

## **SPECIAL NEEDS AND HOMELESS**

### **Availability of Housing for Homeless Persons and Special Populations, Such as Physically or Developmentally Disabled, Elderly and Other Special Needs.**

*LifeTime Resources* in Dillsboro and its affiliate *LifeTime Housing Group* do not have any senior or affordable housing units in Dearborn County. There are three for-profit senior housing units with a total of 463 beds.

*LifeTime Housing Group* provides the program delivery and the grant administration for a rental rehabilitation project in the City of Aurora, which will convert vacant storage space into affordable rental units for low-to-moderate income persons.

Heart House has 60 beds for homeless families and individuals. They are currently running 20-30 residents each night. They cover five counties because it is fiscally unreasonable to support a shelter for a smaller population. In the last 18 months, nine shelters in Indiana have closed because of inadequate funding. Since Heart House opened in March 2002, they have had almost 350 residents, staying from a few days to nine months, depending on the circumstances.

The county has no domestic violence shelter.

Habitat for Humanity's local chapter has completed six houses in Dearborn County. Two are on West Conwell Street in Aurora, two are on Texas Gas Road and one is on SR 1 in Guilford. They are ready to start a house in Lawrenceburg on Elm Street, where they also own a second lot. They have a family who wants to be in the South Dearborn School District and are near to getting a lot in Aurora. That will be next year's project. Habitat is building one house a year and would like to increase that rate but that will take more funds and construction site leaders.

The 2000 U.S. Census lists 514 people living in group quarters, 305 of whom are age 65 or above.

### **Services Supporting Affordable Housing**

The following agencies were identified as offering housing services in Dearborn County:

- The Southeastern Indiana Economic Opportunity Corporation
- *LifeTime Housing Group*
- Southeastern Indiana Community Preservation and Development
- Heart House Inc.
- Habitat for Humanity of Dearborn County

Agency representatives were interviewed to determine if they provided any of the services identified by the Indiana Housing Finance Authority, and whether there was a need for additional services. Notes from those interviews are included below.

**Owner- Occupied Rehabilitations:** Several years ago the mayor of Aurora said there were 150 homes that could be used for Rehab, especially near Conwell Street. There are at least 30-40 houses in that area. Another person said, “Yes, there is a need in these counties for more work in this area.”

**Rental Rehabilitations:** All agencies said this service was needed. “Everyone seems to be moving out of the cities and further away from the towns. If there could just be some foresight in using tax money to fix the apartments over shops in the downtown area it would bring people back to the core of the city and increase revenue for the town’s people who have mom and pop stores,” one person said.

**Tenant Rental and Section 8:** There is a year waiting list and is grossly under funded. “There has to be a break through in this area because you might as well not even sign up for it,” a participant said.

**Conversion or Demolition of Vacant housing:** Some is being done in Aurora by *LifeTime* Housing Group and the city.

**Transitional Housing:** Heart House was recently denied funding to do more transitional housing, but has a homeless shelter that has 60 beds and has been up and running for almost two years. They have a program to help people become self-sufficient. The director has a vision of transitional housing in every school district so that children will be able to stay with their same friends and the teachers that they already trust.

The county has no shelter for domestic abuse. They have been using the Turning Point shelter in Columbus, Ind., which is a 1-½ hours away. This fall, Safe Passage should be opening in Batesville, which will be more convenient.

The Community Mental Health Center has an abuse program but they rely heavily on Turning Point at this time. One local activist said, “As with the homeless shelter, the expense of running and providing services has to be spread over a number of counties when we work in a rural environment. Most people are only familiar with the urban shelters, which often make shelters look very bad. There is a world of difference between urban and rural shelters both homeless and domestic violence. There is a need for a shelter to serve our county, but at this time, we probable don’t need our own. The social service dollars only stretch so far.”

**Special Needs Housing:** “I don’t know of a huge need. There are group homes in every town and county in the area. It seems like this area is well taken care of,” one participant said.

**Supportive Services/Infrastructure:** “It depends on who you ask but I think that there are plenty of activities and support for seniors in my counties,” according to one interviewee.

**Market Rate Rentals:** There is a major housing shortage in the county, participants said. Before Argosy a two-bedroom apartment went for \$280 a month and after they came it jumped up to \$460. For this reason Market Rate rentals are hard to find.

The following table shows a complete listing of housing and housing-support services.

**Table 32: Services Supporting Affordable Housing**

Health Agency	Contact Name	Address	Local Phone
Lifetime Resources	Sally Beckley	13091 Benedict Drive, PO Box 97 Dillsboro, IN 47018	(812) 432-5215
Aids Hotline	Staff Member		(800) 848-AIDS
Alliance For The Mentally Ill	Nancy McDaniel	207 Parkside Ave. Lawrenceburg, IN 47025	(812) 537-0946
Alzheimer's Support Group Of Southeast Indiana	Karen Brandt	PO Box 368 Milan, IN 47031	(812) 637-1748
American Red Cross	Carole Stenger	539 Main St. Lawrenceburg, IN 47025	(812) 537-9036
Association For Retarded Citizens	Marie Dausch		(812) 537-5559
Catch-A-Ride		13091 Benedict Drive Dillsboro, IN 47018	812-432-3960
C & K Health Alive Ministry	Craig Thompson	1208 Campground Drive Lawrenceburg, IN 47025	(812) 637-2839
Community Mental Health Center, Inc.		285 Bielby Rd Lawrenceburg, IN 47025	(812) 537-1302
Dearborn Clearing House For Emergency Aid, Inc.	Debi Black	Aurora: 332 Second St. Aurora, In 47001 Lawrenceburg: 340 Walnut St Lawrenceburg, In 47025	(812) 926-1198
Dearborn County Division Of Family Services		230 Mary Ave. Schenley Place Lawrenceburg, In 47025	(812)-537-5131
Dearborn County Mental Health Association	Manetta Glenn	PO Box 354 Lawrenceburg, IN 47025	(812) 539-1253
Dearborn County Ministerial Association	Kevin Klassin – Treasurer	201 W. Conwell St. Aurora, IN 47001	812-926-1975
Dearborn County Ministers Fellowship	St. Vincent DePaul Society at St. Mary's Church	St. Mary's Church 4th Street Aurora, IN 47001	(812) 926-0060
Dearborn County Veterans Administration Representative	Bill Barry- Dearborn County Admin Bldg.	215B W. High St. Lawrenceburg, IN 47025	(812) 537-8819 ext. 219
Directions! Program Of Cmhc, Inc. And Rape Crisis Services	Patty Cody	285 Bielby Rd Lawrenceburg, IN 47025	(812) 537-7375
Down Syndrome Association Of Southeast Indiana		418 Meadow Lane, Batesville, In 47006	(812) 934-4697
Home Health Care, Inc.		370 Beilby Road Lawrenceburg, IN 47025	(812) 537-8192
Heart House	Craig Beckley	325 Second Street Aurora, IN 47001	812-926-4890
Hospice of SE Indiana		370 Bielby Rd Lawrenceburg, IN 47025	(812) 537-8192
Indiana Governor's Planning Council For People With Disabilities		143 W. Market St., Suite 404 Indianapolis, IN 46204	317-232-7770
Dearborn Special Education Cooperative		PO Box 238 Sunman, IN 47041	(812) 623-2212

Health Agency	Contact Name	Address	Local Phone
Salvation Army	Ed Miller	473 Sheldon St. Lawrenceburg, IN 47025	(812) 537-5173
Southeastern Indiana Economic Opportunity Corporation (SIEOC)	Bev Henry	110 Importing St. Aurora, IN 47001	(812) 926-1585
St. Vincent Depaul C/O St. Mary's Church	Marilyn Fabb	203 Fourth Street Aurora, IN 47001	812-926-3543
Substance Abuse Recovery Services-Cmhc	CMHC	427 Eads Pkwy US 50 Lawrenceburg, IN 47025	(812) 537-7375
WIC		370 Bielby Road Ludlow Hill Clinic Lawrenceburg, IN 47025	812-537-4089

## ADEQUACY OF INFRASTRUCTURE

**Main Roads, Streets, and Thoroughfares** in Dearborn County are heavily traveled, but Highway 50 is a problem unto itself. The main connector for Cincinnati commuters, the road locks up during rush hours all the way through Greendale, Lawrenceburg and Aurora. There is an 18-month U.S. 50 Corridor study, sponsored by the Indiana Department of Transportation, underway. A proposed bypass for U.S. 50 has been changed to a proposed connector road between Indiana 48 and Indiana 1. During a public meeting, an apartment complex owner in Dillsboro said that if they highway is ever widened it would create a housing boom on the western edge of the county.

### Local Roads and Streets

Ninety-two percent of the county's highway miles are paved, however 75% have a shoulder-width deficiency.

### Utilities

The adequacy of the utilities was determined through personal conversations with representatives of the various water and sewage offices in Dearborn County. There are a number of different water and sewage companies, some public and some private. Some of the companies are large and serve several communities while others serve only one.

Because phone calls were not readily returned by some communities or companies, data and information was available at the time of this report only from two companies. Lawrenceburg Municipal Utilities reported that they were in the process of building a new water treatment facility which will almost double their capacity, from 1.3 million gallons to 2.5 million gallons.

The Lawrenceburg Municipal Utilities runs a wastewater treatment facility, although they don't own it. They are at 70% capacity, treating 10.5 million gallons a day.

The St. Leon Municipal Waste and Water Utility Company representative said they have little or no expansion capabilities in their sewer system. They are exploring expanding the water treatment facility since that also is close to capacity. Even though the town of St. Leon itself is not experiencing growth, the surrounding communities of Bright and Logan which the facility