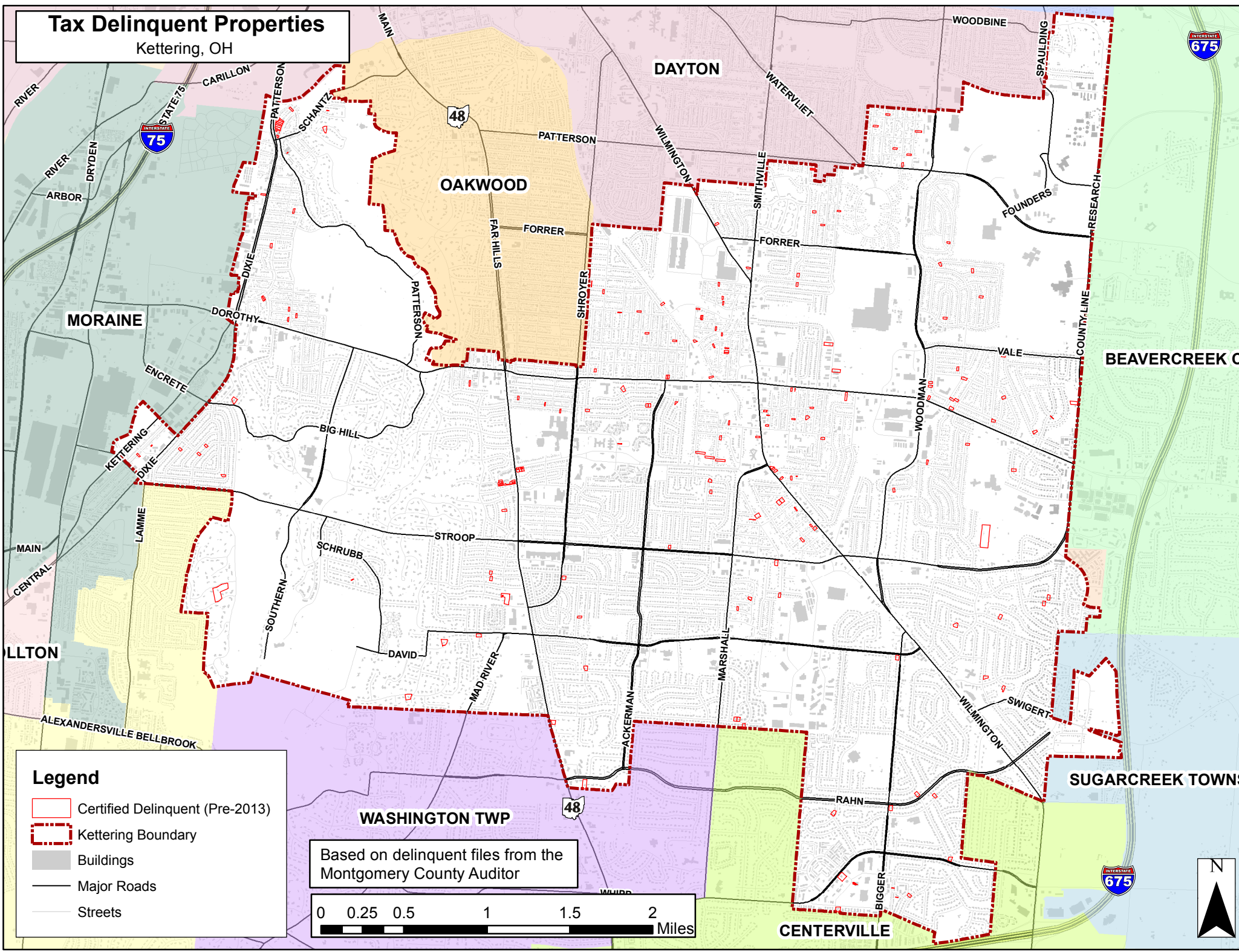
- Certified Delinquent (Pre-2013)
- Certified Delinquent (2013 & later)
- Kettering Boundary
- Buildings
- Major Roads
- Streets

Based on delinquent files from the Montgomery County Auditor



Tax Delinquent Properties

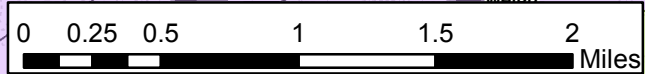
Kettering, OH



Legend

- Certified Delinquent (Pre-2013)
- Kettering Boundary
- Buildings
- Major Roads
- Streets

Based on delinquent files from the Montgomery County Auditor



Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the Asset Management and Housing Choice Voucher Program tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Statement of Housing Needs

Greater Dayton Premier Management works with the local jurisdictions of Montgomery County, the City of Dayton and the City of Kettering to ensure that GDPM housing activities are aligned with the housing needs of the community. Each jurisdiction provides Consolidated Plan information to GDPM for the PHA planning process and to complete the housing needs statement for the Annual Plan. GDPM reviewed the 2013-2018 Montgomery County Consolidated Plan, the Cities of Dayton and Kettering joint Consolidated Plan for 2011-2015 to identify and confirm housing needs within community. In addition, maps and data analysis of U.S. Census Data and American Community Survey data were reviewed from the Miami Valley Regional Planning Commission, http://www.mcoho.org/services/planning_commission/docs/MOT_1.pdf . The maps reviewed from MVRPC provide GDPM with information regarding the location of geographic needs related to poverty, as well as, various housing needs throughout the community.

According to 2010 Census data, approximately 535,154 persons reside in Montgomery County and 141,761 reside in Dayton. Census data estimated that 89,906 (or 16.8%) of Montgomery County residents are living in poverty, and 47,717 (or 33.8%) of Dayton residents are living in poverty. The Average Median Income is \$43,895. 2010 Census data indicated that 49.6% of Montgomery County renter households are spending more than 30% of their household income toward rent which is considered a housing costs burden. Burdens for homeowners are similarly high, with Census data estimating that 31.7% of Montgomery County homeowners are spending more than 30% of their household income toward housing.

Analysis of GDPM's HCV and Asset Management waiting lists indicates that there is a shortage of affordable housing for low income residents of Montgomery County, particularly families with extremely low income (less than 30% of AMI). Currently, the asset management housing waiting list contains 2,774 households, and the Housing Choice Voucher wait list contains 162 households representing a total of 2,936 families seeking affordable housing. The combined waiting lists contain approximately 93 percent of the households, in the extremely low income category, 4 percent in the very low income category and the remaining 2 percent considered in the low income bracket.

Families with disabilities represent 16.08% of the asset management waiting list, and 0% of the HCV waiting list. Elderly families represent 3.35% of the asset management waiting list and 0% of the HCV waiting list.

The following table outlines the bedroom size needs for families currently represented on the asset management waiting list.

Characteristics by Bedroom Size	# of Families Requested	Percent of Total Request
1 BR	1,494	53.9%
2 BR	925	33.3%
3 BR	275	9.9%
4 BR	35	1.3%
5 BR	4	.1%
5+ BR	2	.1%

9.0

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Housing Choice Voucher Program only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

In order to address the housing needs identified in section 9.0 and of the applicants on the waiting list, GDPM will:

1. Maximize the number of affordable units available to GDPM by:
 - a. Implement policies and strategies to reduce off-line units;
 - b. Reduce vacancies two (2) percent per year in Asset Management units;
 - c. Reduce time to make vacant units available;
 - d. Seek replacement of Asset Management units through demolition/disposition and mixed finance development;
 - e. Utilize all HUD approved Budget authority for the Housing Choice Voucher Program.
 - f. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies;
 - g. Explore the use of Capital Funds Financing to leverage the renovation of additional asset management units;
 - h. Increase the number of accessible units in GDPM's asset management portfolio.
2. Increase the number of affordable housing units by:
 - a. Apply for additional Housing Choice Voucher units and funding as they become available;
 - b. Leverage affordable housing resources in the community through the creation of mixed finance housing;
 - c. Leverage Replacement Housing Factor Funds through the acquisition rehab and new construction of affordable housing units.
3. Provide housing resources for the homeless:
 - a. Continue to develop alternative housing for homeless in partnership with other agencies;
 - b. Set aside the remaining 135 (of the original 250) Housing Choice Vouchers for Project-based housing to assist the homeless in Montgomery County owned and operated by GDPM. GDPM plans to issue the remaining vouchers by 2016.
 - c. Temporary and permanent conversion of Asset Management units.

9.1 Currently, GDPM is working with for profit developers to build capacity in an effort to increase the affordable housing stock in both the City of Dayton and in Montgomery County. The Germantown Broadway project is an example of a mixed finance project to be modeled during this current 5 year plan. A summary of the project and future phases are as follows:

The Germantown Broadway Project is projected to be a four phase revitalization project that is sanctioned by the City of Dayton. GDPM was awarded LIHTC's for Germantown Village Phase I which includes the construction of 60 multi-family units at the northeast corner of the intersection of Germantown and Broadway Streets. The development will include community and green space. The facility will be developed in conjunction with Michaels/Model Group as the co-developer.

The first phase of the Germantown Broadway project required the Authority to acquire approximately 55 lots. Many of the lots were vacant and in foreclosure. Currently all 55 of the lots are under the control of GDPM and the developer. The Germantown Broadway development is projected to be a four phase revitalization project that is sanctioned by the City of Dayton. GDPM may apply for phase II LIHTC funding during the FY15-18 Five Year Plan. Phase II is anticipated to include the construction of up to 80 mixed income units. The development may be developed in conjunction with a developer Michaels/Model Group.

The funding sources for the developments includes Replacement Housing Factor Funds, proceeds from the sale of several properties GDPM has liquidated in the past, City of Dayton CDBG and/or HOME funds, HDAP, and Low-Income Housing Tax Credits. These funding requests will be from the preservation pool or the pool most suitable for the proposed development.

Wilkinson Plaza may be considered for repositioning as mixed income housing. The site is located in downtown Dayton. This site has excellent access to downtown Dayton and surrounding communities via State Route 35 and Interstate 75. Public transportation is also available. The site is within close proximity of two Dayton parks, shopping, Miami Valley Hospital, Sinclair Community College and the University of Dayton.

GDPM has partnered with developers to assist in assembling financing for each phase of the implementation plan using various sources of public and private funding at the federal, state and local levels. The developer is expected to secure additional funding including, but not limited to tax credit equity, state funds, Federal Home Loan Bank funds, and as appropriate bank loans/mortgages. Additionally, the Authority is looking to continue to acquire and rehabilitate units as a part of the Authority's approved Replacement Housing Factor Plan.

As mentioned in previous sections of this plan, GDPM will continue to explore partnerships to address housing needs, as well as expand social service options for clients.

Appendix IX: Market Rate Rental Property Examples (Vacancies & Unit Types)

Market Rate Apartment Review					
CT	Property Name Address	Unit Types	Unit Count	Units Vacant	Vacancy %
204	Georgetown of Kettering 4899 Far Hills Avenue Kettering, OH 45429	17 different floorplans of apartments between 1BR and 3BRs. Costs range from \$626-\$739 for 1BR units \$646-\$965 for 2BR units \$850-\$975 for 3BR units	1BR - 56 2BR - 242 3BR - 27 TOTAL: 325	1BR - 7 (12.5%) 2 BR - 24 (9.9%) 3 BR - 0 (0%) TOTAL VACANT: 31 (9.5%)	9.50%
205	Huber Management Addresses Vary	Lower, 2BR 1B (800 sq. ft.) - \$590-\$615 Upper, 2BR 1B (800 sq. ft.) - \$525-\$545 Duplex, 2BR 1B (750 sq.ft.) - \$640-\$660 Houses, 3BR 1B (1,100 sq. ft.) - \$695-\$775	Lower (2BR1B) - 188 units Upper (2BR1B) - 188 units Duplex (2BR1B) - 112 units Houses (3 BR 1 B) - 95-96 units TOTAL: 583-584	Lower (2BR1B) - N/A Upper (2BR1B) - many vacancies Duplex (2BR1B) - N/A Houses (3 BR 1 B) - N/A TOTAL VACANT: N/A	N/A
205 (most)	Don Wright Realty (general), addresses vary	3BR 1B houses (sq. ft. varies) -upper \$700s	3BR 1B houses - 50 (according to MC rental registration) TOTAL: 50	3BR 1B houses - 4 TOTAL VACANT: 4 (8%)	8.0%
207	Residenz 740 Residenz Pkwy Kettering, OH 45429	1BR 1B (737 sq. ft.) - \$660 1BR 1B (700 sq. ft.) - \$700 2BR 1B (836 sq. ft.) - \$745 1BR 1B, study (860-940 sq. ft.) - \$775 2BR 2B (1,008 sq. ft.) - \$860 2BR 2B, study (1,195 sq. ft.) - \$1,045	Division unknown TOTAL: 368	1BR 1B (737 sq. ft.) - 1 1 BR 1B (700 sq. ft.) - 0 2BR 1B (836 sq. ft.) - 1 1BR 1B, study (860-940 sq. ft.) - 0 2BR 2B (1,008 sq. ft.) - 0 2BR 2B, study (1,195 sq. ft.) - 0 TOTAL VACANT: 2 (0.5%)	0.50%
211	Van Buren Apartments 1956 S. Smithville Rd. Kettering, OH 45420	1BR 1B Apts. (550 sq. ft.) - \$486-\$540 2BR 1B Apts. (550 sq. ft.) - \$551-\$576 2BR 1B Townhomes (1,000 sq. ft.) - \$683- \$718	1BR 1B Apts - 232 2BR 1B Apts - 102 2BR 1B Townhomes - 168 TOTAL: 499/500	2BR Garden apartments are in the highest demand while the 1BR apartments and 2BR townhomes are less in demand. TOTAL VACANT: N/A	N/A

CT	Property Name Address	Unit Types	Unit Count	Units Vacant	Vacancy %
211	Greenmont Village 20 Rembrandt Blvd. Kettering, OH 43420 <i>(Not technically a rental property, but a Mutual Ownership Corporation)</i>	1 BR 1B duplexes - (\$275) 2 BR 1B duplexes - (\$280) 3 BR 1B duplexes - (\$285) 2 BR 1B singles - (\$284.50)	1 BR 1B duplexes - 100 2 BR 1B duplexes - 200 3 BR 1B duplexes - 100 2 BR 1B singles - 100 TOTAL: 500	12 total vacant units, all will be filled once rehabs are complete. There is a waiting list of 10 people for 1BR units, 3 for 2BR units and 5 for 3BR units TOTAL VACANT: 12 (called for, 2.4%)	2.40% (all vacant units called for)
212	Highland Park Apartments 1723 E. Dorothy Lane Kettering, OH 45429	Studio (391 sq. ft.) - \$414 1 BR 1B (589 sq. ft.) - \$514	Studio - 100 1 BR 1B - 16 TOTAL: 140 NOTE: One building containing 24 units suffered a fire and is currently vacant	Studio - 0 1 BR 1B - 0 TOTAL VACANT: 0 (available, 0%) 24 (unrentable, 17.1%)	0% (available) 17.1% (incl. fire units)
213.01	Ketwood Apartments 2224 Ketwood Place Kettering, OH 45420	Studio (288 sq. ft.) - \$430 1BR 1B (576 sq. ft.) - \$499-\$559 (depends on upgrades) 2BR 1B (864 sq. ft.) - \$649 3BR 1.5B (N/A sq. ft.) – rented	Studio - 1 1BR 1B - 80 2BR 1B - 11 3BR 1.5B - 1 TOTAL: 93	Studio - 1 (100%) 1BR 1B - 6 (7.5%) 2BR 1B - 1 (9.1%) 3BR 1.5B - 0 (0%) Others (being rehabbed) - 4 (4.3%) TOTAL VACANT: 12 (12.9%)	12.9%
213.02	Thirty43 by the Greene 3043 Fountain Circle Kettering, OH 45420	1BR 1B Apt. (600 sq. ft.) - \$659-\$739 1 BR 1B Apt. (800 sq. ft.) - \$739 2 BR 1B Apt. (950 sq. ft.) - \$859 2 BR 1.5B Townhome (1,090 sq. ft.) - \$849-\$879	1BR 1B Apt. (600 sq. ft.)- 21 1BR 1B Apt. (800 sq. ft.) - 4 2BR 1B Apt. (950 sq. ft.) - 8 2BR 1.5B TH (1,090 sq. ft.) - 107 TOTAL: 140	1BR 1B Apt. (600 sq. ft.) - 0 (0%) 1BR 1B Apt. (800 sq. ft.) - 0 (0%) 2BR 1B Apt. - 0 (0%) 2BR 1.5B TH - 3 (2.8%) TOTAL VACANT: 3 (2.1%)	2.10%
215.01	Beaver Ridge Run 1661 Beaver Ridge Drive Kettering, OH 45429	1BR 1B Apts. (710 sq. ft.) - \$550 2BR 2B Apts. (940 sq. ft.) - \$630-\$650 3BR 2B Apts. (1,240 sq. ft.) - \$750 2BR 1.5B Townhomes (1,240 sq. ft.) - \$750-\$850 3BR 1.5B Townhomes (2,140 sq. ft.) - \$950	1BR 1B Apts. (710 sq. ft.) - 32 2BR 2B Apts. (940 sq. ft.) - 32 3BR 2B Apts. (1,240 sq. ft.) - 12 2BR 1.5B THs (1,240 sq. ft.) - 66 3BR 1.5B THs (2,140 sq. ft.) - 6 TOTAL: 148	1BR 1B Apts. - 1 (3.1%) 2BR 2B Apts. - 1 (3.1%) 3BR 2B Apts. - 0 (0%) 2BR 1.5B Townhomes - 5 (7.6%) 3BR 1.5B Townhomes - 0 (0%) TOTAL VACANT: 7 + 6 requiring repairs = 13	8.80%

CT	Property Name Address	Unit Types	Unit Count	Units Vacant	Vacancy %
215.02	The Wynds 3970 Parliament Place Kettering, OH 45324	1BR 1B (624 sq. ft.) - \$485-\$509 (depends on floor) 2BR 1B (924 sq. ft.) - \$585-\$609 (depends on floor)	1BR 1B (624 sq. ft.) - 60 2BR 1B (924 sq. ft.) - 60 TOTAL: 120	1BR 1B - 3 (5%) 2BR 1B - 5 (8.3%) TOTAL VACANT: 8	6.70%
216.01	Commons at Kettering 4427 Wilmington Pike Kettering, OH 45440	1BR 1B (650 sq. ft.) - \$595 2BR 1B, normal closet (900 sq. ft.) - \$635 2BR 1B, walk-in closet (900 sq. ft.) - \$650 3BR 1.5B (1,090 sq. ft.) - \$805	1BR 1B - 24 2BR 1B, normal closet - 24 2BR 1B, walk-in closet - 48 3BR 1.5B - 24 TOTAL: 120	1BR 1B - 1 (4.2%) 2BR 1B, normal closet (900 sq. ft.) - 1 (4.2%) 2BR 1B, walk-in closet (900 sq. ft.) - 1 (2.1%) 3BR 1.5B - 0 (0%) TOTAL VACANT: 3 (2.5%)	2.5%
216.02	Creekwood Apartments 4500 Wilmington Pike Kettering, OH 45440	1BR 1B (500 sq. ft.) - \$455-\$475 (depends on floor)	1BR 1B (500 sq. ft.) - 78 TOTAL: 78	1BR 1B - 6 (7.7%) TOTAL VACANT: 6 (7.7%)	7.7%
217	Chatham Village 5035 Harwich Court Kettering, OH 45440	1BR 1B Garden (650 sq. ft.) - \$565 2BR 1B Garden(880 sq. ft.) - \$635-\$655 2BR 2B Garden (990 sq. ft.) - \$710-\$730 2BR 1.5B Townhouse (1,151 sq. ft.) - \$770 2BR 2.5B Townhouse (1,151 sq. ft.) - \$790 3BR 1B 2 1/2 B Townhouse (1,259 sq. ft.) - \$875-\$880 3BR 2.5B Townhouse (1,305 sq. ft.) - \$895-\$1,100	Division unknown TOTAL: ~270-280	1BR 1B Apts. (650 sq. ft.) - 1 2BR units (NA sq. ft.) - 4 3BR units (NA sq. ft.) - 1 TOTAL VACANT: 6 (2.1%-2.2%)	2.1%-2.2%
218	Heritage Knoll Apartments 5536 Bigger Road Kettering, OH 45440	1BR 1B Garden (612 sq. ft.) - \$534-\$544 2BR 1B Garden (864 sq. ft.) - \$603-\$643 2BR 1.5B Townhouse (1,020 sq. ft.) - \$699 3BR 2B Townhouse (1,312 sq. ft.) - \$799-\$820	Division unknown TOTAL: 124	TOTAL VACANT: 6 (NA unit types) 95% occupied	5%
218	Chimney's of Oak Creek 1848 Chimney Lane Kettering, OH 45440	1BR 1B (671-891 sq. ft.) - \$550-\$600 2BR 1B (816-956 sq. ft.) - \$635-\$675 2BR 2B (1,000-1,071 sq. ft.) - \$750-\$780 2BR 1.5B Townhome (1,174 sq. ft.) - \$850 3BR 2.5B Townhome (1,345 sq. ft.) - \$950	Division unknown TOTAL: 380	2BR (NA sq. ft.) - 4 1BR (NA sq. ft.) - 4 TOTAL VACANT: 8 (2.1%)	2.10%

CT	Property Name	Unit Types	Unit Count	Units Vacant	Vacancy %
218	Fox Hunt Apartments 2095 Valley Green Drive Kettering, OH 45440	1BR Apts. (705 sq. ft.) - \$529 2 BR Garden (900 sq. ft.) - \$625 3 BR Townhome (1,025 sq. ft.) - \$750 3 BR Garden (1,200 sq. ft.) - \$875 3 BR Townhome (1,200 sq. ft.) - \$875	1BR Apts - 82 2 BR Garden - 60 3 BR Townhome - 28 3 BR Garden - 16 3 BR Townhome - 28 TOTAL: 244	N/A, not available from this apartment complex	N/A
Varies	Cbert Properties Addresses vary	Varies, Cbert owns 18 buildings in Kettering, some are small apartment buildings with 4 1BR 1B units while others buildings are comprised of 2BR 1.5B townhomes. Examples: 100 East Dorothy (4 1BR 1B units) 542 E. Dorothy (4 2BR 1B units)	Total unavailable.	Few, based on a conversation with a leasing agent	6%-7% (est. by Cbert)

Sources: Site visits and phone conversations with area leasing agents in late 2014 and early 2015.

Note: vacancy numbers are subject to frequent change.