

Apartment Housing in the Warsaw Area

Kosciusko County

Indiana

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Written by:

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## PREFACE

"If we are unable to find homes for these prospective employees the complete equipment and manning of the new buildings at this plant will necessarily be hampered and delayed, and would at the same time have a serious effect upon the future policy of the officials of this company. It is no secret that our ability to man and operate the new buildings will determine the propriety of making further extensions to the . . . plant. A failure means that the officials of this company will not put millions of dollars into new buildings anywhere unless the men needed to man these buildings can be procured."<sup>(1)</sup>

That quotation is relevant to every community hoping to expand its economic base. It is as true today as it was in 1917.

Thanks are extended to First National Bank of Warsaw and Neal M. Carlson, President, for making arrangements for participation in the Kosciusko Leadership Academy. The interviews, facts, and statistics afforded by the following persons and organizations are gratefully acknowledged:

Greater Warsaw Chamber of Commerce, Mrs. Deborah A. Wiggins, Executive Vice President; Kosciusko County Area Plan Commission, Mr. Daniel Richard, Director; Warsaw City Building Commissioner, Mr. Fred Johnson; Warsaw City Planner, Mr. Patrick Watkins; Warsaw Housing Authority, Mrs. Judy Prichard, Administrator; and, Warsaw Sewage Plant, Pre-treatment Director, Mr. David Van Dyke.

## INTRODUCTION

The economic development of a community and its housing facilities are closely inter-twined. Before any large firms decide to locate in a community, many facts are considered. Among those facts are the quantity and quality of available housing and the available amenities.

The importance of housing to manufacturers may be illustrated by two examples (they are both midwest, but separated by 65 years):

1. In March, 1920, the International Harvester Company required the Fort Wayne business community to guarantee . . . "to construct as needed up to 1,000 homes for International's employees:", before agreeing to build, their truck plant in that community<sup>(2)</sup>.

The community responded positively and International Harvester moved from Ohio to Fort Wayne.

2. General Motors Company was reported in early 1985 as seeking a midwestern community that could readily house at least 2,000 new workers, before they would consider locating a "Saturn" factory there.<sup>(3)</sup>

As this report is being written, the site selected for the Saturn plant has not been announced.

It has been observed locally, in Wayne Township, Kosciusko County, that housing varies significantly in both quantity and quality. To retain existing employers and to entice new firms to Warsaw, it is important that the housing stock be adequate in terms of both quantity and quality.

On Thursday, October 25, 1985, at the second session of the Kosciusko Leadership Academy, the Honorable Jeff Plank, Mayor of Warsaw, in response to a question, expressed the thought that if he could encourage any one specific study project, that he immediately thought of housing, specifically rental housing. Is it adequate or not? Is the need greatest

for the elderly, the handicapped, or the poor?

In this report, our objective has been to review rental housing in greater Warsaw: Is it adequate?

It is recognized within the housing industry that the construction of new and better housing within a community tends to cause a "domino effect." As people already within the community are able to move into better housing, the units they vacate become available for others to occupy; other people that may have had less desirable quarters previously, may than "move up."

Because of the domino effect, one needs to consider new single family owner occupied homes when studying rental housing statistics and trends. As was said almost 70 years ago: "The renter of today is the home owner of tomorrow."<sup>(4)</sup> Thus, while the focus of this report is on rental housing, owner-occupied data is also included.

## PROCEDURES

This project has been structured to answer the questions raised in the Introduction.

First, in part A, we present 1980 census facts. 1980 census materials were located in the Kosciusko County Area Plan Commission Office, in the Kosciusko County Courthouse, but were not available for off-premises use. Microfiche copies of the data were obtained from the Indiana State Data Center, Indiana State Library, 140 North Senate Avenue, Indianapolis, IN, 46204. Enlargements were made on the microfiche reader in the Warsaw Public Library. A census tract map was borrowed from the Indiana State Library and then reproduced at a local architect's office.

The local Chamber of Commerce publication, Community Audit was also consulted.

The Kosciusko County Area Planning Commission's "Comprehensive Plan" was found to contain 1980 commuting data which is included in Part A.

Part B is a presentation of data collected by Grace College students in the fall of 1984 in a project sponsored by First National Bank of Warsaw.

First, Dr. Homer A. Kent, Jr., President, was consulted to determine if Grace College professors and classes might participate in local research projects. The response was affirmative. Then, two professors were contacted.

Professor Thomas J. Edgington, an instructor in Behavioral Science, teaching a course in research methods in the social sciences, was consulted and arrangements were made to have a statistically sound survey performed by students. The project is further described in part B. To avoid a bias, the students were not informed of the sponsor's identity.

Part C utilizes sampling data from another research project done at Grace College under the supervision of Dr. Richard Dilling, professor of mathematics and science education. Dr. Dilling allowed students in a statistics class to participate in a detailed financial survey. On a voluntary basis, the students were able to earn extra course credit. It is understood that these students, also, were uninformed as to the sponsor of the research. The project was much broader than the purview of this paper and is only partially reported upon herein. However, it was a randomized sample of all residents in Kosciusko County . . . that had telephones. Hence, it is biased toward telephone users.

For Part D, it was felt desirable to compare projected needs with actual construction activity. 1978 statistics were found in the Master Plan for the City of Warsaw (1979), along with a projection of housing needs to 1985. Construction permit data was obtained from the City Building Commissioner's files; the published records of the Kosciusko County Area Plan Commission; and, files of the Kosciusko County Area Plan Commission. Because some of the official records do not indicate how many housing units were represented by each multi-family permit issued--the analysis was not complete.

Additionally, personal interviews were conducted with identified and unidentified individuals to supplement the other data. The Appendix contains summaries of the major interviews.

Following a "Review of Facts," "Conclusions" were drawn.

Part A--1980 Census Data

The 1980 census of Wayne Township, Kosciusko County, (Appendix A-A), revealed a total population of 20,447. There were 7,063 "households" utilizing 7,063 year-round housing units. Another 558 year-round housing units were reported to be vacant. Of the 558 vacant units, 101 were for-sale only; 212 were for rent; 100 were held for occasional use; and 149 were "other vacants" which would include both unusable structures and those held vacant pending settlement of estates, etc.

19,438 individuals were reported to be residing in occupied housing units, 4,724 being renter occupants. Thus, 24.3% of the population was residing in rental quarters.

Of the 7,063 occupied housing units, 2,038 were renter occupied. Therefore, renters utilized 28.8% of the total occupied housing units.

The census indicated that renters, constituting 24.3% of the population, occupied 28.8% of the occupied housing units in 1980. Conversely, owners, constituting 75.7% of the population, occupied 71.2% of the units.

It is observed that of the 2,250 rental units (2,038 + 212), there was a vacancy rate of 9.4%. Of the 5,126 occupied, or available to purchase, non-rental properties (7,063 - 2,038 + 101) the vacancy rate was only 1.97%.

1980 contract rents were reported as follows:

<u>Rental</u>	<u>Units</u>
Under \$50	40
\$50-\$99	187
\$100-\$119	140
\$120-\$139	201
\$140-\$149	87
\$150-\$159	160
\$160-\$169	120
\$170-\$199	352
\$200-\$249	414



\$250-\$299	124
\$300-\$399	41
\$400-\$499	7
\$500 +	0
No cash rent	<u>79</u>
Total	1,952

When totaled, 1,952 rental units are reported, leaving 86 units for which rentals are not indicated.

The median contract rent in 1980 for renter occupied housing units was \$170.

If between 1980 and 1984 there was a 6% annual inflation in median contract rents, one could expect the median rent in 1984 to be approximately \$215 per month.

The 1980 census showed that 1,995 year-round, renter occupied, housing units (98%) had complete plumbing for exclusive use.

Typically, national figures, <sup>(X)</sup> over the last several decades <sup>(1)</sup>, have indicated that between 55% and 65% of the U. S. population resides in owner occupied housing. That indicates 45-35% of the national population lives in rental quarters.

The 1980 census showed that, within Wayne Township, 71.2% of the housing units were owner-occupied. By comparison, The Statistical Abstract of the U. S. indicates that nationally, in 1980, only 64.4% of the housing units in this country were owner-occupied. By inference, there was less apartment housing available locally in 1980 than there was, on average, nationally. That could be interpreted to suggest a shortage of apartment housing in Wayne Township in 1980.

### Commuting Patterns

The Kosciusko County Area Plan Commission has prepared a "Comprehensive Plan" which contains a sub-section entitled "Commuting Patterns." The analysis of commuting patterns<sup>(1)</sup> provided facts allowing preparation of the following table:

Table No. 1 Kosciusko County Commuting

Census:	1970	1980	10 Year Increase	
			#	%
Workers Commuting in:	239	2,513	2,274	951.5%
Workers Commuting out:	2,970	3,917	1,007	33.9%

It is clear that there is more inter-county commuting than in 1970.

"Commuting Out" was up 33%, "Commuting In" was up 951.5%.

Due to cyclical economic swings, the commuting patterns might represent short-term employment patterns, or one might ask: Is the amount of "Commuting In" up so much because new workers have not found housing in Kosciusko County?

PART B---1984 APARTMENT HOUSING SURVEY IN WAYNE TOWNSHIP

In September, 1984, five broad, general questions were formulated.

They were:

1. What is the need for more apartments in Warsaw?
2. What are the dimensions of the need?
3. What characteristics should additional rental housing have?
4. What locations are indicated as preferential?
5. What economic parameters are involved?

A Grace College professor, Tom Edgington, and his class in Research Methods became involved. A questionnaire was designed and then, utilizing a stratified random sampling technique, both renters and non-renters in Wayne Township were surveyed. 400 respondent's participated in the survey.

The first data summary revealed:

- a) That 15% of the respondents are not satisfied with their present living conditions.
- b) That 78.6% of the surveyed people, already living in Wayne Township, "feel there is a need for more apartments in the Warsaw area."
- c) That 42% of the respondents would be willing to pay \$50.00 more per month for more amenities.

Additional analysis of the survey results showed many details that should interest potential apartment builders.

1. What is the need for more apartments in Warsaw?

Respondents were asked<sup>(6)</sup> "Do you feel there is a need for more apartments in the Warsaw area?" 283 said yes; 77 said no. In short, 4 out of 5 believe there is a need for more apartments in the Warsaw area.

2. What are the dimensions of the need?

Asked "Are you satisfied with your present living conditions?"<sup>(7)</sup> 60 of 400 respondents said "no." That represents 15% of the surveyed population. 15% may sound like a small proportion, yet 15% of 20,000 people represents a potential of 3,000 people in Wayne Township dissatisfied with their present living conditions. Perhaps surprisingly, the majority of those not satisfied were non-renters. If all those people could economically afford to upgrade their housing, that would represent a significant economic opportunity for enterprising entrepreneurs.

Renters were asked how many units they had lived in during the past three years.<sup>(8)</sup> Just over half (52%) indicated that they had resided in one unit. 28% had lived in just two units; 48% had lived in two or more units during the last three years. Obviously, there is a fair amount of turnover among local renters . . . as might be expected in a college area.

Among current renters, 42% of those expressing a preference for the number of bedrooms<sup>(9)</sup> wanted two bedrooms; 31% preferred three bedrooms.

Among non-renters, the ratio was 40% for two bedrooms and 41% for three bedrooms.

Whether respondents preferred a furnished or an unfurnished apartment was addressed by a direct question<sup>(10)</sup>: less than 20% expressed a desire for a furnished apartment, with the remainder opting for an unfurnished unit. Most of the demand for furnished apartments was expressed by tenants under 40 years of age.

3. What characteristics should additional rental housing have?

What additional items would individuals most like to have in connection with their apartment? The primary responses<sup>(11)</sup> were:

a. Laundry	120
b. Pool	97
c. Dishwasher	27
d. Whirlpool	25
e. Tennis Court	25
f. Recreation Center	19
g. Weight Room	14

Other items listed, by less than 10 respondents each, included: garage, playground, park, etc.

To determine the perception and need for specific services, respondents were asked to rate the importance of having different services near their apartment.<sup>(12)</sup> The results:

<u>Services</u>	<u>Very Important</u>
Hospitals	252
Grocery store	251
School	237
Park	156
Bank	148
Library	126
Variety Store	99
Barber/Beauty shop	62

Under the option of "others," churches were mentioned 26 times, gas stations 13, and laundry mat 11.

When asked what kind of heating they preferred,<sup>(13)</sup> the following response was obtained:

Gas	284
Electric	57
Hot water	45

Responses favoring solar, wood, and oil were minute.

Obviously, hot water can be heated several ways but primarily it is by either gas or oil. Evidently, the majority of tenants would be pleased to have some form of gas heat. Not studied, but noted in many conversations, has been a stated perception that electric heat is very expensive in Kosciusko County.

As for pets <sup>(14)</sup>, a rather large minority, 30%, indicated they would not be willing to move into an apartment that did not allow pets.

4. What locations are indicated as preferential?

A question asked: "If apartments were to be added, what do you think would be the best location for them." Major responses included:

Near Grace--	56%
Rural--	36%
In town--	33%
Downtown--	18%
By a school--	17%
Close to town--	14%
Winona Lake--	11%

Clearly, many felt there was a need for more apartments near Grace College. <sup>(6)</sup>

5. What economic parameters are involved?

Residents were asked: "How much would you be willing to pay for an apartment per month?" <sup>(15)</sup> The results:

Under \$250 per month--	192
\$251-\$300 per month	92
\$301-\$350 per month	55
\$401-450 per month	11
over \$451 per month	8

190 individuals indicated a willingness to pay over \$250 per month in rent.

Asked "how would you prefer to pay for the utilities?" <sup>(16)</sup> 55% preferred to pay for the utilities apart from the monthly rent.

45% preferred to have utilities included in the rent.

To summarize this survey, it may be concluded that a need is perceived to exist in Wayne Township, Kosciusko County, for more apartment units, with more amenities and a price range under \$350.00 per month. Not addressed was the question, "What can be built, maintained, and rented for \$300 or (\$350) per month?"

PART C--RENTAL EXPECTATIONS OF KOSCIUSKO COUNTY RESIDENTS

Concurrent with the housing survey described in Part B, another survey was conducted in Kosciusko County. The portion relevant to rental housing follows:

(A) Overall Expectations

The 1984 survey of Kosciusko County residents showed that over 40% (131 of 308) of the respondents would expect to pay rent locally of \$201-300 per month. Virtually 30% of the sample would expect to pay over \$300 but less than \$400 per month to rent locally. Respondents expecting to pay under \$400 per month rent accounted for 84% of all surveyed. Thus, over 15% of the community would expect to pay rents exceeding \$400 per month. 13.6% would expect to pay rent between \$401 and \$600 per month. Therefore, there is very little expectation for rents exceeding \$600 per month.

It is concluded:

- a. A slight majority of residents would expect to pay monthly rents under \$300 per month.
- b. A substantial number of residents (40%) would expect to pay monthly rents of between \$300-\$500 per month.
- c. Less than 5% of the residents would expect to pay monthly rents exceeding \$500 per month.

(B) Age Group Differentiation

For the households with a respondent between 18 and 24 years of age, 90% expected to pay rents under \$300 per month.

In the 25-34 year old group of respondents, 56% would expect to pay rents under \$300 per month. 77% would expect to pay between \$200-\$400 per month. Just 10.8% would expect to pay over \$400 per month.



Within the 35-44 year old group of respondents, only 32% would expect rents to be under \$300 per month. 63.6% (42/66) would expect to pay between \$301 and \$500 rent monthly.

Less than 10% of the sample was in the age group between 45-54 years of age. Of this group, about 43% would expect to pay monthly rent of \$301-\$400 per month.

Only 8% of the respondents were 55-64 years of age. 72% (18/25) would expect to pay \$201-\$400 per month rent. In the 65 and over age group, which constitutes 14.6% of the respondents, 64% would expect to pay rents of under \$300 per month. 84% would expect to pay rents under \$500 per month.

It is observed that the more youthful respondents have lower rental expectations than do those in mid life. Those in their middle years, probably with the larger households, and probably with higher incomes, expect to pay more rent than the younger householders. In the over 65 group, those most likely to be on fixed and limited incomes, the rental expectations dropped from the middle aged groups.

PART D--HOUSING NEEDS AND CONSTRUCTION, 1979-1985

The Master Plan for the City of Warsaw, dated June, 1979, includes an analysis of housing based upon the 1970 census. The 1970 data was supplemented by a housing inventory performed during December, 1978.<sup>(17)</sup> A summary of the 1978 survey<sup>(18)</sup> showed 2,997 existing single family homes as per the following table:

1. Sound Condition	2,776	75.9%
2. Need Minor Repairs	562	18.8%
3. Need Major Repairs	129	4.3%
4. Recommended for Demolition	30	1.0%
Total	2,997	100.0%

Multi-family homes included 124 structures:

1. Sound Condition	89	71.8%
2. Need Minor Repairs	23	18.5%
3. Need Major Repairs	12	9.7%
4. Recommended for Demolition	0	0%
Total	124	100.0%

The 1979 Housing Policy Plan, (Chapter 3 of the Master Plan for the City of Warsaw) indicated that according to indicated targets, Warsaw would need to produce 1,050 housing units between 1979 and 1985. The data obtained from the Building Commissioner's office indicates that at least 119 units were issued permits in that time frame. Assuming all permits were converted to units, it still appears that several hundred units anticipated were not built. (Only by determining how many units were built for each multi-family permit, can an exacting count be generated.)

REVIEW OF FACTS:

1. The 1980 census showed an unusually high percentage of owner-occupied housing in Wayne Township, compared to national averages. Inversely, the 1980 apartment housing was a lower percentage of the housing stock, than expected when using national averages (Part A).
2. The 1980 commuting patterns, compared to 1970 commuting patterns, showed a 951 percent increase in incoming commuters over the 10 year period (Part A).
3. A September, 1984, housing survey in Wayne Township showed that 78.6 percent of respondents, already living in Wayne Township, "feel there is a need for more apartments in the Warsaw area" (Part B).
4. Available statistics suggest housing construction between 1979 and 1985 has not met the needs projected in 1979 (Part D).
5. Interviews with housing experts all indicated that housing is probably adequate for those with adequate economic resources, but, either off the record or not, they indicated lower income families, elderly, and handicapped may have some problems finding adequate, affordable housing.
6. The resident manager of the Retired Tigers Apartments indicated a three to five year waiting period for rental applicants (Appendix I-6).

## CONCLUSIONS

Rental housing (single and multi-family) in Wayne Township, Kosciusko County, Indiana, was the focus of this study.

Based upon the facts presented in the body of this report, one may conclude that rental housing in Wayne Township is not adequate in terms of quantity. In terms of quality: there is some sub-standard housing (both rental and owner occupied), yet not as much as could be expected based on regional and state statistics. However, Warsaw has recently passed ordinances setting minimum housing standards including space, occupancy, and structural requirements. The county does not enforce building codes, only zoning ordinances.

An interview with the City Building Commissioner leads to the conclusion that the Mayor supports the Building Commissioner and his department in current efforts to implement the new housing ordinances. Uniform, fair, firm, and humane application of the ordinances will upgrade the existing housing stock. Enforcement of the ordinances will not only bring housing up to minimum standards, but will encourage home owners and landlords to further improve their residential properties with the assurance that neighboring properties will be maintained or improved. This will also encourage new construction, where sites are available, near areas that already have older residential developments.

As for whom the need is greatest, study infers that middle and upper income families can best meet their own housing needs. The housing needs are probably greatest for the poor.

Local home builders can build to meet the residential needs of employees of growing local firms. New apartments now planned or under construction will help alleviate the need for more apartments. It appears

) that the community could absorb the housing needs of even a new employer with an employment base of several hundred without too much difficulty. Sewage disposal for more housing should be adequate for over a thousand additional housing units.

## --FOOTNOTES--

1. Hunting, F. S. "Solving the Housing Problem," Ft. Wayne Journal Gazette, February 12, 1917.
2. Ft. Wayne News Sentinel, or Journal Gazette, April 7, 1940.
3. "The Ardent Suitors for Saturn." News Week. Feb. 11, 1985, pp. 56-57.
4. Hunting, F. S. Ibid.
5. U. S. Government. The Statistical Abstract of the U. S.
6. Apartment Housing Survey, Question #5.
7. Ibid, Question #7.
8. Ibid, Question #4.
9. Ibid, Question #8.
10. Ibid, Question #14
11. Ibid, Question #11
12. Ibid, Question #6
13. Ibid, Question #15
14. Ibid, Question #17
15. Ibid, Question #9
16. Ibid, Question #16
17. Master Plan for the City of Warsaw, pp. 3-10.
18. Ibid, pp. 3-86.

CENSUS OF POPULATION AND HOUSING, 1980--SUMMARY TAPE FILE 1A  
(FOR DEFINITION OF ITEMS AND FOOTNOTES, SEE TECHNICAL DOCUMENTATION)

SUMMARY LEVEL: 12 STATE: INDIANA COUNTY: KOSCIUSKO COUNTY CBS/CCD: MAYNE TOWNSHIP  
 PLACE: TRACT/DNA: BG: ED:  
 URBAN/RURAL: CD: UNBUILT AREA: WARD: BRSA:  
 INDIAN RESERVATION/ARV: INDIAN SUBRESERVATION: SCBA:

1. PERSONS BY URBAN AND RURAL

TOTAL	20447
INSIDE UNBUILT AREAS	-
RURAL	6973

2. FAMILIES 5386

3. HOUSEHOLDS (1) 7063

4. HOUSING UNITS (INCLUDING VACANT SEASONAL AND MIGRATORY UNITS) BY URBAN AND RURAL (2)

TOTAL	7696
INSIDE UNBUILT AREAS	-
RURAL	2412

5. YEAR-ROUND HOUSING UNITS BY OCCUPANCY STATUS (1)

TOTAL	7621
OCCUPIED	7063
VACANT	558

6. PERSONS BY SEX

MALE	9785
FEMALE	10664

7. PERSONS BY RACE

WHITE	20021
BLACK	170
AMERICAN INDIAN, ESKIMO, AND ALEUT:	
AMERICAN INDIAN	26
ESKIMO	-
ALEUT	1
ASIAN AND PACIFIC ISLANDER: (4)	
CHINESE	10
INDIAN	50
JAPANESE	16
KOREAN	20
ASIAN INDIAN	22
VIETNAMESE	6
HAWAIIAN	4
GUARDIAN	-
SKYLAB	-
OTHER (3)	92

8. PERSONS BY SPANISH ORIGIN

NOT OF SPANISH ORIGIN	20144
MEXICAN	216
Puerto Rican	8
Cuban	13
OTHER SPANISH	66

12. PERSONS BY AGE BY RACE

	UNDER 5 YEARS	5 TO 17 YEARS	18 TO 64 YEARS	65 YEARS AND OVER
TOTAL	1802	4107	12544	1972
WHITE	1754	4025	12293	1949
BLACK	21	22	112	15
AMERICAN INDIAN, ESKIMO, AND ALEUT	2	2	21	2
ASIAN AND PACIFIC ISLANDER (4)	13	33	86	5

13. PERSONS OF SPANISH ORIGIN BY AGE BY RACE

	UNDER 5 YEARS	5 TO 17 YEARS	18 TO 64 YEARS	65 YEARS AND OVER
TOTAL	43	98	158	4
WHITE	35	78	110	4
BLACK	-	-	-	-

14. PERSONS 15 YEARS AND OVER BY SEX BY MARITAL STATUS

	MALE	FEMALE
SINGLE	1922	1796
MARRIED, EXCEPT SEPARATED	4837	4838
SEPARATED	34	182
DIVORCED	118	928
WIDOWED	378	682

9. PERSONS OF SPANISH ORIGIN BY RACE

TOTAL	393
WHITE	233
BLACK	-
AMERICAN INDIAN, ESKIMO, ALEUT, AND ASIAN AND PACIFIC ISLANDER (4)	3
OTHER (3)	67

10. PERSONS BY SEX BY AGE

	TOTAL	FEMALE
UNDER 1 YEAR	379	187
1 AND 2 YEARS	728	367
3 AND 4 YEARS	691	327
5 YEARS	299	128
6 YEARS	281	130
7 TO 9 YEARS	956	490
10 TO 13 YEARS	1214	635
14 YEARS	298	152
15 YEARS	326	161
16 YEARS	380	189
17 YEARS	353	165
18 YEARS	422	210
19 YEARS	463	232
20 YEARS	459	240
21 YEARS	395	209
22 TO 24 YEARS	1275	645
25 TO 29 YEARS	2084	1044
30 TO 34 YEARS	1678	819
35 TO 44 YEARS	2297	1140
45 TO 54 YEARS	1823	907
55 TO 59 YEARS	943	516
60 AND 61 YEARS	309	158
62 TO 64 YEARS	426	232
65 TO 74 YEARS	1993	954
75 TO 84 YEARS	644	426
85 YEARS AND OVER	233	174

11. MEDIAN AGE OF PERSONS BY SEX

TOTAL	28.1
MALE	27.3
FEMALE	28.9

19. HOUSEHOLDS WITH ONE OR MORE PERSONS UNDER 18 YEARS BY HOUSEHOLD TYPE

MARRIED-COUPLE FAMILY	2580
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT	56
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT	498
NONFAMILY HOUSEHOLD	21

13/20. PERSONS BY AGE BY HOUSEHOLD TYPE AND RELATIONSHIP

	TOTAL	65 YEARS AND OVER
18 FAMILY HOUSEHOLD:		
HOUSEHOLDER	5386	682
SPOUSE	4710	375
OTHER RELATIVES (5)	7205	95
NONRELATIVES (6)	171	5
19 NONFAMILY HOUSEHOLD:		
MALE HOUSEHOLDER	635	68
FEMALE HOUSEHOLDER	1042	48
NONRELATIVES (6)	289	21
20 GROUP QUARTERS:		
INMATE OF INSTITUTION	445	318
OTHER	584	-

16. HOUSEHOLDS BY PERSONS IN HOUSEHOLD AND HOUSEHOLD TYPE (7)

1 PERSON:		
MALE HOUSEHOLDER		512
FEMALE HOUSEHOLDER		643
2 OR MORE PERSONS:		
MARRIED-COUPLE FAMILY		4710
OTHER FAMILY:		
MALE HOUSEHOLDER, NO WIFE PRESENT		102
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT		574
NONFAMILY HOUSEHOLD:		
MALE HOUSEHOLDER		123
FEMALE HOUSEHOLDER		99

17. PERSONS UNDER 18 YEARS BY HOUSEHOLD TYPE AND RELATIONSHIP

18 HOUSEHOLD:		
HOUSEHOLDER OR SPOUSE		15
OWN CHILD OF HOUSEHOLDER: (8)		
19 MARRIED-COUPLE FAMILY		4854
20 OTHER FAMILY (MALE OR FEMALE HOUSEHOLDER, NO SPOUSE PRESENT)		748
OTHER RELATIVES (5)		228
NONRELATIVES (6)		89
21 IN GROUP QUARTERS:		
INMATE OF INSTITUTION		12
OTHER		3

18. RELATED CHILDREN BY AGE (8)

UNDER 5 YEARS	1784
5 TO 17 YEARS	4826

23. OCCUPIED HOUSING UNITS WITH ONE OR MORE PERSONS 65 YEARS AND OVER BY TENURE BY AGE OF HOUSEHOLDER

	TOTAL	RENTER OCCUPIED
HOUSEHOLDER:		
UNDER 65 YEARS	105	16
65 YEARS AND OVER	1158	252

24. HOUSEHOLDS WITH ONE OR MORE NONRELATIVES PRESENT

345
-----

25. VACANT HOUSING UNITS BY VACANCY STATUS

FOR SALE ONLY	191
FOR RENT	212
HELD FOR OCCASIONAL USE	188
OTHER VACANTS (9)	145

26. OCCUPIED HOUSING UNITS BY TENURE

TOTAL	7063
RENTER OCCUPIED	4838

CENSUS OF POPULATION AND HOUSING, 1980--SUMMARY TAPE FILE 1A  
(FOR DEFINITION OF ITEMS AND FOOTNOTES, SEE TECHNICAL DOCUMENTATION)

SUMMARY LEVEL: 12 STATE: INDIANA COUNTY: KOSCIUSKO COUNTY MCD/CCD: WAYNE TOWNSHIP  
 PLACE: TRACT/BLK: PG: ED:  
 URBAN/RURAL: CB: ORGANIZED AREA: MARD: CMSA:  
 INDIAN RESERVATION/ARY: INDIAN SUBRESERVATION: SCSA:

27. OCCUPIED HOUSING UNITS BY TENURE BY RACE OF HOUSEHOLDER

	TOTAL	RENTER OCCUPIED
TOTAL	6027	1973
WHITE	63	35
BLACK	11	3
OTHER RACE	34	12
MEDIAN	28	15

28. OCCUPIED HOUSING UNITS WITH HOUSEHOLDER OF SPECIFIC RACE BY TENURE BY RACE OF HOUSEHOLDER

	TOTAL	RENTER OCCUPIED
TOTAL	60	41
WHITE	58	31
BLACK	-	-

29. CONDOMINIUM HOUSING UNITS BY TENURE AND VACANCY STATUS

	TOTAL	RENTER OCCUPIED
TOTAL	25	23
OWNER OCCUPIED	-	-
VACANT-FOR-SALE ONLY	-	-
VACANT-FOR-RENT ONLY	-	-

30/31. YEAR-ROUND HOUSING UNITS BY ROOMS

	TOTAL	RENTER OCCUPIED
TOTAL	48	136
1 ROOM	785	1352
2 ROOMS	1730	1652
3 OR MORE ROOMS	5.4	5.4
MEDIAN		

32. NEAR ROOMS IN YEAR-ROUND HOUSING UNITS BY TENURE AND VACANCY STATUS

	TOTAL	RENTER OCCUPIED
TOTAL	5.6	6.2
OWNER OCCUPIED	4.3	6.0
VACANT-FOR-SALE ONLY	6.0	6.1
VACANT-FOR-RENT	6.1	6.1
OTHER VACANTS (9)	5.3	5.3

33/34. OCCUPIED HOUSING UNITS BY TENURE BY PERSONS IN UNIT (7)

	TOTAL	RENTER OCCUPIED
TOTAL	1455	759
1 PERSON	2239	575
2 PERSONS	1300	374
3 PERSONS	1223	221
4 PERSONS	340	170
5 OR MORE PERSONS	306	65
MEDIAN	2.43	N/A

35. PERSONS PER UNIT (7)

	TOTAL	RENTER OCCUPIED
TOTAL	2.75	2.75

36. PERSONS IN OCCUPIED HOUSING UNITS BY TENURE (10)

	TOTAL	RENTER OCCUPIED
TOTAL	19438	4724

37. OCCUPIED HOUSING UNITS BY TENURE BY PERSONS PER ROOM

	TOTAL	RENTER OCCUPIED
TOTAL	6887	1954
1.00 OR LESS	142	77
1.01 TO 1.50	34	25
1.51 OR MORE		

38/39. SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS BY VALUE (11)

LESS THAN \$10,000	TOTAL
\$10,000 TO \$14,999	67
\$15,000 TO \$19,999	95
\$20,000 TO \$24,999	190
\$25,000 TO \$29,999	304
\$30,000 TO \$34,999	377
\$35,000 TO \$39,999	514
\$40,000 TO \$49,999	386
\$50,000 TO \$79,999	678
\$80,000 TO \$99,999	1112
\$100,000 TO \$149,999	220
\$150,000 TO \$199,999	135
\$200,000 OR MORE	20
MEDIAN	\$41888

40/41/42. SPECIFIED OWNER-OCCUPIED AND VACANT-FOR-SALE-ONLY HOUSING UNITS BY OCCUPANCY STATUS BY CONDOMINIUM STATUS (13)

	OWNER OCCUPIED	VACANT FOR SALE ONLY
NONCONDOMINIUM:		
TOTAL	4109	93
NEAR VALUE OR PRICE ASKED	\$47600	\$56600
CONDOMINIUM:		
TOTAL	2	-
NEAR VALUE OR PRICE ASKED	\$29400	-

43. SPECIFIED RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT (12)

WITH CASH RENT:	TOTAL
LESS THAN \$50	40
\$50 TO \$99	187
\$100 TO \$119	140
\$120 TO \$139	201
\$140 TO \$149	87
\$150 TO \$159	160
\$160 TO \$169	120
\$170 TO \$199	332
\$200 TO \$249	414
\$250 TO \$299	124
\$300 TO \$399	41
\$400 TO \$499	7
\$500 OR MORE	-
NO CASH RENT	70

44. MEDIAN CONTRACT RENT FOR SPECIFIED RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT

	TOTAL
TOTAL	\$170

45/46. SPECIFIED RENTER-OCCUPIED PAYING CASH RENT AND VACANT-FOR-RENT HOUSING UNITS BY OCCUPANCY STATUS

	RENTER OCCUPIED	VACANT FOR RENT
TOTAL	1873	209
NEAR CONTRACT RENT OR RENT ASKED	\$171	\$183

47. YEAR-ROUND HOUSING UNITS BY TENURE AND OCCUPANCY STATUS BY PLUMBING FACILITIES

TOTAL:	RENTER OCCUPIED	VACANT FOR RENT
COMPLETE PLUMBING FOR EXCLUSIVE USE	7540	
LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE (13)	81	
TOTAL OCCUPIED:		
COMPLETE PLUMBING FOR EXCLUSIVE USE	7000	
LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE (13)	63	
RENTER OCCUPIED:		
COMPLETE PLUMBING FOR EXCLUSIVE USE	1995	
LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE (13)	43	

48. OCCUPIED HOUSING UNITS WITH 1.01 OR MORE PERSONS PER ROOM LACKING COMPLETE PLUMBING FACILITIES FOR EXCLUSIVE USE BY TENURE (13)

TOTAL	RENTER OCCUPIED
7	7

49. PERSONS IN OCCUPIED HOUSING UNITS WITH 1.01 OR MORE PERSONS PER ROOM BY TENURE

TOTAL	RENTER OCCUPIED
1010	534

50. PERSONS IN OCCUPIED HOUSING UNITS LACKING COMPLETE PLUMBING FACILITIES FOR EXCLUSIVE USE (13)

TOTAL
126

51. PERSONS IN OCCUPIED HOUSING UNITS WITH 1.01 OR MORE PERSONS PER ROOM BY PLUMBING FACILITIES

COMPLETE PLUMBING FOR EXCLUSIVE USE	TOTAL
970	
LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE (13)	40

52. VACANT HOUSING UNITS WHICH ARE BOARDED UP

TOTAL
13

53. VACANT-FOR-RENT HOUSING UNITS WHICH HAVE BEEN VACANT FOR 2 OR MORE MONTHS

TOTAL
112

54. VACANT-FOR-SALE-ONLY HOUSING UNITS WHICH HAVE BEEN VACANT 6 OR MORE MONTHS

TOTAL
33

55. YEAR-ROUND HOUSING UNITS BY UNITS AT ADDRESS

	TOTAL
1	5818
2 TO 9	1091
10 OR MORE	212
MOBILE HOME OR TRAILER	900

56. PERSONS SUBSTITUTED

TOTAL
226

57. PERSONS NOT SUBSTITUTED WITH ONE OR MORE ITEMS ALLOCATED

PERSONS WITH ONE OR MORE ITEMS ALLOCATED (15)	TOTAL
RELATIONSHIP ALLOCATED	347
SEX ALLOCATED	68
AGE ALLOCATED	277
RACE ALLOCATED	160
ORIGIN ALLOCATED	810
MARITAL STATUS ALLOCATED FOR PERSONS 15 YEARS AND OVER	97

58. YEAR-ROUND HOUSING UNITS SUBSTITUTED

TOTAL
144

59. YEAR-ROUND HOUSING UNITS NOT SUBSTITUTED WITH ONE OR MORE HOUSING ITEMS ALLOCATED

YEAR-ROUND HOUSING UNITS WITH ONE OR MORE HOUSING ITEMS ALLOCATED (16)	TOTAL
VACANCY STATUS ALLOCATED	961
DURATION OF VACANCY ALLOCATED	9
UNITS AT ADDRESS ALLOCATED	28
ROOMS ALLOCATED	138
PLUMBING FACILITIES ALLOCATED	58
TENURE ALLOCATED	48
VALUE OR PRICE ASKED ALLOCATED (11)	168
CONTRACT RENT OR RENT ASKED ALLOCATED (12)	165



# SOLVING THE HOUSING PROBLEM

(Editor's Note—This is the first of a series of articles by well-known Fort Wayne men regarding the question of homes in which to house the great army of men to be brought here within the next year by local manufacturers. To-morrow the head of another of Fort Wayne's big institutions will give his views.)

(By F. S. Hunting.)

General Manager of the General Electric Works.)

We must find places for the people to live in without delay. The new- comer to any community naturally



F. S. Hunting.

wants to rent property until he makes up his mind as to what he is going to do and whether his work and residence in that community will be permanent. He must also learn whether his surroundings or environment are agreeable, and whether his job is to go on with a reasonable assurance of permanency. The ren- der of to-day is the same owner of to-morrow. But he must first satisfy himself of conditions which affect him before thinking of owning a home of his own. In the matter of supplying houses to people who want to buy, there are plenty of real estate organizations in Fort Wayne which are well enough equipped to take care of that. I also feel that these organizations which are inter-

ested in home building for home owners ought to interest themselves in renting property, looking upon the new arrivals as future customers, as indeed many of them will doubtless become. These people cannot be asked to buy when they first come. We must consider that they cannot be listed in the home owning class at the outset. And you cannot make home owners out of newcomers until they know that Fort Wayne is to be their home.

The work that is carried out in the building line would be greatly stimulated by the growth of the city, but we must first bring in people who of necessity must be tenants. I believe it is just as much to the interest of the real estate and house-building organizations to provide a reasonable amount of rented property as it is to carry on the home building operations as at present. The vast majority of people are renters before they are home owners and the real estate people whose interests are most vital along this line must provide some relief measure, for their own supply of future customers.

As to the requirements of our own concern, let me say that we increased our force at the General Electric works from 1,850 employees to 3,450 employees between January 1, 1916 and January 1, 1917. Thus it will be seen that in

(Continued on Page 2, Column 1.)

# SOLVING THE HOUSING PROBLEM

(Continue from Page One)

one year's time we practically doubled the force. When our new buildings are fully equipped we shall probably employ in the neighborhood of over 6,000 persons. The addition of 2,500 more employees probably means from 1,200 to 1,500 more families identified with these works. If it were necessary to bring most of these families into Fort Wayne from outside, there is a question as to whether at the present time there is anywhere near enough houses to rent to accommodate such a number of new arrivals.

If we are unable to find homes for these prospective employes the complete equipment and manning of the new buildings at this plant will necessarily be hampered and delayed, and would at the same time have a serious effect upon the future policy of the officials of this company. It is no secret that our ability to man and operate the new buildings will determine the propriety of making further extensions to the Fort Wayne plant. A failure means that the officials of this company will not put millions of dollars into new buildings anywhere unless the men needed to man these buildings can be procured. So you see that working people are vitally necessary and will determine very largely the future of our plant here.

We have a situation here that is unusual. There is no large landlord class. It is up to the real estate men to take care of renters as a means to the ultimate end, that is a city of home owners.

INDIANA COLLECTOR

Fort Wayne Journal Gazette, February 12, 1917

# Solving the Housing Problem

(By George M. Haffner, Haffner's Star Bakery.)



THE importance of this subject cannot be overestimated because of the healthy condition of our industrial plants and the continuous demand for more skilled and unskilled labor. In my estimation the future of Fort Wayne's progress and growth is assured and nothing but a calamity can stop it. There is no better sign for this assurance than the cooperative spirit of our citizens working together for the worthy construction projects like the St. Joe river dam for outdoor recreation, the Hope hospital for taking care of the injured and the... for people's... development

of boys. We have seen how our people forget their religious, political and individual differences and pull together in pairs and teams for the best interests of Fort Wayne.

It immediately becomes apparent that more houses and homes must be constructed to meet the ever-increasing demand of those taking positions in our factories. I believe that really corporations should take this matter in charge and construct homes of small dimensions and capacities that will rent for an average of about \$15 per month. I believe that the average man can afford to pay about one-fourth of his monthly income under normal conditions for rental of a home, in that way enjoying greater home conveniences bearing in mind that the owner must also secure a safe income from his investment. Those earning more will soon be paying up their own homes. An economical factor in the construction of double houses which means savings on ground space, building materials, a water and sewer system, plumbing, electric wiring and heating is a...

Fort Wayne Journal Gazette, February 23, 1917

## Policy For New Applicants

# One-Year Wait For Housing Assistance

By **BOB LAMIRAND**  
State Editor

The current list of 107 persons who are waiting for the Warsaw Housing Authority's Section 8 Housing Assistance Program includes many who will have to wait several years. But for new applicants, that will change.

The housing authority, meeting Monday for the first time at its new site in Cardinal Center, approved a one-year waiting list policy for receiving new applications. That will not affect those on the present list — who will remain in line for apartment openings — but will keep the list from getting longer when the new applicants would be several years away from assistance.

As new Section 8 program director Judy Prichard explained to WHA members, the present applications date back to 1981 and that makes it difficult to locate some of those individuals.

"There's no hope when you're telling someone it could be three years before getting assistance," said Mrs. Prichard. She explained that other agencies have only a one-year waiting list.

Mrs. Prichard emphasized that no names will be crossed off the present list, but Cardinal Center will find out if the people at the top of the list (first to receive assistance) are still in town.

Until that waiting list becomes less than a year old, Cardinal Center will not take any more applications. "We won't take any more until the waiting list is under control," said the Section 8 director. She added that since there are only 44 rental units and most are

check in with the Section 8 program every six months or have their names crossed off the list. However, board member Susan Jones disagreed. The board took no action on setting a time period for applicants to update information.

### Sale Of Vacant Lots

Of immediate concern to the board is the upcoming sale on the block grant property of 19 vacant lots, and one house and lot. Stutzman reported a slight stumbling block has occurred with address and lot numbers on one or two properties. That should be corrected shortly and an advertisement will be prepared this week.

The board discussed posting notices of the sale at various city locations, in order to receive the most input. Mayor Jeff Plank suggested anyone interested in purchasing those properties call 267-5735 and either talk with the mayor or his secretary, Helen Goshert. They will direct persons to the City Engineering Building, 794 West Center Street, to look at maps which will have legal descriptions and addresses of those properties.

A housing authority committee will get the maps set up at the engineering building.

Mrs. Prichard also reported on the upcoming audit of the Warsaw Housing Authority, that has to be conducted within 120 days after the end of September. She said it should have been done in June or July, but she felt it would not be any trouble to finalize it in the required time.

She said at least three bids are needed for the audit, but she add

tions require the audit be for a two-year period and the WHA will have to be audited, as the last audit involved only the Section 8 program.

Board member Ron Gilbert said he was told by the Housing and Urban Development office in Indianapolis that the prior State Board of Accounts audit of the Section 8 program would be acceptable.

### In other matters:

- A report on the Section 8 financial review by Ramsey, Wilson & Wiggins, Inc., Certified Public Accountants, was given. Steven B. Wilson sent a letter stating the agency has reconciled bank balances of the WHA as of July 31, with amounts on deposit in First National Bank being \$7,941.38 and \$15,691.58 in checking and savings accounts respectively.

- The October meeting date was changed from the fourth Monday, Oct. 22, to the fifth Monday, Oct. 29.

- The WHA board members pay,

More rental housing units will soon be available in Warsaw to take care of some on the long list of applicants for joining the Section 8 Housing Assistance Program.

Section 8 Program Director Judy Pritchard announced at Monday's Warsaw Housing Authority meeting that permission was given from the U.S. Department of Housing and Urban Development (HUD) to add 20 more rental units in the city.

The WHA presently has 44 rental units, of which 34 are now leased. But discussion has previously been made of the need for more units to take care of the waiting list that includes more than 100 persons.

"I think we can find 20 more landlords," said Mrs. Pritchard of the need for more landlords to participate in the program. Board member Ivo Stutzman added, "We won't have any trouble finding ap-

There is a waiting list of three years, but that is expected to be pared down to about a year wait when some of the earlier applicants are weeded out. Mrs. Pritchard remarked there are people on the list who no longer live in Warsaw or who no longer need units.

Cardinal Center, as the Section 8 administrator, has asked applicants to keep update information on where they are living and the status regarding the need for rental assistance.

The WHA last month passed a one-year waiting list policy (the list only extending for one year) before new applicants will be accepted. Mrs. Pritchard said she is hopeful by February or March the WHA can begin accepting more applicants.

The letter received from HUD announced that approval was given for six one-bedroom, 10 two-bedroom, three three-bedroom, and one four-bedroom units. HUD will execute the Annual Contributions Contract

opportunity housing plan and certification; (2) administrative plan; (3) schedule of allowances for utilities and other services, with justification of the amounts proposed, and (4) estimates of required annual contributions and forms.

Mrs. Pritchard reported the only problem with this was that items 1, 3 and 4 must be submitted within 30 days of the date of the letter — but the date on the letter was Sept. 19. The letter was only received last Friday. Oct. 26, officials said.

"Someone is in error in Indianapolis, and we'll have to find out what the right date is for sending the information," Mrs. Pritchard told WHA members Stutzman, Susan Jones and Bob Mathisen.

The Section 8 director also announced that because of the 20 new units, an aide for her had been hired. Mrs. Pritchard said the job had been more involved than anticipated, and the new helper was needed to assist with the Section 8 responsibilities.

The housing authority presently receives from HUD an Annual Contributions Contract of \$139,440 for helping on rental payments for the 44 units. Added to that now will be an additional \$78,108 for the 20 new units for an annual payment of \$217,548.

From that total, Cardinal Center is paid an amount based on the number of rental units leased. This is different than the earlier contract the WHA had with previous Section 8 administrator of the local Red

The new method by which Cardinal Center is paid is based on number of units leased and result in the balance always even, it was explained.

This amount paid to the Red Center was not enough, as Mrs. Pritchard explained the year-end loss \$984.70 and last year the deficit \$1,200. Additional expenses such as re-inspection of rental units other incidental costs resulted deficit and forced the administrator to dip into the operating funds.



# Milford's new apartments not 'Firetraps': Richard

The 10 duplex rental apartment buildings that are now under construction on North James Street in Milford appear to meet all building and zoning standard codes. This word comes from Daniel W. Richard, director of the Kosciusko Area Plan Commission.

## Controversy

Controversy concerning the apartments arose at a meeting of the Milford Town Board on September 10 when Milford Building Commissioner Harry Dale Doty made reference to the buildings as "firetraps," adding that as a member of the Milford Fire Department he felt that the buildings were put too close together. "If one of the buildings catches fire, they will all go," he commented.

Max Duncan, Milford fire chief, said late last week that the buildings are built close together, as Mr. Doty said, but that he didn't consider them a real danger. He pointed out that fire hydrants are on two of the four corners of the block-square area.

Duncan said it's common to see buildings erected close together, and acknowledged that there is a

certain fire hazard involved in buildings setting close together.

## Old Bedell Factory Site

The 10 duplex units are being built on the site of the old Harry Bedell Manufacturing Company, a furniture manufacturer who supplied Sears & Roebuck Co. with a popular line of furniture. The company was one of Milford's chief employers during the depression years.

The two story old wood frame building, however, became outdated as subsequent owners attempted to utilize it for several different types of manufacturing. It has stood empty for a number of years.

With Milford's economy picking up and its several local factories increasing the number of employees hired, a housing shortage became apparent in Milford.

The C. & R. Development Company of Warsaw recognized the situation, and arranged to purchase the Bedell property from Frank Seaman, its most recent owner. The Warsaw-based development company is owned by Carl Schuster of Winona Lake and Ray Plummer of r 7 Warsaw. Their cost of the Milford project is expected to exceed a half

million dollars.

Seaman manufactured army cots in the building as recently as the Vietnam armed conflict in the mid-60s and called the operation Syracuse Enterprises.

## Buildings Meet Codes

Dan Richard of the Kosciusko Area Plan Commission pointed out that Kosciusko County has no building inspector, and that the rule and guide of his office as to buildings' safety comes from the state Administrative Building Council, the state Board of Health, and the state Fire Marshal's office and local requirements.

As far as he could determine, the Milford buildings met the approval of all these groups.

Richards said a hearing will be held Monday, Nov. 12, for approval on the last four of the 10 rental structures, to see if they meet all necessary requirements. When Richards was told that the four units already have their foundations in, he said in that case the fee schedule would apply.

The fee schedule sets out that if any structure is begun prior to receiving a building permit; a \$35 charge per unit will be made.

M.T. - 11/7/84

# Slum Housing Ordinances P

By KATHY MUCKLE  
City Editor

Calling it the most important piece of legislation that will come from City Hall for the next three years, Mayor Jeff Plank complimented members of the Warsaw Common Council Monday for passing two ordinances that will deal with slum housing within the town's corporate limits.

Ordinances establishing substandard building standards, and setting space and occupancy standards and structural requirements for residences in Warsaw were unanimously approved by the City Council.

Plank and City Building Commissioner Dave Gable said today they are hopeful that the two new ordinances will help improve slum housing conditions for some of the city's low income residents. "It will allow us for the first time to address the condition of some properties of the city," Plank said of the new legislation. "Now we can actually deal with the condition of a residence."

Plank says he believed the new law is important because it will protect the interests of renters and will maintain the quality of neighborhoods for those persons who live near slum housing. "I do not believe it's an invasion of rights," the mayor said today.

In the first ordinance, substandard buildings are defined as, "Any building or portion thereof including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, pro-

The new space and occupancy standards will give guidelines to those persons converting homes into rental units, according to Gable. Any home that is converted into more than two rental units must meet state standards and will now be enforced, Gable pointed out.

"It gives the owners something to measure their units. It's like a checklist they have to measure," Gable commented about the two new ordinances. Previously, there were only four to five housing standard restrictions and those were "very broad," Gable said.

Now, the new ordinance specifically lists the building standards that will be enforced by the city administration. "We now have it (standards) in writing rather than broad terms," the building commissioner noted.

Although both ordinances must be advertised in local newspapers, Gable said they go into effect today and he will begin enforcing the new city codes.

Currently, Gable has a list of 20-30 complaints he has received from local residents about housing problems. Gable said he has already met with Jon Cupp, the chief sanitation officer of the Kosciuszko County Health Department, to target some of the areas where they need to begin. However, he's quick to add that he "will not march up and down the street" closing houses. "I still want to work with the people. I want to help them," Gable said. He is planning to work with landlords, tenants, and neighbors on bringing some housing units up to standards.

Since February, Gable says he met with a Warsaw Plan Commission committee to review and draft

the rear view mirror in their vehicle, according to Foster. The police captain said downtown residents and service delivery vehicles will be given first opportunity to rent spaces. The mayor said he is hopeful that downtown merchants and employees will also take advantage of the new program.

• Listened as Plank reported that the Indiana Department of Highways has expanded a reduced speed limit area on U.S. 30 from the Country Rib-Eye Steak Barn to the State Rd. 15 overpass bridge. The speed limit is now 45 miles per hour for cars and 40 miles per hour for trucks. "Traffic is moving more slowly," the mayor said.

The mayor added that no decision has been reached by state officials on restricting semis to the right lane, and a request for flashing lights to warn motorists of a changing light.

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## BZA Approvals Will 'Revitalize' Two Areas

Members of the Warsaw Board of Zoning Appeals approved two multi-family dwellings in the city Monday night that should revitalize the surrounding neighborhood, city planner Patrick Watkins said.

Harlan Steffen's request for an exception to the zoning ordinance to construct a condominium unit on the west side of the city was unanimously approved by the board members. He plans to build the condominiums on 4.08 acres near the intersection of Hepler Street and Tippecanoe Drive.

The property is zoned C-2. Neighbors complained of increased traffic congestion, but the board reminded them commercial use would cause more traffic than the condos.

Steffen reported the price for the condominiums would be between \$36,000 to \$37,000.

Jim McCleary received approval to construct a duplex on four under-sized lots in Lakeside Subdivision on

Frazier Street. Each of the lots are about 300 feet below the ordinance requirement for square footage.

Development of the lots, zoned R-2, was restricted to protect a neighboring home. The board members required 15 feet between the new structure and the established residence. McCleary's development required a variance from the zoning ordinance.

"The board felt each of these areas are in sections of the city where new investment would enhance the neighborhood," Watkins said.

In other business:

- The board approved a special exception for the First Free Methodist Church of Warsaw to construct a church on a 4.2-acre tract of ground in the Helser & Sons Addition.

- The board made a resolution requiring all new non-conforming uses (persons taking over uses of areas developed before the zoning ordinance) appear before the BZA.

# Proposed 120-Unit Apartment Complex From

By GARY LEWIS

Staff Writer

Warsaw Plan Commission members approved Monday night a special meeting Dec. 21 in conjunction with the Warsaw City Council to discuss Holiday Apartments Inc. of Warsaw, a development group planning to construct a 120-unit apartment complex.

Matt Dalton, representing Holiday Apartments, asked the board to schedule the special meeting to gain possible rezoning approval from both boards in order for the group to beat the Dec. 31 deadline for economic development bonds. The plan commission is a recommending body for the Warsaw City Council, whose members give final approval to petitions considered.

A law change Jan. 1 will probably mean a higher interest rate for the development group. A \$3 million income bond resolution was approved by the city council Nov. 20.

Both the plan commission and the city council will meet at noon Dec. 21 in the council chambers of City Hall to consider the petition.

A 10-acre tract located behind the Warsaw Holiday Inn, owned by the Wagon Wheel Playhouse and Restaurant Corp., is being considered for the apartment complex described by Dalton as designed for "medium income" families.

Plan commission chairman John Elliott and Mayor Jeff Plank, who arrived after the meeting had begun, discussed at length proposed

traffic flow from an access road leading to the Long John Silver's Seafood Shoppe and Ponderosa, both located in the 2600 block of East Center Street, onto Center Street.

"That's the sole problem I see," Elliott said. The tract of ground is currently zoned C-3 and the housing unit would require a R-3 zoning.

"We'll try to figure something out for the good of the city," Dalton said.

#### Neighborhood Dispute

Building Commissioner Dave Gable attempted to increase communication between Robert Fuson and Charlene Bradbury of Prairie View Rest Home about Fuson's plan to start an antique car restoration business on Prairie Street. The property is zoned industrial,

I-1, which is the "most restrictive" industrial zoning. "We wanted to have everyone come in and clear the air," Gable explained.

Gable asked Fuson to attend the meeting so he could squash rumors of S.O.S. Diesel moving into his business. Fuson told the plan commission he planned to employ two employees of S.O.S. Diesel to work full-time for him in the antique automobile restoration process.

"My main concern is for the noise of the residents and the drainage problems with the parking lot, and the increased traffic this new business could generate," she said. Elliott asked Mrs. Bradbury and Fuson to meet and possibly find some sort of solution for the

proposed 120-unit apartment complex.

A 10-acre tract of land owned by the Wagon Wheel Playhouse Corp. was rezoned from its current classification of C-3 (commercial) to R-3 (residential) during a joint meeting of the city council and the planning board at City Hall.

Appearing before the city officials, local attorney Duane Huffer explained the Wagon Wheel is planning to sell the land behind the Holiday Inn to Holiday Apartments Inc. of Warsaw. However, he pointed out that the real estate sale is subject to rezoning approval by both boards.

Gasi, Ernie Wiggins, Koopert, Nicolson and Virginia Summe voted to amend the city zoning ordinance and change the zoning classification for the 10-acre tract. (Councilmen Rex Wildman and Bob Richmond were absent).

#### Apartment Shortage

Three businessmen — Matt Dalton and Lawrence Castaldi of Warsaw and Frank Lipps of Elkhart — are the principal owners of Holiday Apartments. Dalton and Castaldi, who attended the special meeting, pointed out that the project was initiated because of a critical

need for "medium income" designed for "young executives moving to the area, and retired couples who spend the winter in Florida but do not want to maintain a home locally year-round.

Holiday Apartments is seeking a \$3 million industrial revenue bond issue to finance the construction project. A \$3 million inducement bond resolution was approved by the city council Nov. 20. The three businessmen were seeking bond approval in an effort to beat the Dec. 31 deadline to qualify for low-interest economic development bonds.

With approval of the rezoning, Dalton said the next step is to sell bonds and develop plans for breaking ground in the spring," he added.

#### Traffic Problem

Discussion about a potential traffic problem from the new complex access road on Center Street will be discussed at the plan commission at its next meeting. Pointing to a map, Huffer explained that the access road between the Holiday Inn and Long John Silver's



employee with United Telephone Company, Warsaw, will succeed Bud Lucas, whose term expires on Dec. 31. Lucas is the owner of Lucas Realtors, Warsaw.

Monteith, the president and general manager of Monteith Tire Inc., State Rd. 15 North, Warsaw, will succeed Ron Gilbert — currently president of the WHA — whose term expires on Dec. 31. Gilbert is president of the Counting House Bank in downtown Warsaw.

In making the announcements earlier this week, Mayor Plank commented, "I want to express my sincere appreciation for the time and past service Bud Lucas has afforded this community. His insights and concern for the benefit of this community has added a great deal to our city's future planning." The mayor continued, "Ron Gilbert has guided the Warsaw Housing Authority through very turbulent times. We all appreciate his contributions and understand the time constraints which he has in his position as president of the Counting House Bank. He has served this community well."

#### Two Appointees

Kinley, 36, has been a United Telephone Company employee since 1970. A native of Upper Sandusky, Ohio, Kinley moved to the Winona Lake area when he enrolled at Grace College. He is a 1970 Grace graduate, where he earned a Bachelor of Arts degree in speech and psychology. He is a 1966 graduate of Ashland High School, Ashland, Ohio.

In May, Kinley attended the Economic Development Academy at Ball State University in Muncie. Kinley says it was there that he learned "the key to a good strong community is economic development and the place to do it is through

ny, 7, reside at 905 East Center St., Warsaw.

The 53-year-old Monteith is a 1949 graduate of Winona High School, Winona, Minn. He is also a 1953 graduate of MacCallester College, St. Paul, Minn., where he earned a Bachelor of Science degree in economics. He has resided in the Warsaw area for the past 18 years and is currently attempting to organize a Big Brothers-Big Sisters program in Kosciusko County.

Monteith and his wife, Janis, reside at 940 Eagle Dr., Warsaw. They have three children, Kerri Fisher and Scott Monteith, both of Warsaw, and Julie Monteith, of Indianapolis. Monteith is a member of the First Presbyterian Church in Warsaw.

#### Back On Board Of Works

Council president Nichols will begin serving his fifth year on the Board of Works on Tuesday. Nichols, 62, was elected to the Fourth District council post on the Republican ticket in the 1979 municipal election and then re-elected to a second term in the 1983 election. In January, the council was expanded from five to seven members because the city was boosted from fifth to third class when the population exceeded the 10,000 mark. Nichols was elected the first president of the city council in January. Before that, the city council did not have elected officers.

He was the co-owner of Warsaw Asphalt Company from 1965-1975, and is a graduate of Warsaw High School. He is a member of the Elks Club, Warsaw VFW, American Legion Post, Warsaw Lions Club, Kosciusko County Chapter of the American Red Cross, and the First Baptist Church. Nichols and his wife, Colleen, reside at 827 North Lake St., Warsaw.

#### Robert Nichols

climaxed at-large on the Democratic ticket in the 1983 municipal election. He will begin his second year on the city council and board of works on Monday. He is currently employed as manager of Gast Fuel and Service Inc., Warsaw, and served as the city special projects coordinator from 1978-1980 during the H. Dale Tucker administration.

Gast is a member of the Warsaw Rotary Club, Elks Club, Kosciusko County Shrine Club, Scottish Rite, American Legion, Blue Lodge, Indiana Highway Constructors Inc., and First Presbyterian Church in Warsaw. He is a YMCA and United Way of Kosciusko County board members. He is a graduate of Warsaw High School and attended Indiana University.

Gast and his wife, Marge, reside at 1003 Country Club Rd., Warsaw. They are the parents of seven children, Gretchen Hartman, Rob Gast, Ann Rabb, Bill Gast, Maritza Gast, Lilliana Bookman, and Mary Jane Holle.

In 1985, each councilman will receive \$1,750 per year, and the two board of works members will earn \$1,500 each.

#### Need RZA Member

On Monday, Earl Records' term on the Warsaw Board of Zoning Appeals will expire. Warsaw Planning Commission members will select an individual to fill the post, Plank explained. Records will continue to serve on the plan board through his term on that date not expire until Dec. 31, 1985.

Reflecting on his first year in office, Records said...

#### Robert Gast

been a good year, but the judgment of what fact belongs to the people, serve a higher degree of community spirit and pride. That was an objective." The mayor said he plans to continue with his pledge to involve local residents in the participation of city government.

All council appointments and city boards, with the exception of the Warsaw Park Board and the Warsaw Board of Aviation Commissioners, will remain the same. The mayor said he will announce new appointments to the park and aviation boards after the first of the year. He said other board appointments will remain the same because things are going well. "I have no desire at this point to reinvent the wheel."

Serving on the Warsaw Plan Commission are Kinley, Records, Jobst, Elbert, Jack Schultz, John Kleeman and councilmen Rex Wildman and Ken Perry. Zoning board members include Kleeman, Charlie Bertocci, Jim Bowers, and Bev Leedy, with Perry as the council representative. Warsaw Housing Authority members include Monteith, Al Schaffer, Bob Mathisen, Susan Joos and Ivo Stutzman. The council representative is Bob Richmond. The Oakwood Cemetery Board members include Jack Horney, Sally Miller, Floyd Haller and Warren Miller. City Councilwoman Virginia Jimine serves as the council representative to the board. Serving on the following boards are Warsaw Economic Development Commission — Richard Leaven, Robert Malish and Joe Pr...

missioner David Gable and his successor, Fred Johnson, say the new law will not be used to invade the privacy of homes or rental apartments to determine if they are unsafe for human habitation. Instead, they look at the new law as a tool to follow-up complaints received about substandard housing and an avenue through which to work with property owners and the landlords in correcting such problems.

Since the two ordinances — substandard building standards, and space and occupancy standards and structural requirements — were passed on Nov. 19, only one complaint has filtered into the city building commissioner's office. Gable, who served his last day on the job Friday, commented that a complaint was made about the conditions of a local rooming house. Gable met with the landlord and inspected the house. "The owner was very cooperative," Gable said. Plans have been made to correct the problems.

#### Inspection Arranged

When receiving complaints, new building commissioner Johnson says he will contact the property owner and make arrangements to inspect the home. Depending on the nature of the complaint, Gable said the building commissioner may ask Kocincusko County Health Department chief sanitarian/administrative assistant Jon Cupp or City Fire Chief Russell (Junior) Fifer to accompany him.

In some cases, Gable says the building commissioner must determine "if it is a landlord or tenant problem." Gable explained, "We

not afford to pay the new price, Gable pointed out that they can seek help through the HUD rental assistance program monitored by the Warsaw Housing Authority.

During the past year Gable was aware that substandard housing conditions existed in the city and recognized the need for a local law to require property owners and the landlords of rental units to bring those residences up to minimum housing standards. "We have isolated cases where there are houses that don't meet minimum housing standards, whether it be absentee property owners or those owners not putting money back into their houses," Gable said. Gable said he started communications with the owners of some unoccupied homes in Warsaw in an effort to correct deteriorating conditions.

#### Draft Local Standards

Last March, Gable began meeting with City Planner Pat Watkins and members of the Warsaw plan commission to discuss the establishment of local minimum housing standards. They studied city building codes and minimum health standards from other communities and national standards before intermixing some of those rules with locally-oriented standards. "We tied together what we felt we needed," Gable commented.

After putting the finishing touches on a list of standards, two proposed ordinances were presented to the Warsaw Common Council and unanimously approved. The substandard housing standards spells out health and fire standard



Dave Gable

violations, while the space and occupancy standards specifically lists the size of apartments and houses plus the number of people who can live within that area, according to Gable.

Following passage of the two ordinances by the Warsaw Common Council, Mayor Jeff Plank called it "the most significant piece of legislation" that will come from City Hall during the next four years. Gable also looks at the new ordinances as one of the biggest tasks to be undertaken during the year he served as building commissioner. Johnson added, "I think it's a good foundation they laid out for us."



Fred Johnson

The two new city laws major role in the "improvement" neighborhoods, and the health conditions of man throughout the community pointed out. In addition, he agreed that the new "might encourage new business some neighborhoods if he know that the older residents be kept up to standards.

The ordinances will also officials in solving problems between landlords and tenants find yourself a mediator. there is a need for a third help work out a solution explained.

# Cardinal Center To Consider Reviving Residential Services

By LIZ CUTLER  
Correspondent

After nearly a four-year hiatus, it looks as if residential services will return to Cardinal Center Inc., Warsaw.

Board members gave agency president Steve Gerber the go-ahead Thursday night to further investigate the addition of the service and bring a recommendation back to them next month.

"The need is as great today as it ever was," Gerber told the board as he reviewed the history of residential care for developmentally disabled individuals in Indiana. The service was discontinued locally nearly four years ago after state regulations changed and fees rose from approximately \$25 a day to as high as \$42 a day.

Gerber said that there is a need for residential homes now because state hospitals cannot pass federal Medicaid regulations and they must reduce the bed count, nursing homes also have too many patients to handle and many Cardinal Center clients (as well as other developmentally disabled individuals) have aging parents who are concerned with the welfare of their child after their own death.

## 86 Need Service

He also added that 86 people in Kosciusko County have been identified as needing that service. Gerber does not know how many Cardinal Center clients are in that list, nor does he know which would need the service, but he estimates approximately 15 to 20 individuals could use residential care.

administrator would oversee the operation, particularly after more than one house was established.

Residents would come to Cardinal during the day, according to Gerber, and the agency would be reimbursed for any services provided.

## \$100,000 Per Home

Gerber estimates it would cost approximately \$100,000 per year to operate each home. The actual income, coming from a combination of Medicaid funding, Indiana Department of Mental Health and the resident, would vary. He estimates each home would bring in an average of \$113,500 a year.

In order to establish the program, Gerber recommended that the Center not put its own money into it. He suggested it be borrowed, since it all, including the interest, can be recovered. He noted this has worked successfully in the past.

At this point, the actual administration of a potential residential home is at question. Gerber noted that the state Department of Mental Health is "not excited" about licensing any more homes in the state which are operated by "day providers" such as Cardinal Center. He is currently investigating the possible creation of a separate corporation to operate under the umbrella of Social Services of Kosciusko County Inc., which would provide the new service. (Cardinal Center Inc. is also a subsidiary of this organization.)

"If Cardinal Center does not provide the service, we need to look at another provider to do this," Gerber told the board. He said he has

In other action, the bo

• Approved a plan which require parents of child language stimulation pay for services on a sl This is the only service which is not funded th XX. (Under Title XX, fe charged for those serv through the program.) G that it will help make up lost in a recent budget county council. (A \$60,0 the county was experie financial constraints the perienced.) He also s plan will not affect or em ding for other programs, practice be used thro agency.

• Authorized obtaining Lake City Bank for the p data processing system computer management carpeting and office fur total of the loan is \$55,8 will be obtained at an rate initially.

• Noted that Gerber ha for the sale of equipmen chen, which has not be several years. He sai original value of the eq years ago was \$21,860, b the years \$16,000 of it ha ten off. Bids received t totaled \$5,300, which is current value, so the age perience a loss in the sa

• Approved a mov capitalization level fro \$500. Any item or grou valued at more than \$ capitalized.

1/25

# Improvement Permits Signify County's Growth

**Editor's Note:** This is an article in a continuing series written by the County and City Plan Commissions geared toward educating the general public on the uses and benefits of planning. Today's column is a year-end report for the activities of the Kosciusko County Area Plan Commission. The next article in this series will be a continuation of this year-end report for the Kosciusko County Area Plan Commission. Highlighted will be the plan commission's current projects.

This last year marked the 17th year that the Kosciusko County Area Plan Commission has been in existence. During those 17 years the plan commission experienced the most rapid and comprehensive growth that Kosciusko County has known in its history.

The best measuring stick available for the county's growth and development is the number of improvement location permits issued. At right is categorically listed a complete run-down on the improvement location permits that were issued by the Kosciusko County Area Plan Commission for 1984.

While the plan commission has been in existence for 17 years, they

Year	Total Number Of Improvement Location Permits Issued	Ranking	Estimated Total Value Of Construction Dollars
1975	547	10	Unavailable
1976	742	6	Unavailable
1977	1,165	1	26,673,662
1978	978	3	21,505,797
1979	808	5	22,171,954
1980	643	9	14,047,302
1981	667	7	13,092,603
1982	661	8	10,976,299
1983	947	2	19,947,349
1984	845	4	17,247,692

have been in the business of issuing improvement location permits for only 10 years. Out of those last 10 years, 1984 ranks fourth highest for total number of improvement location permits issued. Below is listed a yearly comparison on the permits issued:

Year	Single Family Residence	Mobile Homes	Multi Family Residences	Residence Accessory Building	Residence Additions	Commercial	Industrial	Agricultural	Public
Jan. 1-31	1-26,000		1-280,000	6-49,800		1-1,200		4-92,500	
Feb. 1-31	7-266,000	1-6,000		5-30,300	10-128,500	1-45,000		3-36,000	
March 1-31	7-246,500	6-64,500		7-47,200	16-204,300	2-320,000	1-5,000	8-127,500	
April 1-31	14-928,200	7-77,000		22-127,000	31-166,950	9-216,300	1-40,000	4-28,500	1-16,000
May 1-31	25-1,148,900	14-159,150		30-149,807	30-184,301	7-208,300		7-365,150	
June 1-31	16-208,000	6-41,900	1-1,655,000	28-185,300	41-258,912	3-127,000	1-150,000	6-215,800	1-14,500
July 1-31	23-1,153,600	9-83,500	1-300,000	17-70,035	37-153,259	5-38,000		11-109,100	
Aug. 1-31	18-953,500	7-65,200	1-145,000	29-107,849	24-252,720	3-57,000	2-34,000	5-32,000	1-30,000
Sept. 1-31	12-437,000	7-72,000		27-122,955	29-172,600	1-7,500	2-36,200	8-164,500	1-9,200
Oct. 1-31	17-827,400	4-40,000	5-205,000	21-85,998	19-135,470	3-48,000	2-45,000	10-59,800	2-7,200
Nov. 1-31	6-342,600	3-22,007		20-94,410	10-74,126	3-195,000	2-165,000	10-73,323	
Dec. 1-31	153-7,321,300	75-750,257	15-2,782,460	8-53,200	251-1,784,318	45-1,605,300	12-490,200	78-1,313,173	6-76,900
<b>TOTALS</b>									

After examining the statistics, 1984 seemed to be a continuance of the up-trend in development that was started in 1983. This recent up-trend can mainly be attributed to the overall economic stability that we have been experiencing.

The Kosciusko County Board of Zoning Appeals conducted a record number of public hearings on variances and special exceptions in 1984. A total of 163 hearings were conducted, with 70 cases involving special exceptions and 93 cases dealing with variances. On the other extreme, the area plan commission board conducted only 32 public hearings; 18 zon-

ing changes and 14 preliminary plans.

It cannot be overstated that the most important responsibility of the area plan commission and the board of zoning appeals is to interpret and administer the various goals and objectives of the Kosciusko County Comprehensive Plan. Tied in with this is the responsibility of continuously analyzing and updating the same comprehensive plan and its supportive ordinances. Realizing that this is a continuing process, the boards have taken on a variety of ambitious projects to effectively update the entire planning process for Kosciusko County.

A proposal to rezone a seven-acre tract of land and clear the way for the construction of a duplex rental housing unit was rejected by the Warsaw Plan Commission at its regular meeting Monday night at City Hall.

Howard Woodward, the owner of ShadyCrest Development Inc., Warsaw, asked the plan board members to rezone a 7.85-acre tract of land from an R-1 to R-2 classification on the city's southside. Woodward, a local realtor/developer, presented his proposal, which calls for the construction of 25 duplexes along the north side of County Rd. 100 South, approximately one-eighth mile west of State Rd. 15, and abutting the south property line of the new Freshman High School.

Voting to deny the rezoning request were plan board members Earl Records, Ken Perry, and John Kleeman. City Councilman Rex Willdman, who also serves on the plan board, voted against the motion to deny the rezoning petition, while board member Jack Schultz abstained. Plan board president John Elliott did not cast a vote on the issue. (Another board member, Ron Kinley, did not attend the meeting).

Approximately 50 demonstrators from the nearby Shadycrest Addition filled the council chambers at City Hall and listened as Woodward discussed his plans to build duplexes. At the start of the meeting, City Planner Patrick Watkins said he received numerous letters and petitions from demonstrators. He added that there were 72 signatures on one remonstrance petition.

When the duplexes are completed, Woodward said his proposal calls for

map. Woodward said the property sits on a ridge and gently sloping land. Woodward told board members he intends to dip out a pond and possibly stock it. "Someone has to do something about the side ditch," he said, explaining there are drainage problems. He proposed opening up ditches along both sides of County Rd. 100 South. If the original ditch tiles were repaired, the water would drain adequately, Woodward maintained.

#### 1978 Approval

On Dec. 11, 1978, the city plan board approved 54 platted lots in the third addition of Shadycrest. In the past six years, he has only sold six lots, noting that 48 lots are still available. Woodward said he believes it is economically feasible to build duplexes on the property and rent those units at a cost of approximately \$350 per month.

Elliott said Woodward had been unsuccessful in previous attempts to rezone the property and has been unable to sell the remainder of the land under its current R-1 (single family) zoning classification. Elliott drew heckles from the crowd when he remarked that Woodward has been forced to sell the land at below market values.

In 1982, Woodward agreed to sell a tract of his land to developer George Hall if the land were rezoned. Hall appeared before the plan board seeking approval of a rezoning request in hopes of clearing the way for the construction of duplexes along County Rd. 100 South. The plan board turned down the request. In January of 1983, Woodward appeared before the city council to ask for an expression of acceptance for single family housing, but received

former City Councilman J. Frederick Helfrich, who resides at 1444 Meadow Lane in the Shadycrest Addition, said he opposed the petition because it would not fit the city's master plan, which was updated during his tenure on the council. He noted the city spent much time on the long-term development of its plans for growth and said the population density per acre would increase with the construction of duplexes. Helfrich said there would be five structures per acre and as many as four families per structure if duplexes are built.

He maintained that the approval of the rezoning request would limit the development of single family housing if the board continues to rezone R-1 districts.

#### More Runoff

Don Brown, who resides at the corner of State Rd. 15 and County Rd. 100 South, told the board there would be "more concentrated housing and more runoff" in the residential area. In the past, water has flooded up to the back door of some of the houses there. However, Woodward maintained that much of the surface water runoff comes from Goose, Musstellunge, Tibbetts, Fish, and Carr Lakes, causing the water to rise in the crawl spaces of many homes. Woodward said some of the homes were built in a flood plain area.

Retired city police officer Ted Dobbins, who lives along the south side of County Rd. 100 South, said a 1978 traffic count of the two-lane road showed heavy usage during a 24-hour period, and pointed out it is a main artery between State roads 25 and 15.

Stephen C. Bales, of 1450

cies in the master plan concern about the safety and families in the neighborhood. The traffic is increasing "does not see a need for housing," adding that rentals recently advertised in newspaper. Bales believes the property owner in the Shadycrest homes will drop if duplexes are built. "We're nervous by," "We're nervous drainage," Bales reminded. Gene Oliver, who is the clerk of the work saw School Board to liaison officer between board and Wright Company on the Freshman School construction project was asked to represent system at the meeting for or against rezoning him to voice some c

# Cardinal Center To Seek Funding For Residential Services

BY LIZ CUTLER

Correspondent

Residential services at Cardinal Center Inc. became closer to reality Thursday evening as the board of directors authorized Center president Steve Gerber to make application for funding for the program.

"The application will be sent to the Indiana Department of Mental Health prior to the March 15 deadline, according to Gerber.

The issue had been discussed at length during the January meeting of the board. At that time, Gerber had been instructed to investigate the program further and return this month with a recommendation.

He said he had met with representatives of Cardinal's accounting firm, Crowe Chizak of South Bend, to determine if a residential program should be operated by a separate corporation from Cardinal Center.

"There is no effective difference if we keep it under Cardinal or under a separate organization," he said. "The program can operate quite nicely under our umbrella."

He also noted that while application is being made now, actual operation of the program may be as far away as two years. "We are still a long way off from having a group home, even though this is a high priority county," he stressed.

At the same time, he added that this month's request does not lock them into the program, and that once the funding is available, the Center will have up to a year to determine if they are still interested in developing it.

"We don't have to rush," he assured them.

#### Agencies Show Interest

Gerber also reported that a number of for-profit agencies have expressed an interest in operating homes in the area.

One such agency, an Ohio-based firm which he would not name, has been licensed to establish six homes for individuals with behavior problems in Indiana.

Whitley counties have been targeted by this agency to open homes here and he has been working with them to obtain property. "It appears they want to locate homes throughout the county," he said.

Gerber told the board he may suggest that Cardinal purchase the homes this agency wants and lease them back to them, since a long-term lease is desirable. "I'm concerned about outside investors coming into the county and purchasing property," he said.

In other business, the board:

- Reviewed the mission statement of the Center and approved minor changes, which dealt with the proposed residential program.

- Reviewed minor changes in the by-laws, also dealing with the proposed residential program. Final consideration of this will come at the March meeting.

- Reviewed remodeling plans for the KABS building, which is located across the street from the Center. About one-quarter of the area will be transportation offices. Other areas include a maintenance area, a heated wash bay, and heated storage area for all buses. A large fuel pump area will also be constructed with a 10,000 gallon diesel and 1,000 gallon gasoline underground storage tanks. Landscaping and black topping are included in the project.

"I think it will look nice," Gerber commented. The agency has a \$180,000 grant to work with in the renovation.

The property actually belongs to Kosciusko County, the legal operators of KABS. A management contract for the area was signed by county and Cardinal Center officials last week.

- Learned that the agency is behind more than \$4,000 for the fiscal year, due mainly to a slowdown in workshop contracts. Cardinal Center treasurer Ron Raber expects the agency to recover before the end of the fiscal year in June. Nearly \$30,000 a month in

# APC Updating Comprehensive

**EDITOR'S NOTE:** This is the second report by the Kosciusko County Area Plan part of the bi-weekly series of articles authored by the Kosciusko County Area Plan Commission and the Area Plan Commission on the uses and benefits of the area.

The Kosciusko County Area Plan Commission's task of updating the 1975 comprehensive plan and several sections of the plan have been completed.

A comprehensive plan is a document designed to guide the Area Plan Commission in its decisions on planning. The comprehensive plan is a compilation of assorted data and development patterns. Most comprehensive plans consist of three separate sections, typically referred to as planning, implementation and monitoring sections. These three sections gather, collect, and analyze pertinent growth data, and how those actions will be carried out. The three sections make up the comprehensive plan, which is the guiding document for the plan commission.

At the present time Kosciusko County Area Plan Commission is in the process of updating these documents to insure they reflect current data.

#### Controlling Development

The comprehensive plan has another section which deals with the public's view of how development should be controlled. This section is referred to as the Goals and Objectives. It is a statement of the public's view of the types of development permitted in the comprehensive plan. The compilation of this section is the Comprehensive Plan.

The areas which have been inventoried are: the Goals and Objectives, the Introduction, Local Amenities, Population, Agricultural Development and Transportation. Those inventoried include: Existing Land Use, Public Utilities, Communications and Green Space, Natural Resources. The remaining sections are anticipated to be completed by the end of the year.

The second major project being undertaken by the Area Plan Commission is the study and implementation of an agricultural preservation program. The program is a Site Evaluation and Site Assessment (L.E.S.A.) program in cooperation with the local U.S. Department of Agriculture Conservation Service (S.C.S.). This program is designed to do one Land Evaluation and, two Site Assessments. The Site Assessment deals specifically with the soil suitability. The relative value is determined for each soil type based on soil number or weight. The S.C.S. office is designed to evaluate the land evaluation area.

#### Site Assessment

The Area Plan Commission is assigned the task of developing and evaluating the second area, which is the Site Assessment. This section identifies important factors which contribute to the quality of a site for agricultural development and assigned a value. The results of the Site Assessment indicate whether a site is best suited for agricultural development.

The local S.C.S. office and the Area Plan Commission are in the process of refining the program to fit the needs of the county. The program is very explicit and exact, yet should be used as a guide in making decisions. The L.E.S.A. program is used to evaluate the land evaluation area.

APPENDIX

Interview Summary, April 4, 1985

On Thursday morning, April 4, 1985, Deborah A. Wiggins, Executive Vice President of the Greater Warsaw Chamber of Commerce, was interviewed to determine if new firms coming to or considering coming to Warsaw, or Kosciusko County, expressed any concerns about housing.

The essence of Mrs. Wiggin's response was that most of the out-of-town firms are coming from depressed areas where there is much sub-standard housing. The housing related concern she most frequently hears voiced by representatives of out-of-town firms relates to the perception (the reality?) that housing costs in Warsaw and Kosciusko County are higher than in Michigan or wherever such firms are now located.

APPENDIX

Interview Summary, April 4, 1985

On Thursday afternoon, April 4, 1985, Mr. Fred Johnson, Warsaw City Building Commissioner, was interviewed regarding housing in Warsaw.

Mr. Johnson advised that his department's jurisdiction is strictly within the city limits as far as a) enforcement of the minimum housing ordinance, and b) issuance of improvement location permits is concerned.

Mr. Johnson provided some single family permits statistics as follows:

1980--23

1981--15

1982--15

1983--26

He indicated he would provide multi-family permit data by Friday, April 12.

Mr. Johnson reported strong support from the mayor and indicated he has received "good cooperation" since becoming building commissioner in early 1985. It is inferred that the term "good cooperation" meant not only from the mayor, but from the community at-large.

Mr. Johnson indicated that the city will be asked to appropriate a modest amount of money to contract for demolishing unsafe structures. In essence, that would be seed money for a revolving fund. Two houses have been tagged as unsafe since the first of this year.

Procedural flow charts are being developed by Mr. Johnson for his department. Copies will be made available for the appendix to this report, as soon as available (the flow charts were provided on April 10).

Copies of the two new housing ordinances were obtained at this time (See Exhibits 1 and 2).



APPENDIX

Interview Summary, April 10, 1985

On Wednesday morning, April 10, 1985, Mr. Patrick N. Watkins, Warsaw's city planner, was interviewed regarding housing in Warsaw.

Mr. Watkins advised that he, and his office, receives "quite a bit" of support from the mayor . . . "all he needs." Further, that the mayor is probably his "leading supporter." Funding for the department is adequate at this time. He reported that his department is, in large measure, involved in an "educational process." All new structures require a permit, and the public does not always understand.

Mr. Watkins recommended that the city's Master Plan be consulted for background. The city has no more copies available for distribution, but he recommended borrowing one from a member of the plan commission (this was done on April 11, 1985).

The city's zoning was reviewed in general terms. A copy of the current zoning ordinance was obtained.

Mr. Watkins recommended that Mr. Van Dyke be consulted as to questions of sewage capacity, but volunteered the fact that Winona Lake sewage now goes into the Warsaw Sewer Plant and that the city is able to allow developers outside the city limits to contract for hookup to the city sewer system.

Mr. Watkins advised that between 200 and 250 housing units are "now on the drawing boards." There are about 60 condominium units.

A list of the Plan Commission members and the Board of Zoning Appeals members was obtained.

APPENDIX

Interview Summary, April 10, 1985

On Wednesday morning, April 10, 1985, Mr. David Van Dyke, Pre-treatment Director, at the Warsaw Sewage Plant, was interviewed with regard to the plant's utilization rate and capacity.

Mr. Van Dyke indicated the capacity for industrial waste was quite a different matter from capacity for normal household sewage (concerns for industrial waste include heavy metal contents, etc.) He advised that the city's system has a rated capacity of about 4,000,000 gallons of sewage per day and is now processing about 3,000,000 gallons per day. Thus, the plant is running at about 75% of capacity and quite able to handle hundreds of additional residential units . . . provided the capacity has not been utilized in the meantime by other users.

APPENDIX

Interview Summary, April 19, 1985

On Friday morning, April 19, 1985, Mr. Daniel Richard, Director of the Kosciusko County Area Plan Commission, was interviewed regarding housing in the Warsaw area.

Mr. Richard indicated that housing for upper income families is no problem in the area, but for low and moderate income families wishing to build new homes that "sites are a struggle." He suggested "that if private enterprise cannot" . . . handle the problems . . . "maybe government should." Further, that perhaps government could offer "incentives and breaks." Perhaps help with sewer hookups and some "innovative concepts," other than the usual single house on a certain size lot. Perhaps, "group or cluster housing."

Mr. Richard indicated that the Area Plan Commission is trying to help housing follow a trend to the south and southeast, and around Winona Lake--outside of Warsaw. The Plan Commission hopes to keep the area north, along Highway 15, available for industry, along with much of the ground eastward along 30 and the railroad. They are "just helping current trends through rezoning." He also mentioned a desire to not infringe significantly in good agricultural areas.

It was Mr. Richard's observation that plenty of nice lots are out there, but platting is down from a few years ago. As for transportation and roadways, the minimum right of way in the county is now established at 50 feet. There are two county standards for roads: One is gravel, the other, paved.

A brief discussion of price ranges leads to the conclusion that building permits tend to reflect a modest price range and a significantly higher price range with a mid-range not getting much attention. The exact numbers are not pin-pointed due to omission of land values, etc.

As for building inspection, there is no building inspector for Kosciusko County. Mr. Richards stated, there is "no real enforcement of the state building code outside Warsaw city limits." The "commissioners have not taken the steps that would be necessary to put in place a county building inspector." The Area Plan Commission does have a zoning check for new construction, but not a building inspection. No occupancy permits are issued anymore because their issuance could be interpreted as "approval" of the construction.

Other points:

--The Homebuilders tend to look after themselves and want good regulation for their product. The more they get in their membership, the more control they can have.

--There is no charge for a building permit unless a house has been started without one. In essence, a fee is only charged as a penalty. Apparently, it is believed by the commissioners to be desirable to encourage development by not having fees.

--Mr. Richard indicated it would not hurt at all to have another staff person just to keep up with zoning.

--We do need more industrial sites zoned. We are not nearly prepared with adequate space (size) locations.

APPENDIX

Telephone Interview Summary, April 29, 1985

On Monday morning, April 29, 1985, Mrs. Jeanette Dziak (pronounced "Jock"), resident agent at the Retired Tigers Apartments, 320 West Main Street, was interviewed to confirm information learned indirectly in the fall of 1984.

The Retired Tiger Apartments are owned by Charter Management, an Indianapolis firm. There are 82 units. Renters must be over 62 years of age, handicapped, or disabled to qualify for admission. All units are one bedroom and qualify for federal housing subsidies.

Right now there is a three to five year waiting list to gain admission.

A tenant must expend as much as 30 percent of their monthly income for rent, before the federal subsidy program comes into play. The maximum market rent is \$434 per month.

The monthly rental includes heat, water, sewage, and light. A security deposit, equal to one month's rent, is required of each renter.

Amenities include a lunchroom, a craftroom, bingo, and periodic activities sponsored by the Home Economics Department, YMCA, etc. There are alarms in both the bathrooms and the bedrooms for the renters to summon assistance, if necessary.

The rental contract is initially for 12 months, then month to month. Apartments are inspected annually for upkeep.

After noting that the Retired Tigers Apartments have a three to five year waiting list, Mrs. Dziak stated, "Warsaw desperately needs FHA or HUD subsidized housing for elderly or lower income groups that need this type of housing."

APPENDIX

Interview Summary, May 3, 1985.

On Friday morning, May 3, 1985, Mrs. Judy Prichard, Warsaw Housing Authority Administrator, was interviewed regarding housing in the Warsaw area.

Question: What is your perception of housing adequacy in the Warsaw area? Answer: "There is not enough, and much of that available to low and moderate income individuals is not adequate, does not meet Section 8 standards, nor city of Warsaw standards."

Question: Then is it correct to say that rental housing is more a problem for the poor? Answer: "Yes."

Her conversation indicated that housing is a problem for the lower income, elderly, and handicapped.

It appears that local landlords tend to avoid Section 8 rental programs due to past administration of the program. However, the Section 8 program is designed to be good for all involved, including landlords. Mrs. Prichard indicated that the program being pursued locally under Section 8 is for the rental of existing units.

Section 8 is a federally funded program, administered through the Warsaw Housing Authority, Cardinal Center, and Mrs. Prichard, assisted by Mrs. Vicki Wilson.

Mrs. Prichard reviewed many of the facets of Section 8, illustrating how flexible the program can be, yet also, because of that flexibility, how difficult it can be to readily understand the rules.

In 1980, the Warsaw Housing Authority was authorized to subsidize rental for 20 units. In 1981 the authorization was increased to 44, and this year the authorization was raised to 64 units of low income, elderly, and handicapped households.

There are now 43 individuals, or families, on the waiting list, which dates back to 1981. Currently, no more applicants are allowed to apply. (The local policy is that the waiting list will be closed when people on the list have been listed for over one year.)

The basic maximum (cap) on a two bedroom unit, with utilities, is \$337.00 per month. This is the maximum rent, not the maximum subsidy. This can be adjusted according to strict federal guidelines, which basically indicate that a person or a low income household should not pay more than 30 percent of their monthly income for housing, with utilities.

Mrs. Prichard stated that, "Bob Richman has been fantastic," indicating by her remarks that she receives much support from him in his dual capacity as city council member on the Warsaw Housing Authority and more particularly as Chairman of the Cardinal Center board.

Mrs. Prichard reviewed tentative conclusions, voicing concurrence with the theme presented.

ORDINANCE ADMINISTRATOR'S REPORT 1980

Month	COLL.	Single Family Residence	Mobile Homes	Multi Family Dwelling	Residence Accessory Building	Residence Addition	Commercial	Industrial	Agriculture
Jan 1-31	\$82.00	3 \$130,000	2 \$14,900	0\$00.00	3 \$21,794	1 \$10,000	1 \$10,400	2 \$735,000	7 \$293,100
Feb 1-29	\$00.00	1 \$30,000	4 \$29,000	0\$00.00	3 \$15,226	4 \$22,000	0 \$00.00	1 \$18,000	3 \$132,000
March 1-31	\$10.00	8 \$425,000	7 \$79,300	0\$00.00	8 \$44,500	10 \$160,380	3 \$54,300	1 \$230,000	4 \$34,544
April 1-30	\$00.00	15 \$563,064	7 \$63,000	0\$00.00	20 \$82,300	13 \$131,400	1 \$3,000	1 \$45,000	7 \$58,130
May 1-31	\$00.00	10 \$337,000	10 \$69,003	0\$00.00	15 \$66,100	20 \$105,100	0 \$00.00	3 \$167,000	3 \$35,500
June 1-30	\$40.00	6 \$319,000	6 \$74,400	0\$00.00	14 \$61,950	17 \$115,795	5 \$102,600	2 \$62,000	3 \$111,500
July 1-31	\$00.00	14 \$530,700	6 \$107,800	0\$00.00	19 \$74,135	15 \$53,325	4 \$239,000	0 \$00.00	9 \$87,575
Aug 1-31	\$15.00	19 \$770,000	6 \$53,400	0\$00.00	20 \$68,350	18 \$224,600	3 \$727,000	4 \$176,400	9 \$191,000
Sept 1-30	\$75.00	21 \$1,160,500	10 \$143,950	Public Use 1\$4,500	22 \$100,070	26 \$256,477	2 \$45,000	2 \$29,900	15 \$89,765
Oct 1-31	\$15.00	19 \$918,650	3 \$16,500	0\$00.00	20 \$99,794	19 \$152,100	1 \$300,000	4 \$813,000	4 \$68,600
Nov 1-30	\$00.00	12 \$525,000	1 \$18,000	0\$00.00	13 \$54,250	11 \$116,600	1 \$950	1 \$80,000	1 \$2,000
Dec 1-31	\$75.00	8 \$311,000	1 \$8,500	0\$00.00	7 \$24,800	2 \$3,600	3 \$99,000	0 \$00.00	13 \$239,725
<b>TOTALS</b>	<b>\$312.00</b>	<b>136 \$6,019,914</b>	<b>63 \$677,753</b>	<b>0\$00.00</b> <b>Public Use</b> <b>1\$4,500</b>	<b>164 \$713,269</b>	<b>156 \$1,351,377</b>	<b>24 \$1,581,250</b>	<b>21 \$2,356,300</b>	<b>78\$1,343,43</b>

Total Permits issued 643  
 Total Construction Dollars \$14,047,302  
 Total Permit Fees Collected \$312.00  
 Total All Other Fees Collected \$225.50

ORDINANCE ADMINISTRATOR'S REPORT 1981

Month	Coll.	Single Family Residence	Mobile Homes	Multi Family Dwelling	Residence Accessory Building	Residence Addition	Commercial	Industrial	Agriculture
Jan 1-31	\$23.00	3 \$118,000	0\$00.00	0\$00.00	2 \$5,550	3 \$27,500	1 \$11,000	1 \$80,000	3 \$43,000
Feb 1-28	\$41.00	7 \$394,000	2\$25,800	0\$00.00	4 \$13,550	2 \$25,779	1 \$4,978	1 \$20,000	4 \$49,000
March 1-31	\$93.00	19 \$721,950	2\$16,000	0\$00.00	11 \$37,100	18 \$145,560	1 \$18,000	1 \$4,000	7 \$27,525
April 1-30	\$116.00	16 \$752,000	7\$53,280	1\$600,000	15 \$76,450	28 \$166,100	*2 \$528,000	1 \$177,600	3 \$82,500
May 1-31	\$177.00	20 \$919,541	11\$109,000	0\$00.00	12 \$57,132	12 \$77,900	2 \$165,000	3 \$140,000	6 \$59,329
June 1-30	\$172.00	18 \$770,500	5\$26,500	0\$00.00	19 \$111,432	32 \$160,311	0 \$00.00	1 \$6,000	5 \$31,700
July 1-31	\$161.00	12 \$670,000	11\$51,650	0\$00.00	16 \$70,250	32 \$177,005	1 \$50,000	3 \$47,000	12 \$81,200
Aug 1-31	\$66.00	15 \$540,500	8\$55,500	0\$00.00	15 \$51,265	21 \$119,350	*4 \$298,500	3 \$65,200	12 \$212,000
Sept 1-30	\$388.00	12 \$580,000	9\$114,200	0\$00.00	14 \$46,037	23 \$94,096	*4 \$305,100	1 \$75,000	11 \$77,900
Oct 1-31	\$245.00	5 \$184,800	5\$70,500	1\$388,111	14 \$78,050	14 \$158,450	4 \$223,000	0 \$00.00	9 \$47,502
Nov 1-30	\$195.00	8 \$406,000	7\$71,500	0\$00.00	12 \$48,545	8 \$87,025	2 \$109,000	2 \$78,500	3 \$35,500
Dec 1-31	\$56.00	5 \$337,000	2\$10,000	0\$00.00	5 \$26,500	6 \$33,300	*1 \$10,000	2 \$46,000	1 \$3,000
<b>TOTALS</b>	<b>\$1733</b>	<b>140 \$6,394,291</b>	<b>69\$603,930</b>	<b>2\$988,111</b>	<b>139 \$621,861</b>	<b>199 \$1,272,376</b>	<b>23 \$1,722,578</b>	<b>19 \$739,300</b>	<b>76 \$750,156</b>

Total Permits Issued 667  
 Total Construction Dollars \$13,092,603  
 Total Permit Fees Collected \$1,145  
 Total All Other Fee Collected \$588

This figure includes public use buildings and churches



ORDINANCE ADMINISTRATOR'S REPORT 1982

	Coll.	Single Family Residence	Mobile Homes	Multi Family Dwelling	Residential Accessory Building	Commercial	Light Industrial	Agricultural	Residence Additions	Public Use
Jan 1-31	\$98.00	1 \$27,500	1 \$18,500	0 \$00.00	2 \$6,500	1 \$24,000	0 \$00.00	0 \$00.00	2 \$8,659	0 \$00.00
Feb 1-28	\$125.00	1 \$39,000	0 \$00.00	0 \$00.00	0 \$00.00	1 \$1,500	0 \$00.00	2 \$22,200	1 \$1,000	0 \$00.00
March 1-31	\$340.00	7 \$297,800	4 \$75,500	0 \$00.00	14 \$62,475	3 \$118,000	0 \$00.00	4 \$26,000	5 \$56,692	0 \$00.00
April 1-30	\$221.20	9 \$382,700	7 \$61,900	0 \$00.00	10 \$28,400	1 \$55,000	0 \$00.00	6 \$45,200	23 \$168,185	1 \$17,000
May 1-31	\$329.00	5 \$193,400	14 \$106,280	0 \$00.00	15 \$66,200	2 \$391,000	0 \$00.00	10 \$466,200	18 \$111,300	3 \$47,900
June 1-30	\$285.80	19 \$624,900	18 \$134,600	2 \$367,000	23 \$85,940	3 \$385,000	2 \$7,500	8 \$13,250	30 \$190,525	1 \$17,000
July 1-31	\$441.00 - 32.00 (stolen) \$442.00	10 \$234,500	9 \$47,100	0 \$00.00	28 \$102,250	4 \$178,500	2 \$215,000	7 \$99,600	25 \$98,500	0 \$00.00
Aug 1-31	\$528.25	7 \$137,500	4 \$32,600	1 \$60,000	24 \$83,988	0 \$00.00	2 \$70,000	14 \$162,900	18 \$76,600	0 \$00.00
Sept 1-30	\$528.25	7 \$137,500	4 \$32,600	1 \$60,000	25 \$85,705	3 \$24,800	3 \$60,000	10 \$72,250	17 \$76,650	0 \$00.00
Oct 1-31	\$372.50	10 \$449,000	10 \$82,100	1 \$470,000	20 \$73,850	5 \$68,600	0 \$00.00	8 \$43,900	17 \$96,150	0 \$00.00
Nov 1-30	\$415.75	9 \$426,000	5 \$20,395	1 \$600,000	14 \$56,900	3 \$69,000	0 \$00.00	7 \$153,000	9 \$123,950	0 \$00.00
Dec 1-31	\$247.00	4 \$155,000	1 \$4,000	0 \$00.00	7 \$21,605	3 \$145,000	0 \$00.00	5 \$31,700	4 \$44,000	0 \$00.00
<b>TOTALS</b>	\$3845.50 - 32.00 \$3813.50	102 \$4,108,800	79 \$613,475	5 \$1,497,000	182 \$673,813	29 \$1,460,400	9 \$352,500	81 \$1,136,200	169 \$1,052,211	5 \$81,900

Fees Collected

Total Permits Issued 661  
 Total Construction Dollars \$10,976,299  
 Permit Fees \$1,545.00  
 Petitioner Filing Fees \$2,130.00  
 Ordinance Book Fees \$34.00  
 Copy Fees \$98.75  
 Maps \$5.75

1983

Month	Coll.	Mobile Residence	Single Family Residence	Multi Family Residence	Residential Accessory Building	Commercial	Industrial	Agricultural	Residence Additions	Public Use
Jan 1-31	\$305.20	4 \$30,359	8 \$405,000	0 \$00.00	4 \$12,300	1 \$425	0 \$00.00	3 \$26,000	2 \$3,800	0 \$00.00
Feb. 1-28	\$285.00	3 \$23,500	4 \$169,000	0 \$00.00	5 \$13,900	1 \$28,000	1 \$17,500	4 \$730,000	3 \$24,000	1 \$5,000
March 1-31	\$307.60	4 \$48,200	12 \$550,000	0 \$00.00	9 \$38,900	0 \$00.00	1 \$20,000	4 \$19,800	18 \$109,950	0 \$00.00
April 1-30	\$577.00	12 \$129,800	21 \$1,038,020	0 \$00.00	33 \$91,625	6 \$155,800	4 \$767,000	15 \$67,700	57 \$280,507	0 \$00.00
May 1-31	\$340.25	12 \$103,265	21 \$835,000	0 \$00.00	28 \$120,476	4 \$7,700	2 \$70,000	7 \$62,400	34 \$136,425	0 \$00.00
June 1-30	\$652.50	6 \$67,200	15 \$777,200	0 \$00.00	29 \$90,020	2 \$37,000	2 \$725,000	6 \$48,050	49 \$214,564	1 \$1,500.00
July 1-31	\$397.00	16 \$163,750	24 \$1,071,500	1 \$500,000	25 \$115,600	6 \$50,000	1 \$30,000	9 \$511,870	35 \$185,200	0 \$00.00
Aug 1-31	\$530.00	15 \$125,600	14 \$799,450	0 \$00.00	28 \$86,650	2 \$13,800	2 \$1,725,000	10 \$102,100	33 \$197,305	0 \$00.00
Sept 1-30	\$519.50	5 \$36,000	16 \$554,500	1 \$65,000	29 \$112,839	4 \$312,850	2 \$69,000	10 \$225,000	27 \$143,802	0 \$00.00
Oct 1-31	\$420.40	8 \$47,500	13 \$613,900	0 \$00.00	25 \$107,200	3 \$55,500	3 \$140,000	10 \$82,700	30 \$360,900	0 \$00.00
Nov 1-30	\$321.00	6 \$67,000	9 \$290,000	0 \$00.00	10 \$62,762	4 \$79,500	3 \$337,500	9 \$90,290	19 \$178,550	0 \$00.00
Dec 1-31	\$116.00	2 \$22,500	7 \$325,500	0 \$00.00	3 \$16,500	3 \$139,265	1 \$10,000	2 \$16,100	4 \$107,000	0 \$00.00
<b>TOTALS</b>	\$4770.25	93 \$864,674	164 \$7,429,070	2 \$565,000	228 \$868,772	36 \$879,840	22 \$3,911,000	89 \$1,982,010	311 \$1,942,003	2 \$1,505,000

Total Permits Issued 947  
 Total Construction Dollars \$19,947,369  
 Permit Fees Collected \$1,492.00  
 Filing Fees Collected \$3,166.50  
 Misc. Collections \$111.75

Total \$4,770.25

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