



KENNETH A. ROHRS
JUDGE

HENRY COUNTY

COURT OF COMMON PLEAS

NAPOLEON, OHIO 43545
(419) 592-5926

October 2, 1990

1330
Scott St

THOMAS J. SHORT
Trial Referee

DIANE ALVORD
Assignment Commissioner

Planning Commission
City of Napoleon
255 W. Riverview Ave.
Napoleon, OH 43545

Gentlemen:

First Call for Help, Inc. is requesting a special use permit. I am writing this letter in favor of the request.

We do not have short-term crisis residential housing in our community. The need, however, is great. People who, for one reason or another, cannot live in their own homes are currently being hospitalized (usually at enormous taxpayer expense) or left without appropriate housing. This situation is one that our caring community needs to address.

First Call for Help, Inc. is now preparing a residential facility to be located in their present building at 1330 N. Scott Street, Napoleon, Ohio 43545. I now serve on the board of directors of First Call for Help, Inc. and I am confident that this program will be professionally and securely administered. No one who has committed a violent crime will be admitted to this program. In addition, a minimum of two staff members will be present at all times.

Thank you in advance for your consideration of the request of First Call for Help, Inc. for a special use permit. I remain,

Very truly yours,

Kenneth A. Rohrs
Judge

Lankenau, Wesche & McColley

Attorneys at Law

105 WEST MAIN STREET
NAPOLEON, OHIO 43545-1797

TELEPHONE: (419) 592-0010
FAX: (419) 599-2873

PAUL R. LANKENAU (1904-1982)
RONALD P. LANKENAU
MICHAEL J. WESCHE
DENISE HERMAN MCCOLLEY
JEFFREY R. LANKENAU

October 1, 1990

TO WHOM IT MAY CONCERN:

I understand that First Call For Help has proposed to open a short-term crisis residential facility to house men and women who are involved in mental health crises. This facility is to be located in the First Call For Help office building at 1330 North Scott Street in Napoleon.

In my position I regularly see individuals or the families of individuals who are experiencing a mental health crisis. In these circumstances, it is necessary that they be afforded housing and professional care and supervision. Knowing the staff of First Call For Help and their proposal for the residential facility, I am confident that it will be professionally operated and that the staff will provide more than adequate supervision for the individuals who are housed there. I see a great need for this facility in this community and I whole-heartedly support it. I urge that you approve the location of this facility at the North Scott Street address.

Thank you for your consideration.

Very truly yours,

LANKENAU, WESCHE & MCCOLLEY

Denise Herman McColley
Denise Herman McColley

DHM:sp

State of Ohio
Rehabilitation Services Commission



Robert L. Rabe, Administrator

Bureau of Vocational Rehabilitation
1101 Ralston Avenue
Defiance, Ohio 43512
Phone: 419/784-2535
Toll Free: 1-800-686-6447

October 2, 1990

City of Napoleon
Planning Commission
Napoleon, Ohio 43545

To whom it may concern:

This letter is to voice support for First Call for Help and their proposal to provide temporary housing for persons with mental health crises.

We need to provide intervention and services within our local communities as the most effective and efficient systems both for the client and the community. Research has shown that resources developed within local communities allow the most effective use of the individual's treatment modalities and eliminate the side effects of disruption from their home, family, and jobs.

Both professionally and personally, I recommend the issuance of a special use permit to First Call for Help to provide this valued community service.

Sincerely,

Jeanette Damman
Rehabilitation Counselor

JD:bb

HENRY COUNTY DEPARTMENT OF HUMAN SERVICES

219 EAST WASHINGTON STREET • NAPOLEON, OHIO 43545
PHONE: (419) 592-0946

JAMES M. LEVISON, DIRECTOR

September 18, 1990

City of Napoleon
Planning Commission
Napoleon, Ohio 43545

Dear Planning Commission Members:

I am writing to support the zoning request of the First Call for Help.

I am firmly convinced that with the deinstitutionalization of people by the mental health community that transitional housing such as a residential facility proposed by First Call for Help is vitally needed in our community.

I have the upmost confidence that the First Call for Help organization will be able to staff and supervise such a facility in a totally professional and confidential manner.

I urge the Planning Commission to grant the request being sought so that a vulnerable portion of our society can be helped.

Sincerely,



James M. Levison, Director
Henry County Dept of Human Services

JML:jcl

RECEIVED SEP 22 1990

ST. AUGUSTINE CHURCH
210 EAST CLINTON ST.
NAPOLEON, OHIO 43545

September 21, 1990

City of Napoleon Planning Commission
255 Riverview Avenue
Napoleon, Ohio 43545

To Whom It May Concern:

I wish to say that I am in support of a residential facility for the mentally ill. I think that a local facility would save us tax dollars, would be more centrally located than sending people to Toledo, and that hopefully better care could be offered.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Fr. Fred Duschl".

Fr. Fred Duschl

FIRST CALL FOR HELP, INC.

OVERVIEW OF HOPE HOUSE - RESIDENTIAL SUPPORT SERVICE

GOAL FOR THE SERVICE:

- To provide short term housing for people in crisis for the purpose of stabilization
- To provide transitional beds for people who are ready to be discharged from the hospital, but do not have a home placement
- To provide 7 to 10 days of clinical management and support to crisis clients and 30 to 90 days of supportive housing for the transitional clients. Individualized treatment plans, daily counseling, group interaction and develop a plan to reintegrate the client back into his/her home environment
- To develop personal coping skills with clients
- To provide medication management
- To identify natural support systems for the clients and assist them; in meeting their needs
- To provide crisis resolution in the least restrictive environment closest to home

TARGET POPULATION:

- Those persons who are 508 certified or thought to be eligible for 508 certification. Persons who are suicidal but cooperative and able to care for their personal needs. Persons who are in crisis and need "time out" from a destructive home environment and reside in the four county area of Defiance, Fulton, Henry and Williams.

STAFF CHARACTERISTICS:

1. Chief Clinical Officer will meet the qualifications as outlined under O.R.C. 5122.01 (K)
2. Supervisor is Mental Health Professional, Masters level with two years of clinical supervision
3. Registered Nurse or Licensed Practical Nurse under the supervision of a Psychiatrist
4. Case Manager will have a Bachelor's Degree in Social Work or related field and work under the supervision of a Masters Level Supervisor
5. Mental Health Technician will be a paraprofessional with two years of experience in health or mental health
6. Residential Aide supports client's needs and has been trained in first aid, CPR, House Rules and mental illness
7. Security Person is a paraprofessional who maintains the security of the home and it's residents at night

PROGRAM METHODS:

A client who has been assessed by the Emergency Response Team from First Call for Help, and is in need of close supervision in order to attain stabilization, may benefit from the residential support program. Discharge plans begin at the moment the client

HOPE HOUSE RULES

HOPE HOUSE is an emergency bed and crisis bed facility for adults recovering from severe mental disabilities. It is a place for cooperative living. Everyone helps to keep it clean, safe and calm. Residents come from many different ethnic, religious, cultural and economic backgrounds. Age, abilities and interests vary widely among residents.

HOPE HOUSE is a place where people can learn skills in daily living. Residents can also learn to get along with others, express emotions appropriately, gain awareness of medical problems, work toward vocational goals, and work on finding a more permanent place to live.

BASIC RULES:

1. Treat other residents and staff with respect and dignity
2. Attend and participate in weekly chore meetings and in other group discussions
3. Sign up for daily chores and complete chores everyday if it is in accordance with treatment plan
4. Smoking is not permitted upstairs, it is only permitted in the kitchen
5. Alcohol or drug abuse is not permitted; alcohol and street drugs cannot be used while residing at Hope House and cannot be brought into the house
6. Violence or threats of violence are not permitted
7. Weapons of any kind are not permitted
8. Learn how to respond for a fire or tornado drill
9. Keep yourself and your living area clean
10. Doors are locked at 11:00 p.m. weekdays and 12:00 a.m. on Friday and Saturday nights

REQUIREMENTS:

TO LIVE AT HOPE HOUSE YOU MUST:

1. Be able to tolerate group living and follow rules
2. Have goals for independent living that can be accomplished in 30 days
3. Take your own medication in accordance with treatment plan
4. Be involved in therapeutic treatment plan

PROCEDURES FOR:

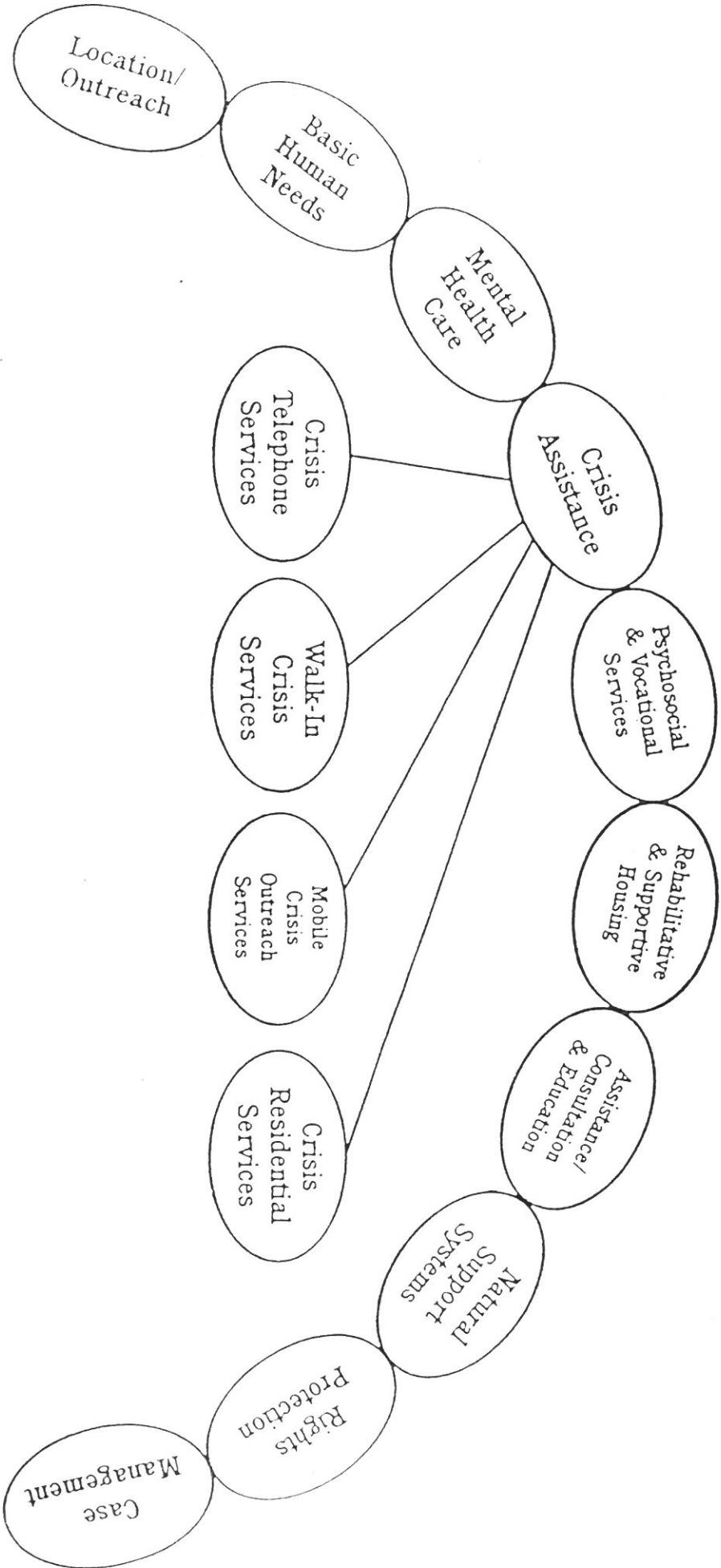
BEDTIME: There is no mandatory bedtime for residents. However, residents should be encouraged to keep reasonable hours and should not infringe on others rights to find peace and quiet after midnight.

WAKE-UP: The time for a client to get up in the morning should be in keeping with his/her Treatment Plan.

EMERGENCIES: Emergency phone numbers are taped on the kitchen wall beside the telephone. In the event of an emergency, call the fire department and request Medivan assistance. In the event of a fire, see that all residents get out of the house and take the portable phone out with you. When all are safely out of the house, call the Fire Department in Evansport. If a Back-Up is needed, call First Call for Help.

RELATIONSHIP OF CRISIS RESIDENTIAL SERVICES TO
COMMUNITY SUPPORT SYSTEM

Community Support System



FOUR COUNTY BOARD OF ALCOHOL/DRUG ADDICTION
AND MENTAL HEALTH SERVICES

1939 East Second Street
Defiance, Ohio 43512

Phone: (419)782-8203
TTY: (419)784-5685

Contract Agency

MAUMEE VALLEY GUIDANCE CENTER

211 Biede Avenue
Defiance, Ohio 43512
Phone: (419)782-8856
Bryan: (419)636-2932
Hicksville: (419)542-6692
Napoleon: (419)592-5981
Wauseon: (419)337-5941
TTY: (419)782-8856
Day Treatment: (419)782-0086

Services Provided

Outpatient Counseling
Housing Services
Home Care Program
Day Treatment
Consultation Service
Diagnostic/Assessment
Case Management
Psychiatric Services

FIVE COUNTY ALCOHOL/DRUG PROGRAM
Ms. Mary Mueller, Executive Director
418 Auglaize Street
Defiance, Ohio 43512
Phone: (419)782-9920
Bryan: (419)636-0410
Napoleon: (419)599-7040
Wauseon: (419)337-1973
TTY: (419)784-2523

Individual and Group
Counseling
Prevention Education
Project C.A.R.E.
Project D.A.R.E.

QUADCO REHABILITATION CENTER
Mr. James Smock, Executive Director
527 N. Defiance Street
Stryker, Ohio 43557
Phone: (419)682-1011
TTY: (419)682-1011
Defiance: (419)782-9209
TTY: (419)782-9209

Vocational Training and
Rehabilitation
Supported Employment

CATHOLIC CHARITIES
Ms. Sandra Herman, Executive Director
1012 Ralston Avenue
Defiance, Ohio 43512
Phone: (419)782-4933
Bryan: (419)636-6848
Napoleon: (419)592-0634
Wauseon: (419)335-1594

Residential Treatment Service
Services to Severely Emotionally
Disturbed Youth
Specialized Foster Care
Case Management
Prehospitalization Screening

FIRST CALL FOR HELP
Ms. Dorothy Dean, Executive Director
1330 N. Scott Street
Napoleon, Ohio 43545
Phone: (419)592-3577
1-800-468-4357
TTY: 1-800-468-4357

24 Hour Emergency Hotline
Prehospitalization Screening
Crisis Response Teams
Crisis Residential Services

IMPACT OF GROUP HOMES

Study 1- Boeckh, John, Michael Dear and S. Martin Taylor.
"Property Values and Mental Health Facilities in Metropolitan
Toronto." Canadian Geographer, Vol XXIV, No. 3:270 (1980)

Purpose:

To provide a systematic assessment of the property value effects of a sample of mental health facilities. Five facilities were selected in lower, middle, and upper class neighborhoods. Sales prices and sales activity for properties in the area of the facilities were compared with those in control areas that had no such facility. Data on transactions was collected quarterly for two years before and two years after the introduction of the facility.

Findings:

There was no exhibited evidence that sales activity was greater or less than in the control areas. There was no evidence of decline in sales prices in the studied areas. House prices tended to increase at a comparable rate to those in the control areas. The most important factors influencing sales price were characteristic of the housing units themselves, particularly number of rooms.

Conclusions:

Property market movement was due mainly to traditional factors: neighborhood desirability and characteristics of the housing unit being sold. The introduction of a mental health facility has little effect on neighborhood property values.

Study 2- City of Lansing Planning Department. The Influence of Halfway Houses and Foster Care Facilities Upon Property Values.
Lansing, Michigan October 1976

Purpose:

To ascertain what has happened to neighborhood property values near previously established halfway house/foster care home facilities, in order to make general projections concerning property values in the area of future proposed special use facilities.

Findings:

In four of the five test areas, the average sales price ratio after establishment of the halfway house or foster care facility was found to be equal or higher than the control neighborhood. In the one instance that the control area had a higher average sales price, the difference was not significant. There was no evidence that the establishment of a special use facility had an effect on the number of homes sold.

Conclusion:

There is strong evidence to contest the commonly held assumption that declining neighborhood property values would be the consequence of approving a special use permit for residential facilities.

Study 3- Developmental Disabilities Program. An Analysis of Minnesota Property Values of Community Intermediate Care Facilities for Mentally Retarded. Policy Analysis Series: Issues Related to Welsh v. Noot/No. 11 St. Paul, Minnesota July, 1982

Purpose:

To determine the effect group homes for mentally retarded people have actually had on property values in their neighborhoods.

Findings:

There was no significant difference between the increased assessed value for control blocks and group home blocks. The 75 property transactions recorded during the year preceding and following establishment of a group home were almost evenly divided: 48% in group home blocks, 52% in control block; 49% in the year before the home was established, 51% after.

Conclusion:

Changes in property values are not related to the presence of a group home on the block, nor do the number and timing of property transactions in a neighborhood have anything to do with the establishment of a home.

Study 4- Dolan, Lawrence W. and Julian Wolpert. Long Term Neighborhood Property Impacts of Group Homes for Mentally Retarded People. Princeton, New Jersey: Woodrow Wilson School of Public and International Affairs, Princeton University November 1982

Purpose:

To update the 1978 Wolpert study to examine property sales in the 5 year period subsequent to the siting of the previously sampled group homes to determine if they had had any appreciable impact on neighboring property values over the longer term.

Findings:

Degree of proximity to either group homes or control homes had no significant effect on property value changes. Factors other than the establishment of the group homes were responsible for property value changes. The turnover rates in the group home and the control areas were virtually the same; nor were they significantly different for the closest ten properties than for those in the second and third distance rings. Over the five year period following establishment of the group homes, no disruption occurred in real estate trends....

Conclusion:

Group homes have no long term negative effects on neighboring property or on turnover rates. For the most part, group homes maintain low visibility, keep up buildings and grounds adequately and have no property value impacts on neighbors....

Study 5- Lauber, Daniel. Impacts of Group Homes on the Surrounding Neighborhood: An Evaluation of Research. Evanston, Illinois: Planning/Communications August 1981

Purpose:

To provide a factual basis for discussing the effects group homes for persons with mental illness and/or alcohol and drug abuse and/or developmental disabilities have on the values of neighboring properties and on safety in the neighborhood.

Findings:

The report reviewed nine existing impact studies. All nine studies uniformly reported that group homes have had no effect on property values, selling prices or rates of turnover, nor have they had any effect on local crime. In fact, residents of group homes for developmentally disabled persons have a much lower crime rate than the general population. Establishing a group home does not increase traffic volume or parking demand in the area of the home. Generally, group homes looked just like other homes on the block and often were better maintained than neighboring properties.

Conclusion:

With this data, municipal officials faced with planning for group homes can make more fully informed decisions based on documentation rather than speculation.

Study 6- Ryan, Carey S. and Ann Coyne. "Effects of Group Homes on Neighborhood Property Values." Mental Retardation. Vol. 23:5:241 October 1985

Purpose:

To determine the effect that group homes have on property values.

Findings:

Market time: There was no statistically significant difference in the number of days that houses were on the market. This held true for both independent variables; distance from the group home and sale before or after occupancy of the home.

Turnover rate: Turnover after the establishment of the group homes was significantly lower than turnover before. While this most likely represents a slowdown in the housing market, it also indicates that presence of a group home does not increase turnover.

List price/sale price: After group home establishment, there was a greater increase in list and sales price in zone 3, furthest away from the home in four out of the 13 areas. However there was no significant difference in sales/list ratio, thus homeowners were still getting the same percentage of their asking price, regardless of distance from the home....

Conclusion:

The findings lend support to the notion that group homes do not adversely affect neighborhood property values. Indeed, turnover rates appeared to be lower, sales and list prices significantly increased, after group homes were established. It appears that neighborhood fears of lowered property values are unfounded.

Study 7- Suffolk Community Council, Inc. The Impact of Community Residences Upon Neighborhood Property Values. Smithtown, New York August 1984

Purpose:

To determine the effect that the growing number of community residences may have upon neighborhood property values.

Findings:

In six of the seven areas tested, the number of sales remained the same or decreased after the residence opened.

The comparison of mean sale prices indicated that the establishment of a community residence did not cause a decline in the sale price of homes in the area.

The sale price/tax ratio was proportionately equivalent before and after the group home was established.

There was no significant change in number of days on the market prior to and following the opening of a group home.

Conclusion:

For each of the property value indicators analyzed, no adverse effects of the group home on surrounding property values were identified.

Study 8- Wagner, Christopher A. and Christine M. Mitchell. Group Homes and Property Values : A Second Look. Columbus, Ohio: Metropolitan Human Services Commission August 1980

Purpose:

To update the August, 1979 Metropolitan Human Services Commission study entitled "The Non-Effect of Group Homes on Neighborhood Residential Values in Franklin County" using date of occupancy rather than date of purchase as the pivotal event. Critics of the original study charged that a neighborhood would not become fully aware of the intended use of a parcel as a group home until it was occupied by the residents, and only then would the effect of the home begin negatively to effect the property values.

Findings:

For the five homes from the first study, three showed no statistically significant difference in the before and after measures for the two variables. For the other two, the measures after the date of occupancy were more positive than before for at least one of the indicators. In the new Association for the Developmentally Disabled home, there was a significant difference in the before and after price ratio - also positive.

Conclusion:

In the two indicators used - time on the market and sales price as a percentage of list price - the presence of group homes made no statistical difference in the before and after measures of property values.

Study 9- Wiener, Dirk, Ronald J. Anderson and John Nietupski. "Impact of Community-Based Residential Facilities for Mentally Retarded Adults on Surrounding Property Values Using Realtor Analysis Methods." Education and Training of the Mentally Retarded. Vol. 17:278 December 1982

Purpose:

To determine the impact of group homes for the mentally retarded upon surrounding property values in two medium sized Iowa communities.

Findings:

All group home properties studied were maintained well in terms of structural, landscaping and yard conditions.

In six of the eight communities studied, "Subject Property" values were comparable to similar properties in non-group home neighborhoods. In the other two, the "Subject Property" values actually exceeded the established upper limit.

Conclusion:

The results of this study strongly suggest that community residences serving 7 to 12 mentally retarded residents do not have a negative effect on surrounding property values.

These studies are taken from a document which reviewed 40 varied works dealing with the effects of group homes and treatment facilities on the neighborhoods in which they are places. It was done by the Community Residences Information Services Program (CRISP), located in White Plains, New York. CRISP sought pertinent works through the Westchester Library System, the Mental Health Law Project in Washington D.C., and through private and governmental agencies. All studies referred to them were included in the document entitled "There Goes the Neighborhood". None of the studies referred were eliminated because they indicated that group homes had a negative effect on the neighborhoods.