

PR04-26

Regulations on Group Homes

TCO 1189.18

Background

What is a group home?

A residential dwelling that includes a source of care and supervision for people needing additional support. Can also be called a residential facility.

There is a large amount of group homes, especially youth group homes, within Montgomery County.

City of Dayton enacted a moratorium in August of 2024 on the acceptance of applications and issuance of permits for group homes to update zoning regulations.

At the end of 2024, Trotwood received an influx of group home applications.

- 03 applications from January 2024 to December of 2024 (11 months)
- 18 applications from December of 2024 to the end of January 2025 (2 months)

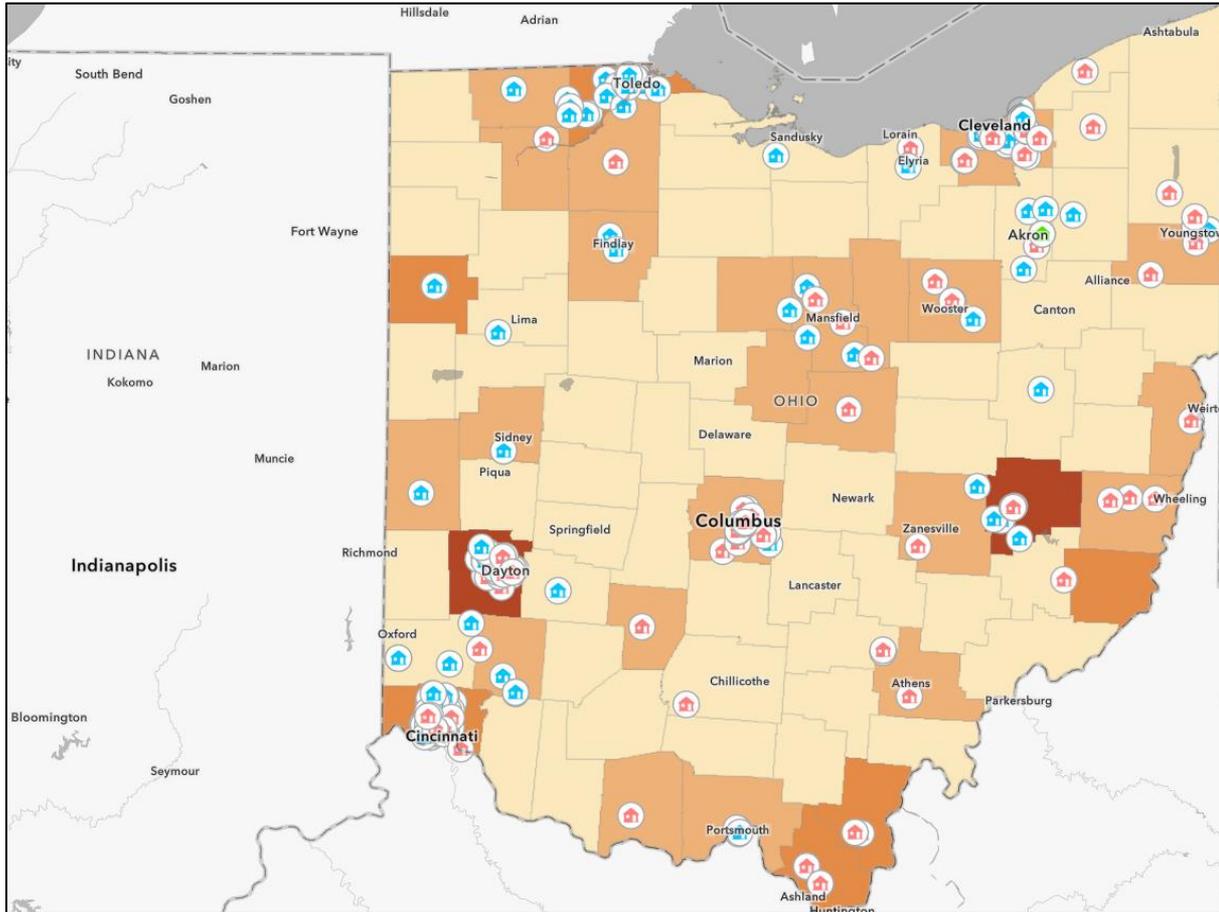
Trotwood enacted a moratorium in February 2025 to expire in at the end of June 2026.

Types of Group Homes

Serves	ORC Section	Agency
Children, foster care up to 21	Section 5103.052	Department of Youth
Addiction recovery, mental and behavioral health*	Section 5119.34	Mental Health and Addiction Services
Developmentally disabled adults or children	Section 5123.19	Department of Developmental Disabilities
Aging Adults	Section 3721.01	Department of Health

*Separate classifications, Class I, II, III

Youth Group Homes - Ohio



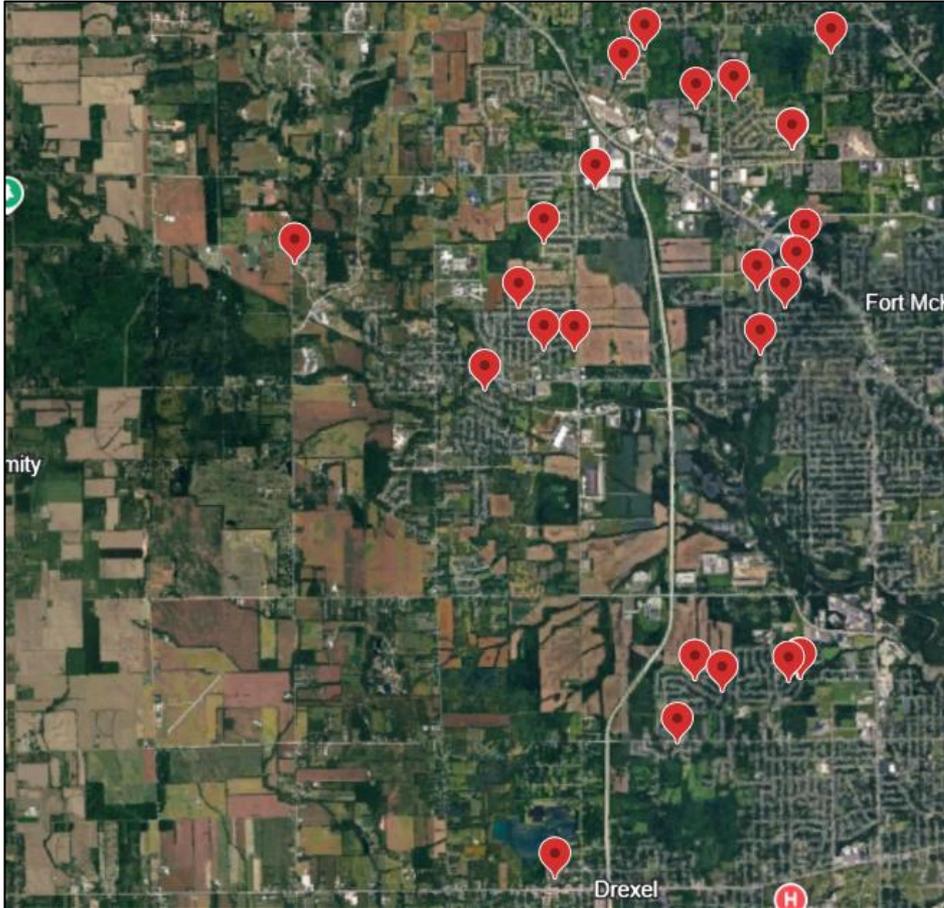
Franklin County –
1,321,635
Youth Group Homes - 21

Cuyahoga County –
1,249,418
Youth Group Homes – 40

Hamilton County –
827,828
Youth Group Homes – 54

Montgomery County –
535,528
Youth Group Homes – 91

Existing Group Home Locations



26 Group Homes Overall (Registered)

- 17 Youth Foster Care Group Homes
- 9 Adult Group Homes

Children in Foster Care

County	Number of Children in Foster Care Daily* <small>*As reported by each respective county website or new source, highest figure listed here</small>
Montgomery	648 (118 kids in group homes)
Hamilton	1,800
Lucas	1,000
Franklin	Data not clear
Cuyahoga	2,000
Butler	300
Mahoning	230

Existing Conditions

City of Trotwood – 23,000

Montgomery County – 535,528

Trotwood is 4.3% of Montgomery County's population

648 children in foster care x 4.3% = ~ 28 children

28 children / 5 per home = 5.6 (6) youth group homes

118 children from MC in group homes x 4.3% = ~5 children

5 children / 5 per home = 1 youth group home

The City of Trotwood currently has at least 17 foster care youth group homes

New regulations are proposing 12 foster care youth group homes, which is 60 children.

Existing Conditions

	648 Children under Montgomery County Children Services Supervision	648 Children under Montgomery County Children Services Supervision in Group Homes
Existing Amount of Youth Group Homes	17 (+183%)	17 (+1,600%)
Proportional Amount of Youth Group Homes	6	1
Proposed Amount of Youth Group Homes	12 (+100%)	12 (1,100%)

Why is this an issue?

1. Higher need for Public Services, including police and fire, and our school system. The greater the concentration of these types of uses, the larger strain it puts in our systems.
 - The schools have indicated its difficult to get in contact with group home operators for things such as permission slips or other issues at school.
 - The schools have stated that if children have discipline issues and may be suspended, the youth group homes push back to try and keep them in schools.
2. This is a business. For some, the end goal is to make money, with the well-being of those housed in these homes coming second.

Top 7 Calls for Service from Group Homes over a 2 year period.

Type of Group Home	Number of Calls
Youth	279 – 1 call every 2.5 days
Youth	149 – 1 call every 4.9 days
Youth	139 – 1 call every 5.3 days
Youth	125 – 1 call every 5.8 days
Youth	113 – 1 call every 6.4 days
Youth	106 – 1 call every 6.9 days
Youth	87 – 1 call every 8.4 days

Top 7 Calls for Service from Group Homes over a 11 month period.

Type of Group Home	Number of Calls
Youth	12 calls – 1 call every 28.9 days
Adult	10 calls – 1 call every 33.5 days
Youth	10 calls – 1 call every 33.5 days
Youth	10 calls – 1 call every 33.5 days
Adult	9 calls – 1 call every 37.2 days
Youth	6 calls – 1 call every 55.8 days
Youth	5 calls – 1 call every 67.0 days

Why is this an issue?

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Last Name*

Type your last name

Your current email where we can reach you at*

Type your email

Your mobile phone number for a free coaching call

Why is this an issue?



Welcome to Course

This page is only available for members.

1 Payment 2 Payments

Group Home Masterminds
Gold Package

\$5,000.00

One time

Sign up

-7 week training program -Access to hours of live videos -A home training course -CARF approved paperwork -Direct access to the Masterminds -Access to future in-person & online events -Group home tours -Copy of Group Home Masterminds E-Book

1 Payment 2 Payments

Group Home Masterminds
Silver Package

\$2,500.00

One time

Sign up

-7 week training program -Access to hours of live videos -A home training course - Direct access to the Masterminds -Access to future in-person & online events -Group home tours -Copy of Group Home Masterminds E-Book

Home Study Course

\$1,500.00

One time

Sign up

Discover the process of opening a children's group home at your own pace. This comprehensive home study course provides all the essential information and actionable steps to accelerate your journey.

✓ Step by step instructions on opening a



Why is this an issue?

ATTENTION: AN EXCLUSIVE OPPORTUNITY FOR PROPERTY OWNERS, REAL ESTATE PROFESSIONALS, MEDICAL PROFESSIONALS, AND GROUP HOME EMPLOYEES



YOUR FIRST STEP TO YOUR MILLION DOLLAR JOURNEY

LEARN HOW TO BUILD A 6 OR 7-FIGURE GROUP HOME BUSINESS









1. Federal Fair Housing and State Law Conflict
 - Are operators treated as protected class?
 - Legal counsel does not always agree on interpretations

2. The Fair Housing Act prohibits discrimination in housing because of:
 - Race
 - Color
 - National Origin
 - Religion
 - Sex
 - Familial Status
 - Disability

Summary of Updates to Regulations

- Increasing the distance requirement from each group home from 500 feet to 1,000 feet.
- Limiting the maximum number of youth foster care group homes in the city to 3 per ward for a total of 12 youth foster care group homes.
- Prevent any group home from being located within the same block face or adjacent to any vacant home, boarded home, or any property declared a public nuisance by the city.
- Require an exterior inspection from Code Enforcement to verify property maintenance compliance.
- Place a maximum occupancy of two (2) residents per bedroom in any group home.

Summary of Updates to Regulations

- State which state and/or county agency the group home will be associated with and provide their caseworker from that agency.
- Require that any proposed group home mails out a certified letter to all property owners within 300 feet indicating the type of group home proposed along with the contact information of the group home operator. A copy of the letter and evidence of certified mail is required to be submitted to the Planning and Development Department.
- Revised the application process to be more rigid, with clear statements regarding what is considered a complete application, review time, when a permit shall be denied, etc..
- Updated the renewal process to be more rigid, similar to the application process. Setting a deadline for submitting a renewal

Summary of Regulations Remaining

- A letter of intent is required with detailed information such as the type of home, number of occupancy, number of employees, gender and age range of occupants, etc..
- A notarized letter from the property owner if it is not the group home operator.
- An emergency contact be provided.
- A to-scale layout of the interior is required.
- An emergency plan be maintained and available to the Fire or Police Department upon request.
- A group home permit be renewed annually with the Planning and Development Department and a fire inspection be required annually.



TROTWOOD
GROWING TOGETHER