



2018 Village Manager's Housing Advisory Board End-of-Year Report & Goals for 2019

The Village Manager's Housing Advisory Board (HAB) began in 2017 as a team that came together at the directive of Village Council. Its purpose was to oversee securing the services of a Housing Needs Assessment (HNA) provider for the Village of Yellow Springs. Bowen National Research was selected as the provider and worked on the HNA through the end of 2017. Over 800 village residents participated in the HNA survey. Patrick Bowen presented the Assessment in a PowerPoint presentation to Council on January 16, 2018¹. The 400+ page HNA² includes population and housing related demographic data as well as five-year projections for population changes and housing demand. Key points made in the Assessment include:

- Relative lack of available housing choices across the spectrum of size and price points for both homeownership and rental units. Yellow Springs has a very tight market which is a driver in its relatively high housing costs.
- A high percentage of lower and moderate income renters (and to a lesser extent, homeowners) are housing cost burdened, spending more than 30% on their income on housing related costs. While this is proportional to the area it is a significant factor for these households.
- Yellow Springs has a relatively high median income but one quarter of its children live below the poverty line.
- The median age of 50 is considerably higher than the surrounding area and the country and is projected to get higher.
- There is a significant lack of rental units and many have not been retrofitted to meet current energy efficiency standards.
- Most homes in Yellow Springs are small one or two person households.
- The African American population in the Village has significantly decreased over the last several decades.
- There is available infill land for housing development scattered throughout the Village, albeit mostly privately held. The main exception is the Village-owned Glass Farm property.

In order to provide an opportunity for community reflection on the HNA, the HAB organized the Community Conversations on Housing. Four sessions were held with the help of other partners including the Yellow Springs Senior Center, the Yellow Springs Schools (including a 4th grade class at Mills Lawn), the First Baptist Church and the Village Mediation Program. The Conversations held in March and April of 2018 were attended by over 150 people. The program format included an abbreviated HNA PowerPoint presentation led by Dr. Kevin McGruder and breakout discussion sessions. Participant feedback from these sessions echoed the findings and recommendations of the HNA. Participants listed the following primary housing needs as more affordable and market-rate senior housing, more starter homes for families, and more rental housing and affordable housing in general³.

In May of 2018 the HAB presented a summary of the results of the Conversations on Housing to Council. The Board also suggested a process to continue the housing initiative by presenting an outline for a proposed Housing Plan (Plan). The written Plan would include a Vision and Values statement, Goals, and Strategies to meet those goals. Council supported HAB's continued work on this plan.

¹ The Bowen PowerPoint presentation to Council is Appendix A included in the housing section of the Yellow Springs Village website along with this report.

² The full Housing Needs Assessment is Appendix B.

³ A summary of the Community Conversations on Housing and the abbreviated PowerPoint is included as Appendix C.



As part of its work, the HAB began to research housing related resources including the option of Inclusionary Zoning (IZ) as a strategy. After a number of conversations with affordable housing consultants, HAB decided that mandated IZ would not be a good fit for Yellow Springs. Another HAB process was to identify specific developable properties on large map of Yellow Springs and the immediate surrounding area. The HAB also developed a glossary of terms to aid Council and the Community in understanding and clarifying housing related vocabulary⁴.

On August 20th 2018, Council adopted, by resolution, the HAB recommendation of the following **Vision and Values Statement** :

Yellow Springs has a housing stock that enables a diverse community to live and work here.

The Yellow Springs Village Government, with community members, is committed to being a welcoming community which is environmentally and economically sustainable. This requires housing that enables people of diverse races, ages, sexual orientations, gender identities, ethnicities, economic statuses, physical & mental abilities, religious affiliations, skills and lifestyles to afford to live here. We aim for a balanced population across the age spectrum, valuing seniors as well as children and those in between, single people as well as families. We understand that each Villager contributes to the wholeness and health of the community and are particularly committed to those struggling to remain in Yellow Springs because of affordability challenges. We also welcome newcomers wishing to move to our community. We encourage housing and workplaces that allow Villagers to live and work here. We recognize that, while homeownership is a goal for many, there are many others for whom renting is the best option and we seek a balance of both. Mixed income housing and increased density in all new development will be essential to reach our goals of promoting affordability and healthy neighborhoods.

As a next step toward the development of a Housing Plan, Patrick Bowen generously offered to assist the Village in creating housing goals. He made a PowerPoint presentation to Council on August 20, 2018.⁵ Patrick recommended that the Village seek the development of 500 new housing units over the next five years, 300 of which (60%) to be rental units. His recommendations provided details on the number of units that would meet different demographic needs including age, household size, and income considerations. He also suggested goals of increasing the percentage of children and young adults in the Village to be more in line with the region and attracting more people of color.

On September 20th HAB met with a housing stakeholder group to reflect on Bowen's suggested goals. The group included realtors, a local developer, Home, Inc., and representatives from the Senior Center, Yellow Springs Schools and Antioch College. Their feedback was critical to HAB's decision to modify Bowen's suggested goals by extending the time frame to 10 – 15 years and creating a target range of from 300-500 units. The target of 60% rental and 40% for sale units stayed the same. HAB passed on to Council two additional suggestions from the stakeholder meeting: 1) the need for a Village-wide marketing plan for the housing effort that would include an affirmative marketing component; and, 2) the importance of offering starter homes at more "affordable" rates.⁶

Based on HAB's recommendations following the stakeholder meeting, at its November 5th 2018 meeting, Council adopted, by resolution, the following **Housing Goals Statement**.

Purpose: To encourage greater housing choice as a strategy to build a diverse community which includes seniors, young adults and families, and represents persons from varied ethnic and racial groups and economic strata.

⁴ See Appendix D for a glossary of terms

⁵ See Appendix E for Bowen's suggested goals PowerPoint presentation

⁶ See Appendix F for the stakeholder summary report



- *Actively support an increase in housing stock over the next 10-15 years of 300 – 500 housing units.*
- *This stock should ideally be increased using a ratio of 60% rental to 40% purchase units.*
- *Rental units should be targeted to low and moderate income households with a smaller number targeted to upper income households. (Subsidies will be needed for very low and low income households (< 80% AMI) because the market cannot generally serve these needs)*
- *Purchasable units should be targeted to low-moderate (80-100% AMI), moderate (100-120% AMI) and upper income (over 120% AMI) households. (Subsidies will be needed for low-moderate and some moderate income households).*

These goals are based on recommendations made by Patrick Bowen of Bowen National Research at his August 20, 2018 presentation to Village Council. The more detailed Bowen recommendations will be included in the final Yellow Springs Housing Plan to be completed in early 2019.

As a final note, it is important to recognize that the Village Planner and Planning Commission have been exploring ways to allow for increased housing density over the last several years. A number of changes have been developed by Planning Commission and approved by Council. These changes allow more housing units on infill development within the Village. They include:

- removing the property square foot requirement per unit
- allowing a development to round up to the nearest acre for the number of units/acre
- allowing lot splits through loosening the replat and subdivision regulations as well as more flexible access easement requirements
- removing the minimum square foot requirement for housing units and allowing Tiny Homes
- creating the Pocket Neighborhood Development which consists of a clustering of smaller dwelling units that are individually owned, around a courtyard or common open space area on a single lot under the control of a Homeowner's Association.

The Village Manager's Housing Advisory Board proposes the following goals for 2019 and seeks Council's agreement to continue its Board functions during this time:

- Add additional members, including an alternate Council member, and potentially a Planning Commission member and a realtor.
- Complete the written Housing Plan as a living document which will include:
 - Strategies for increasing the stock of new units
 - Address rehab/repairs of existing units, including rental units
 - Provide a structure for the Affordable Housing Fund and criteria for its use.
 - Develop a Marketing Plan concept.
- Commission a study of the GF (this hasn't been previously defined)
- Host a second Community Conversations on Housing

Village Manager's Housing Advisory Board members include: Village Manager Patti Bates; Village Planner Denise Swinger; former Council member Judith Hempfling; Dr. Kevin McGruder; and Yellow Springs Chamber of Commerce Director Karen Wintrow. Housing specialist Liz Voigt served even after she left Yellow Springs but recently resigned because of increased work commitments.