

**FIRST SUBURBS CONSORTIUM OF DAYTON OHIO**

**Wednesday, September 27, 2023  
Hosted by Huber Heights at TJ Chumps**

**Georgeann Godsey (Harrison Twp)  
J. Tim Gorman (Clayton)  
Leigh Turben (Oakwood)  
Norbert Klopsch (Oakwood)  
Anita Kitchen (Huber Heights)  
Richard Shaw (Huber Heights)  
Brenda Fry (Riverside)  
Matt Greeson (Kettering)  
Ora Allen (Moraine)  
Jeanette Marcus (Moraine)  
Yvette Page (Trotwood)  
Tyna Brown (Trotwood)  
Dale Berry (Washington Twp)**

**Jack Jensen – FSC Executive Director  
Judy Cook – Chair Emeritus  
Richard (Rich) Dzik – City Manager, Huber Heights  
Kathleen Baker – Vice Mayor, Huber Heights  
Tony Rodgers – Huber Heights**

**Yvette Page opened the meeting.**

**Ms. Anita Kitchen introduced their new City Manager, Richard Dzik. He shared that Huber is one of the fastest growing communities in the Dayton region. How to grow and maintain the character of the community.**

**A motion was made by Tim Gorman to approve the June minutes, seconded by Richard Shaw – Approved.**

**A motion was made by Dale Berry and seconded by Anita Kitchen to accept the financial reports for June, July, and August – Accepted.**

**A discussion followed on Housing Concerns and Solutions.**

**Existing housing is being purchased by large corporations with 19% of Huber Heights being rental homes, mainly owned by one corporation.**

**Zoning rules for housing need to be reviewed, looking at required materials as well as the size of the lot and the type of housing allowed.**

**This region is missing a strong Home Owners Assistance Program.**

**Richard Shaw indicated that Huber Heights may institute “impact fees” on new or large corporations.**

**Huber Heights joined the Class Action law suit with the City of Cincinnati to address the problems with VineBrook homes.**

**Median income of lowest income residents – can they afford housing?**

**County programs are needed to help existing home owners to stay in their homes. Should Credit Unions offer low interest loan programs to home buyers?**

**Matt Greeson shared that Kettering uses CDBG funds to assist homeowners as well as ARPA funds to assist first time home buyers.**

**Everything has been said, just not everyone has said it.**

**Richard Shaw made a motion to adjourn, Dale Berry seconded.**

**Thank you to Huber Heights for hosting this evening.**

**NEXT MEETING OCTOBER 25th IN VANDALIA.**

**Approved: October 25, 2023**