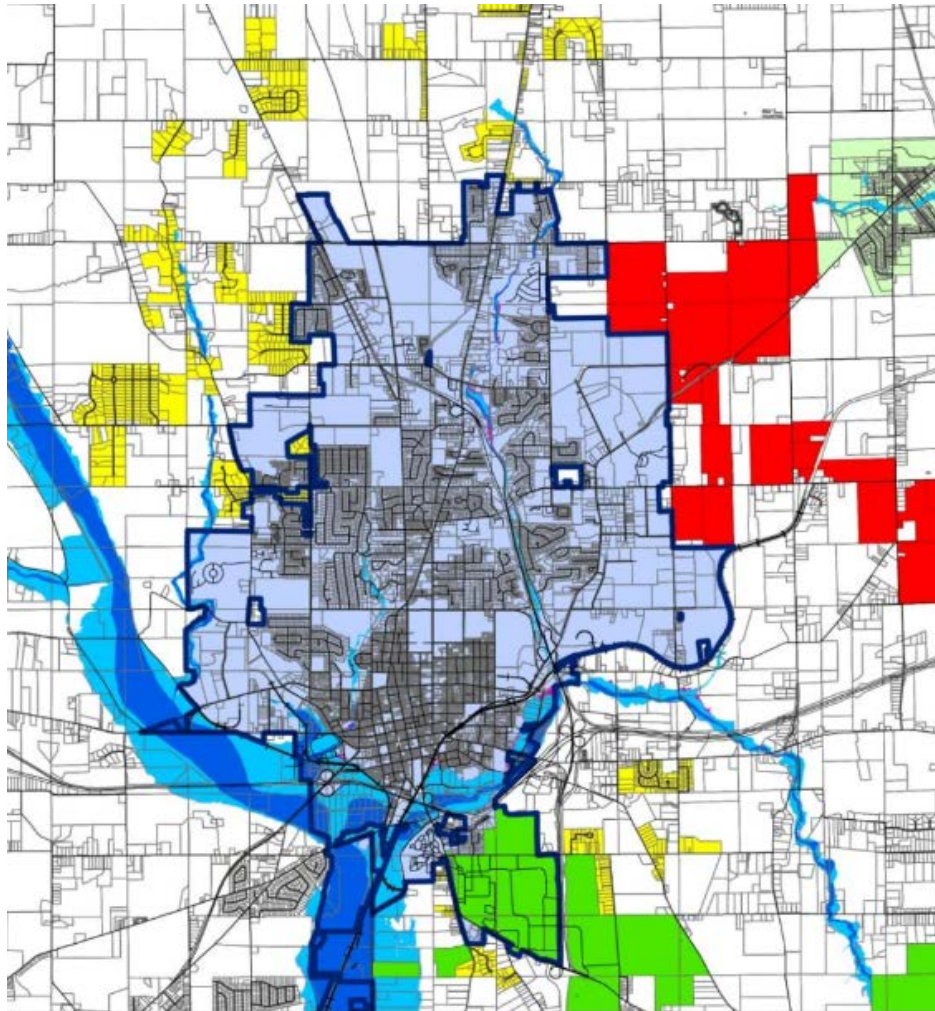


Changing Housing Dynamics In Wooster

Presented to Wayne County Housing Coalition March 15, 2023



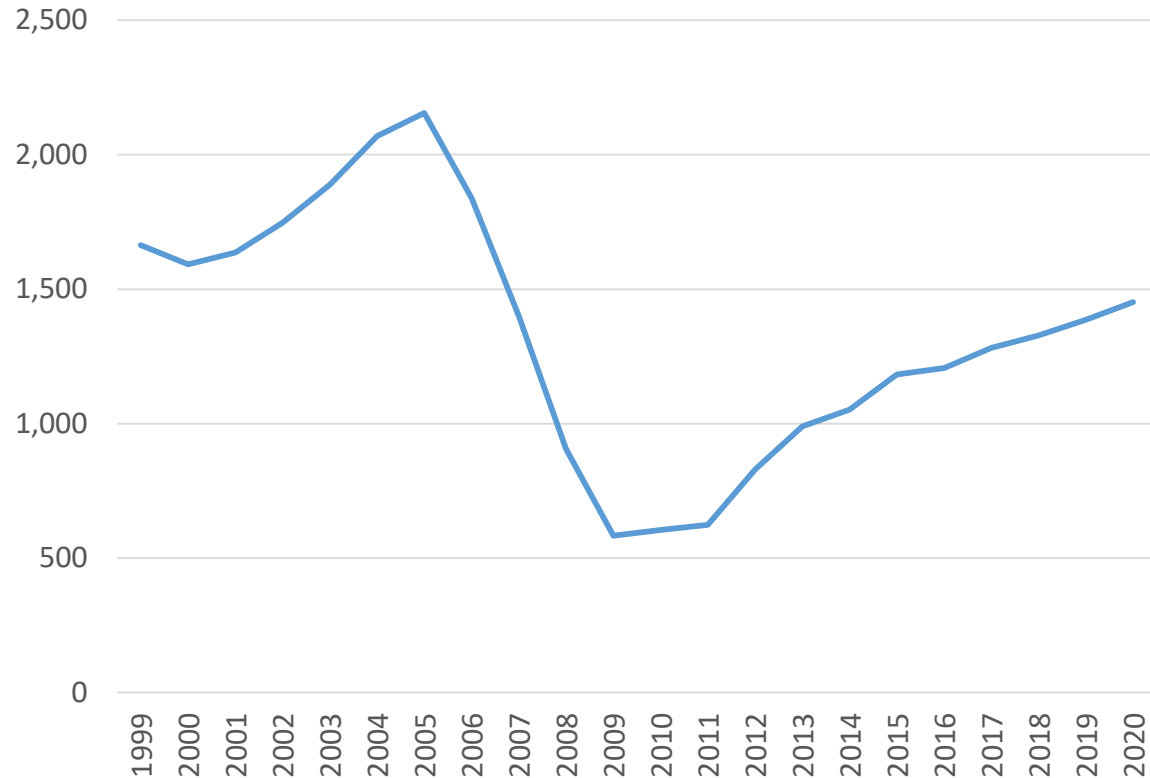
Lack of Housing

- Wayne County has a Lack of Housing
 - Very few homes built in last decade, while jobs and population grew.
 - Would-be and some existing residents cannot find housing.
 - Many employers are now hiring entry-level workers from outside of Wayne County, but when new hires cannot find affordable housing, they leave to avoid the time and money costs of commuting.
- The better problem to have when most Ohio communities are dying
 - **Literally.** More people are dying and moving away than being born and moving in. Northeast Ohio lost over 18,000 people in the last Census.
 - Jobs, Investment, and opportunities for a better life, went away as well.
 - Businesses and jobs have a life-cycle and will eventually end.
 - Our community **must better develop its economy** and invite *innovative* business expansion and start-ups, if residents are to have a future here.

Local Data Points:

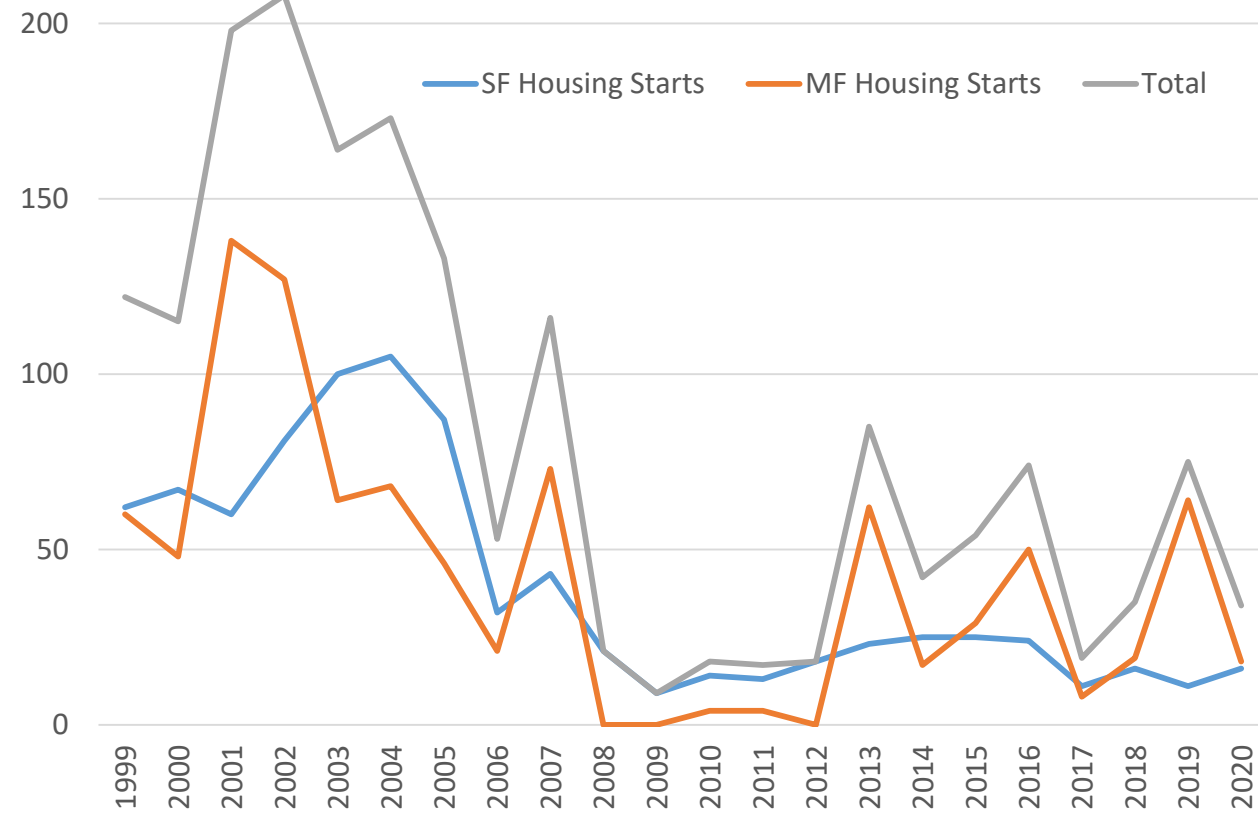
• National Trends

- US permits issued for new housing units
- Housing has not caught up to demand
- AVG. Household Size INCREASED Nationwide (2020 Census)



• City Trends

- City of Wooster permits issued for new housing units – Anemic recovery overall.
- Population grew **4.26%** over the same period



Overcoming Obstacles to Housing Development

- This is a County-wide Issue –
 - Anti-development sentiment. (**NIMBY, BANANA**). ***Community must want it.***
 - County government limits utility expansion and has enacted a 3-mile long ASA to prevent development. ***Wooster has stressed this increases demand for unaffordable large-lot rural developments and risks loss of farmland.***
 - Developers require between 30 and 60 acres to consider a project. ***Due to above, very limited. Wooster has an inventory plan it markets. TIF Economic Plans, Comprehensive Planning, and utility up-sizing help.***
 - We exist in a “Data Desert” and need to pro-actively market our communities to Developers. ***Wooster is actively engaging Ohio developers.***
 - Infill cannot produce significant housing, but helps quality of life. ***Wooster leads a countywide CHIP program, most cities now have CRA programs in place to encourage reinvestment, Wayne County Land Bank, and Wooster successfully utilizes grants for site re-development.***

Wooster Specifically – *Housing Is Working Here*

- Wooster is Wayne County's Largest City, the 55th largest City in Ohio.
 - Ranked **TOP MICROPOLITAN** in Ohio in 2023, **7th Nationwide**
 - Home to 27,232 residents, and about 50% of all Wayne County jobs.
 - **34% of households are at 200% Poverty or lower**
 - **45% are considered low-to-moderate income.**
 - **11,065 occupied housing units** (another 803 vacant) per most recent census.
- All Levels of Housing Are Needed – Wooster Is Aiding These Opportunities
 - Apartment housing is essential for the **majority** of workers moving into a community. (**Most** are not be in position to purchase a home right away).
 - Workforce Housing and Public Housing is necessary to support households starting a career, or re-entering the workforce, and those in transition and unable to work (often temporary).
 - Senior housing typically targets existing homeowners within the community, freeing up older homes for first-time homebuyers (making the switch from apartments.).
 - New Higher-End Housing provides an opportunity for existing homeowners to *move-up* and open up a more affordable older home.

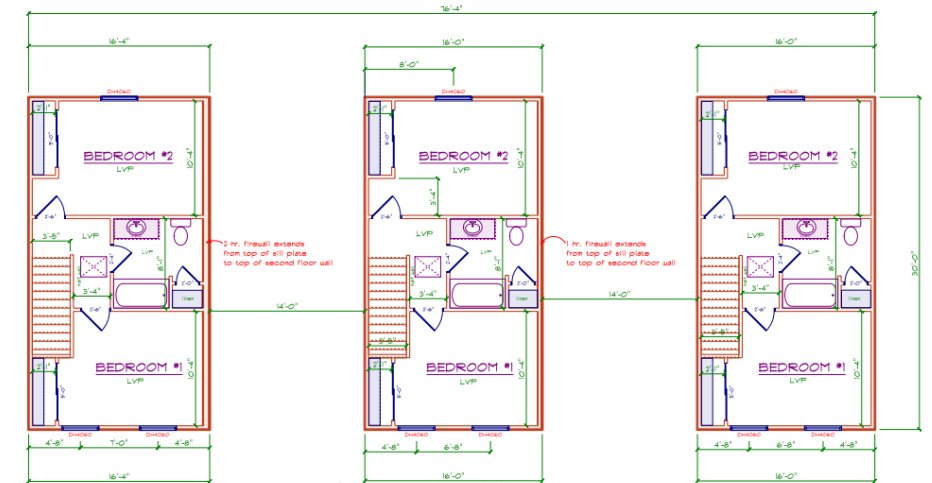
Downtown – *Liberty Beall, Beeson Place*

- 12 New Units in 2023 (5 Homes, 8 Apts.)
 - **Liberty Beall:** City constructed a public parking lot to replace lost private spaces, with Schools extended a 100%, 12-yr CRA tax incentive valued at about \$600K, drafted an economic impact analysis which secured firm a \$500K State of Ohio grant. +\$6MM total investment.
 - **Beeson Place:** City formed a partnership to purchase abandoned drug-rehab facility, demolish the site, and prepare it for new development, solicited development proposals, extended 50% 12-yr CRA to enable 10 new townhomes on site.

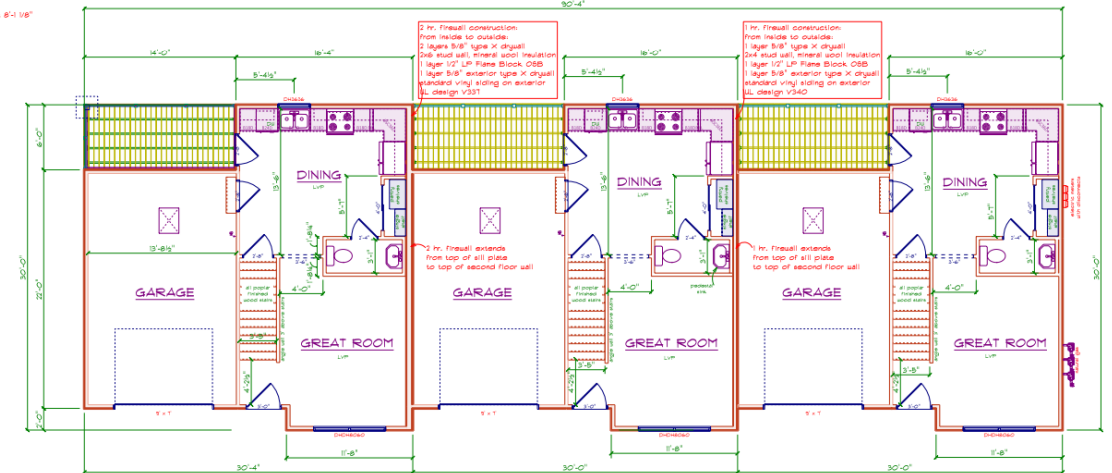


Albern Drive – 23 Bridge Benadamer

- 15 New Units (5 2bd, 1.5 ba Triplexes)
- Commenced in 2022 by a local property management and development group.
- City staff worked closely with developer to consult on project design and development.



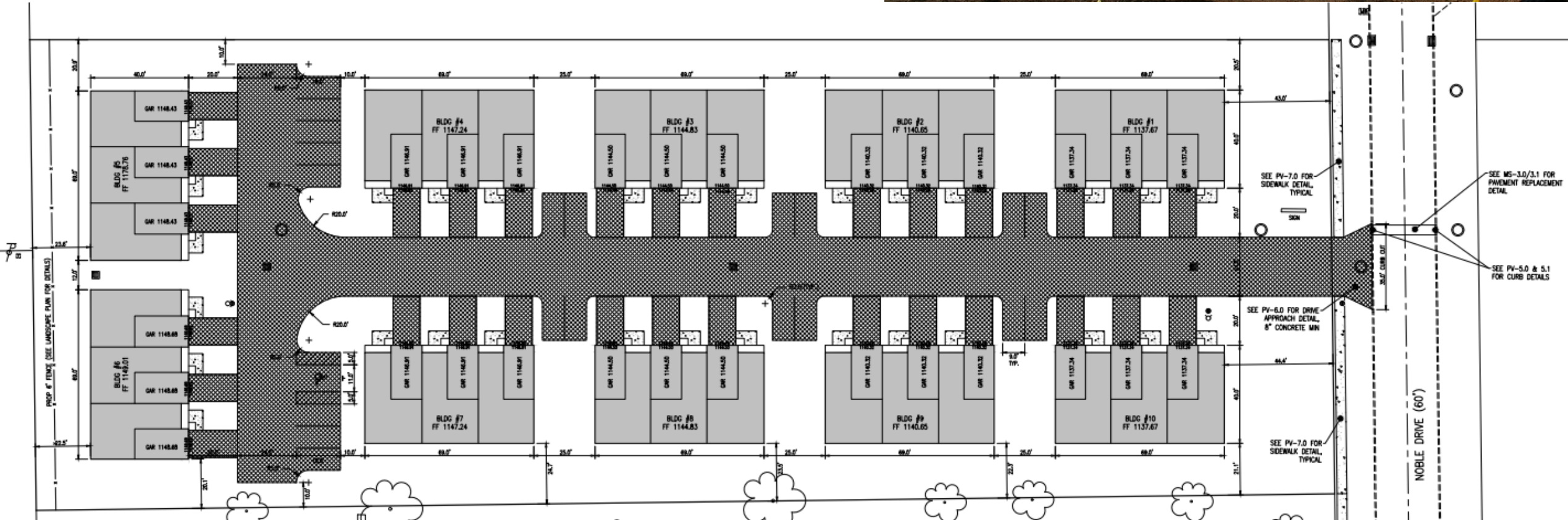
SECOND FLOOR
SCALE: 1/8" = 1'-0"



MAIN FLOOR
SCALE: 1/8" = 1'-0"

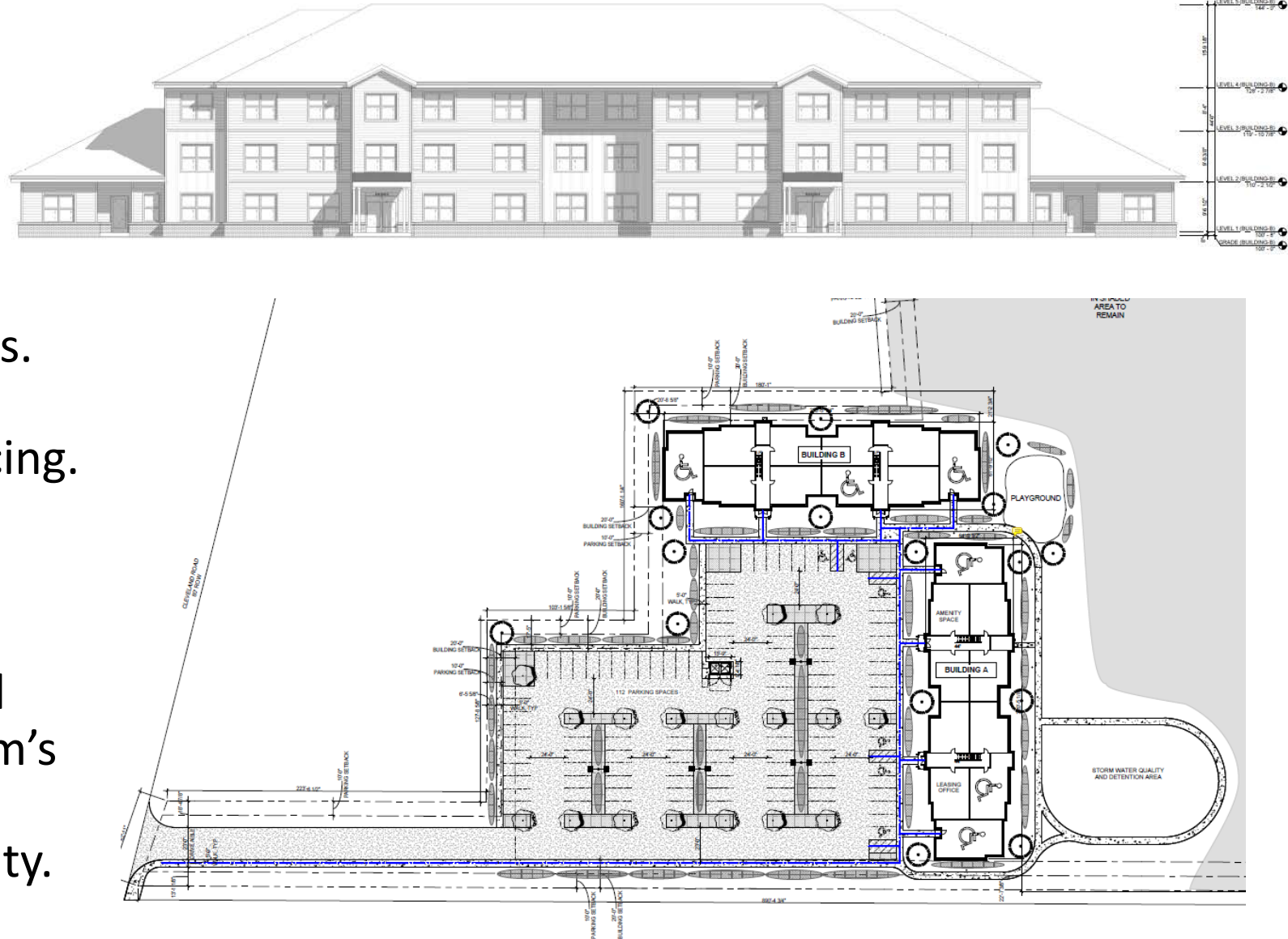
Black Diamond – Noble Drive

- 30 New Units (10 Triplexes)
 - Started late 2022, nearing occupancy status.
 - City's ***expedited*** processes allowed project to start construction in just a matter of weeks.



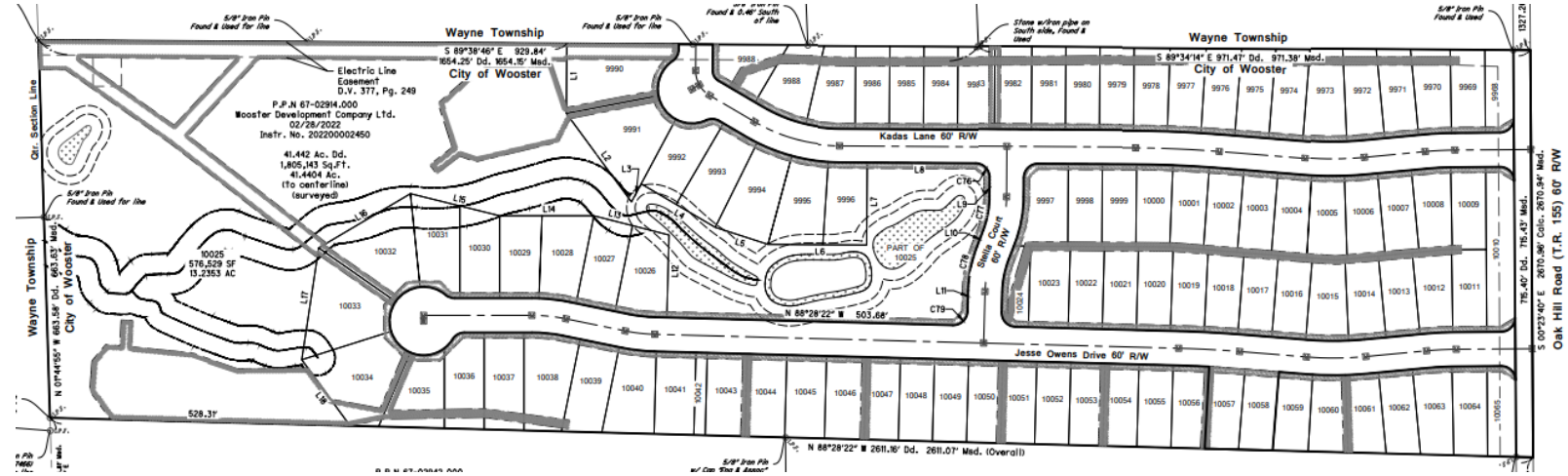
TWG Development – *Workforce Affordable Housing*

- 50 New Apartments
 - A privately-managed, two loft-style building campus, committed to working households who income-qualify for the first 30 years. (Open market thereafter). Subject to tax credit financing.
 - City assisted firm with property and utility data, prepared economic statements with additional market data to support firm's application to the Ohio Housing Tax Credit Authority.



Spring Run — *Ryan Homes & Wooster Development Co.*

- 91 New Homes
 - Starting from upper \$200s. Available now, occupancy later this year.
 - City established a TIF to support \$8MM in sewer and roundabouts needed to support development.



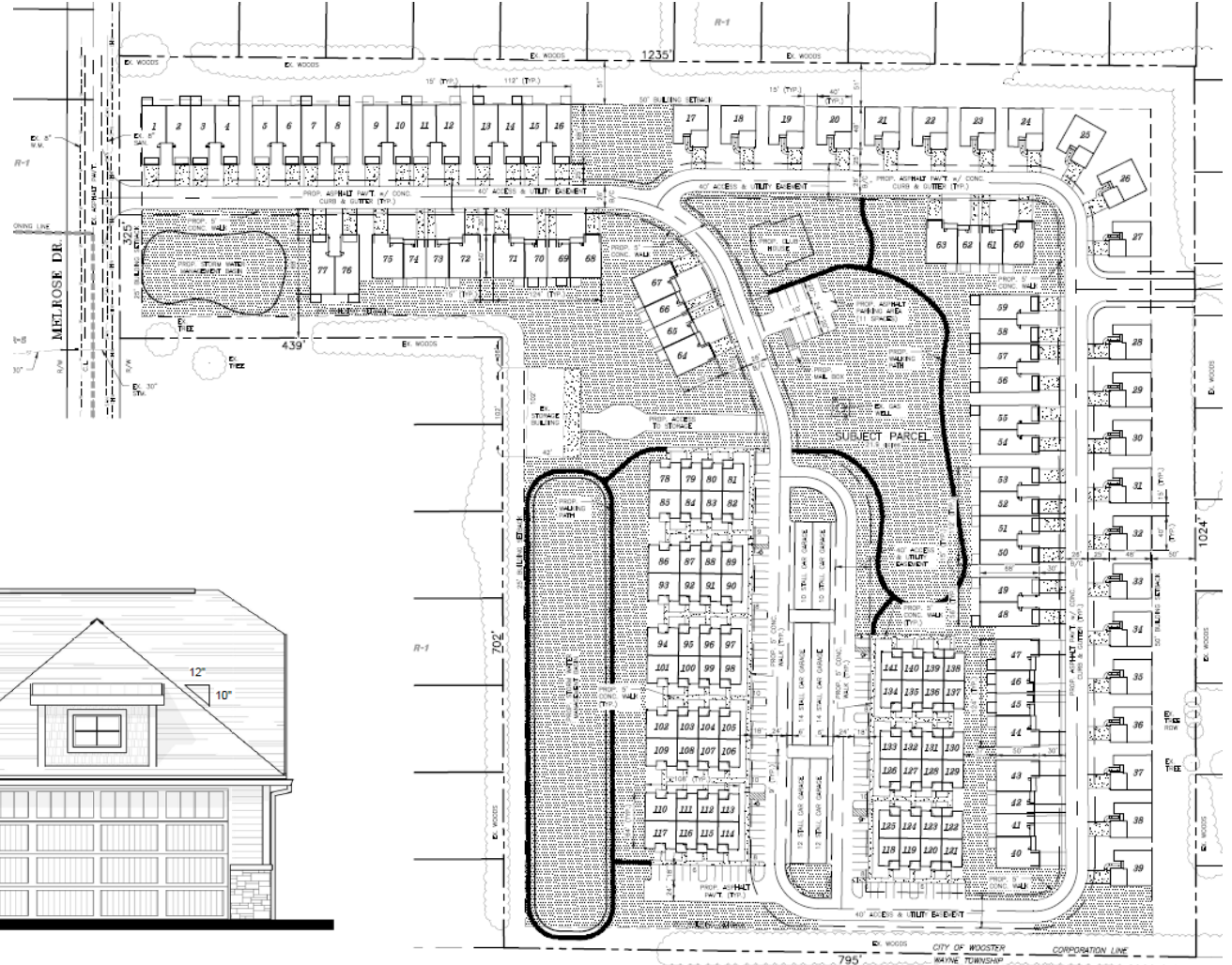
The Grove – Lemmon Development

- 141 Units Total
 - Private community neighborhood with combination of garden-style apartments, townhomes, and single-family homes.
 - City Development Team worked with Developer to explore development options in Wooster and at the site.



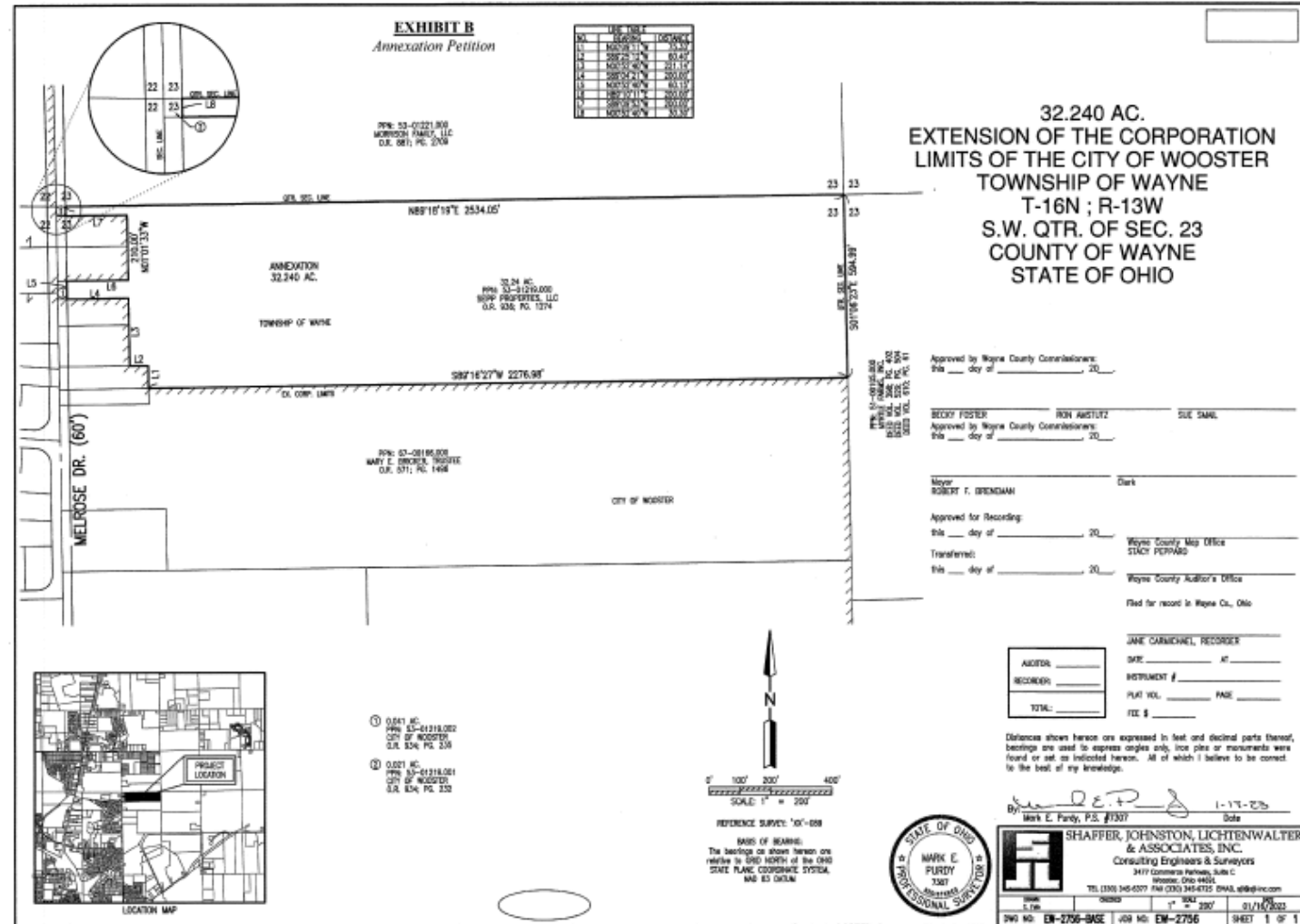
FRONT ELEVATION

3/16" = 1'-0"



SEIPP Properties – *SEIPP Properties & Area Homebuilder*

- 50 to 70 New Homes
 - Single-family, built-onsite. Retail between mid-\$200,000 and \$400,000. Available late 2023 or early 2024.
- City organized an inter-governmental agreement to enable an expedited annexation, in addition to supporting developer with site data and options.

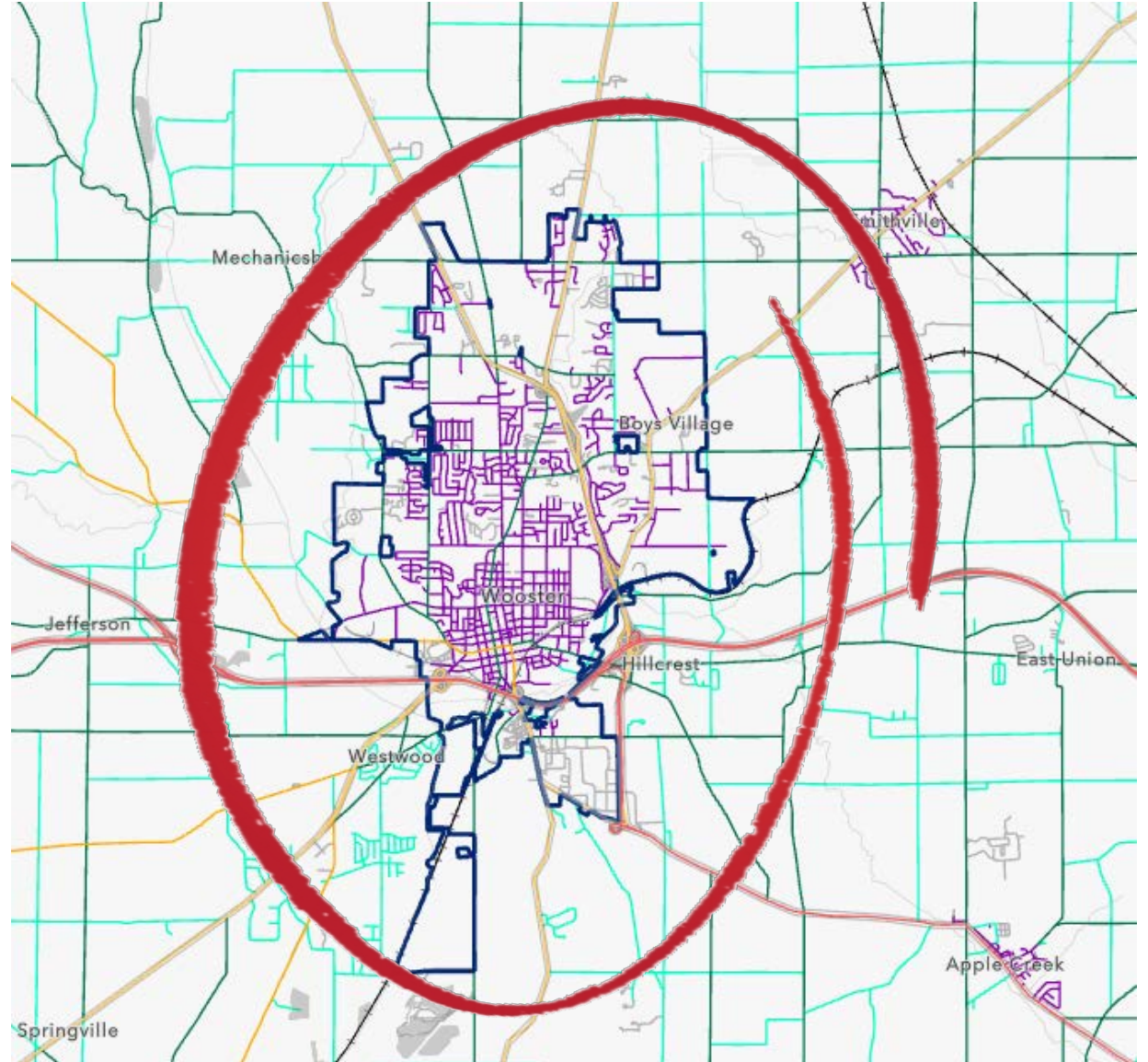


Confidential – *New Apartment Community*

- Between 250 and 320 Units
 - More details to follow.
 - At any given time, the City's Development Team is sharing information with prospective developers on available sites, utility upgrade studies, and general market data.




*Project located
inside red circle >>>*




Housing Landscape

- *Up to 750 new units possible in next 24-36 months. (A 7% increase).*


PROPOSED

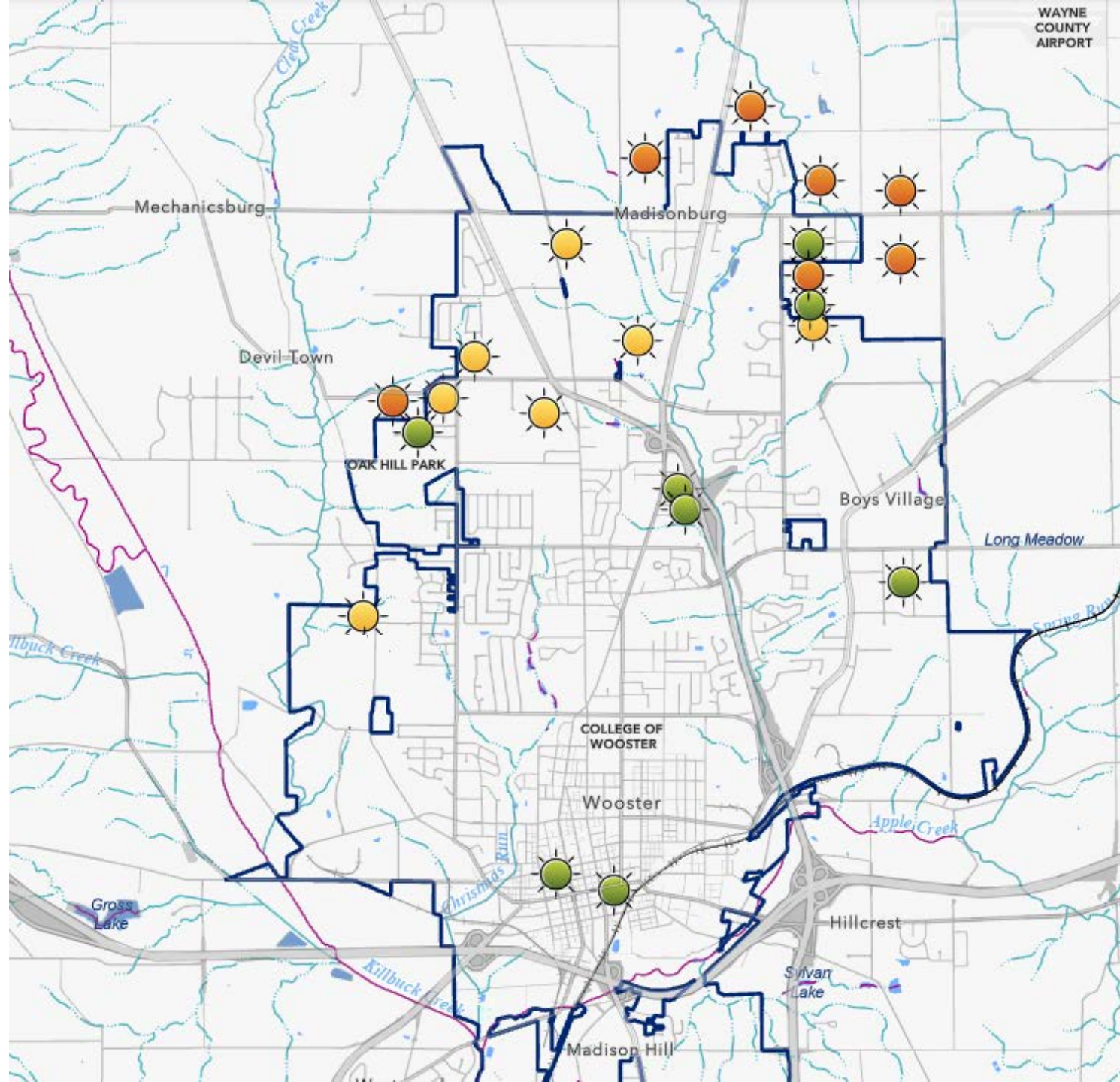
-  Applied for permits / plans
 - 400 Units Proposed

OPPORTUNITY IF UTILITIED

-  Public Utilities Required
 - 5 sites actually available

NOT DEVELOPABLE TODAY

-  County disallows utilities and/or not annexed.
 - 350 acres = <70 homes



Further Resources

- Job and Family Services Ohio Labor Market Information (ohiolmi.com)
 - Local Unemployment Data | Local Sector Employment
- Bureau of Labor Statistics | Quarterly County Statistics (bls.gov)
 - County Wage Data | County Employment Data | Labor Data
- US Census Bureau (data.census.gov)
 - Building Permit Data | American Community Survey | Economic Survey
- JobsOhio (www.jobsohio.com)
 - Site Inventory | Demographics and Workforce Database
- Wayne Economic Development Council (waynecountyedc.org)
 - Cost of Living Inventory
- Ohio Development Services Agency (Development.ohio.gov)
 - Office of Research – County Demographics & Projections | Trends Data
- Wooster Development Studies (woosteroh.com/development)
 - 2020 CRA Housing Study | 2019 Analysis of Impediments to Fair Housing

*Thank you
HOUSING
COALITION!*

