

Oberlin Housing Study Steering Committee Meeting Opportunities and Recommendations

December 1, 2016

Revised December 6, 2016

Cleveland State University
Center for Community Planning and Development

Maxine Goodman Levin College of Urban Affairs



Recap:

Purpose of the Study

- Provide data and analysis to support future housing decision-making and planning
- Develop a steering committee and public who can offer informed feedback on housing issues in Oberlin
- Not a decision-making or policy-making process!



Today's Meeting



- Review and focus on housing market and scenarios
- Programs and opportunities for housing in Oberlin, including code review results
- Recommendations
- Questions and discussion
- Review next steps

Study Process

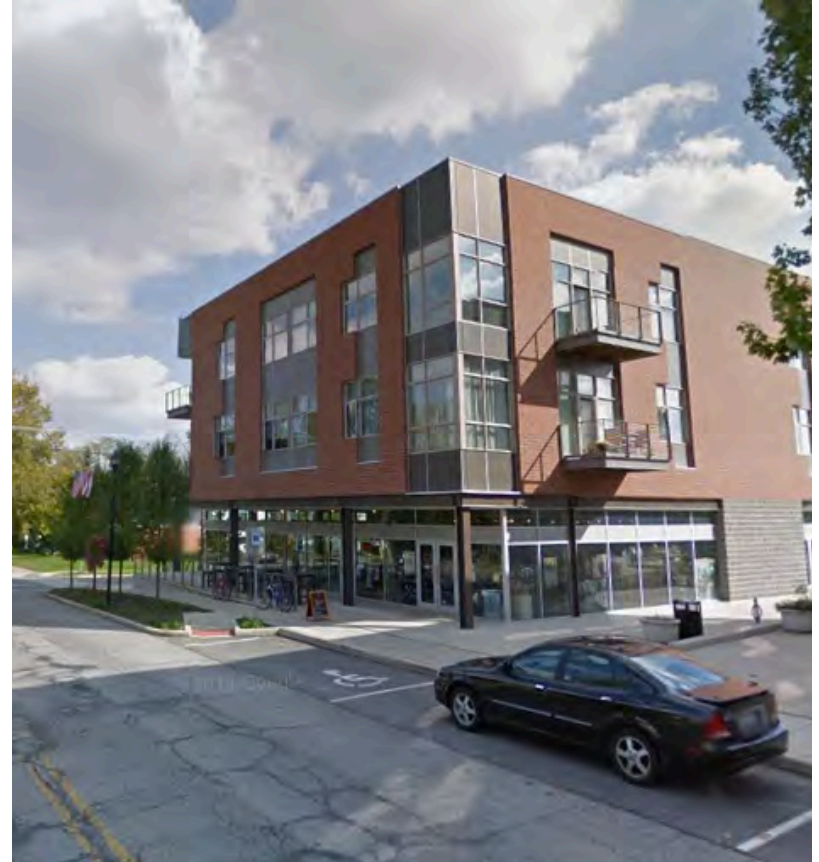
- **Steering Committee meeting 1** – May 2016 – Startup/orientation/ issues identification
- **SC Meeting 2** - Halfway data review – August 2016 - demographics/ housing condition/supply
- **Community open house**, September 2016 – community input
- **SC Meeting 3** – Market data review/ analysis
- **SC Meeting 4** – today – programs, code review, summary report
- **Finalize Report** – December/January



Recommendations: The Market

Key: “The Oberlin Lifestyle”: small, friendly, progressive, walkable, sustainable, convenient, high culture

- People who grew up in Oberlin
- Oberlin College grads (all ages)
- Oberlin College faculty/staff, current and retiring
- People who work here
- Outside “globals” and empty nesters
- Possibly mainstream families in growth area to the south, willing to commute in exchange for lifestyle (will demand return over time?)(can Oberlin lifestyle be provided?)



Recommendations:

Broad Action Steps

- Provide infill small and mainstream housing, ranch and bungalow preferred (one story) – custom at first
- Provide affordable multi-family rental housing for seniors and families
- Provide new affordable small homes as infill on a pilot basis: tiny homes, cottage clusters, townhomes, co-housing, intergenerational housing – custom at first
- Adopt aggressive policies and programs to support (and/or require) home and apartment maintenance and renovation, improvements for energy efficiency, sustainability
- Improve connections, street safety to enlarge the area that is safely walkable/bikeable, particularly to the south – continue to work on transportation options
- Engage in visioning/comprehensive planning to understand how much Oberlin would like to/needs to grow
- Update codes and explore incentives to encourage the above
- Develop marketing/communications to promote vision/Oberlin lifestyle/amenities

Market recap:

Foreclosures and Vacancies

OBERLIN'S SHARE OF LORAIN COUNTY HOUSING, VACANCY AND FORECLOSURE

| | Oberlin | Amherst Village | Avon | Elyria | Lorain | Lorain County | Oberlin Share | Lorain/Elyria share |
|-----------------------------------|---------|--------------------|-------|--------|--------|------------------|------------------|------------------------|
| Total Housing Units | 2,686 | 4,761 | 8,179 | 24,824 | 29,745 | 127,901 | 2.1% | 42.7% |
| Occupied Housing Units | 2,524 | 4,568 | 7,953 | 22,646 | 25,562 | 117,134 | 2.2% | 41.2% |
| Vacant Housing Units | 162 | 193 | 226 | 2,178 | 4,183 | 10,767 | 1.5% | 59.1% |
| Vacancy rate | 6.0% | 4.1% | 2.8% | 8.8% | 14.1% | 8.4% | | |
| Sheriff's Sales, 2013-2015 | 75 | 98 | 57 | 621 | 759 | 2,425 | 3.1% | 56.9% |
| Avg annual foreclosure rate | 1.0% | 0.7% | 0.2% | 0.9% | 1.0% | 0.7% | | |
| Foreclosures initiated, 2013-2015 | 115 | 166 | 99 | 878 | 1,071 | 3,543 | 3.2% | 55.0% |

Source: Lorain County Sheriff's Office; ACS 2010-2014 5-year estimates; CCPD

- Oberlin's share of sheriff's sales and initiated foreclosures is higher than its share of Lorain County's housing stock
- Oberlin still has a very low share of overall Lorain County housing stock, foreclosures and sheriff's sales
- Oberlin's vacancy rate falls in the mid-range for cities compared, lower than the County as a whole (note vacancy includes both rental and owner-occupied units)

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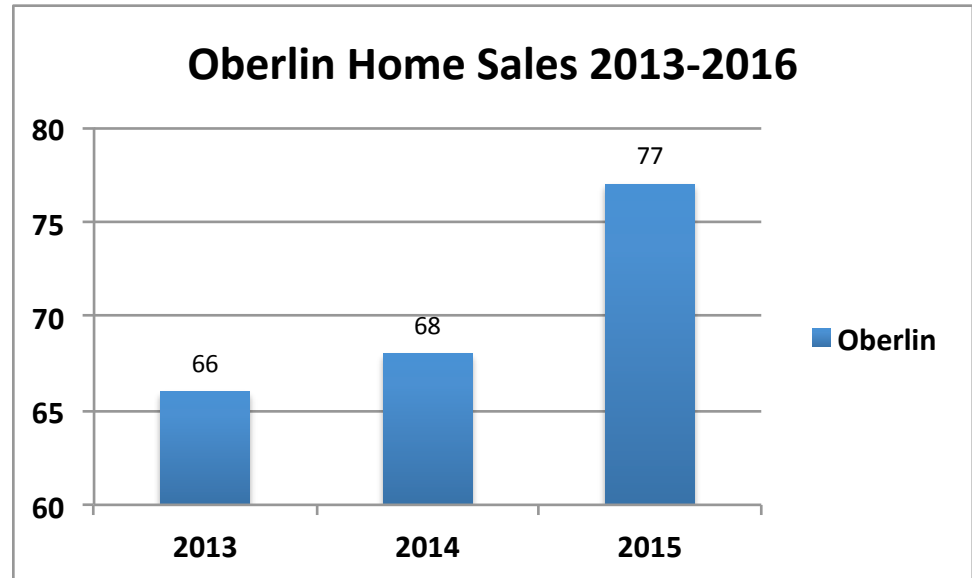
Market recap: Sales Trends

TOTALSINGLE FAMILY HOME SALES, 2013-2016*

| | 2013-2016 | |
|---------------------|-----------|--------------------------------|
| | No. sales | Percent of Lorain County Sales |
| Oberlin | 249 | 2.1% |
| Amherst | 697 | 6.0% |
| Avon | 1,104 | 9.5% |
| Elyria | 2,176 | 18.7% |
| Lakewood | 1,652 | |
| Lorain | 1,925 | 16.5% |
| Lorain County Total | 11,639 | 100.0% |

Source: NORMLS, CCPD

Note: 2016 is through August 2016



- Oberlin's sales are in line with its share of Lorain County housing (2%)
- Sales were increasing through 2015

Market Recap: Overall For-Sale Housing

HOUSING NICHE ANALYSIS - FOR SALE HOUSING BY PRICE POINT

| Owner-Occupied Household Income | | Total HH in Range | SUPPLY - CITY | | Gap (Surplus) | HOUSING PRICES (inflated values 2016) | |
|---------------------------------|------------|-------------------|-----------------------|--------------------------|---------------|---------------------------------------|------------|
| Low | High | | Owner Occ Units, City | Vacant Units, calculated | | LOW | HIGH |
| | | 1,471 | | | | | |
| 0 | \$4,999 | 12 | 18 | 1 | -7 | \$ - | \$ 15,254 |
| \$ 5,000 | \$ 9,999 | 10 | 10 | 0 | 0 | \$ 15,255 | \$ 22,883 |
| \$ 10,000 | \$ 14,999 | 30 | 0 | 0 | 30 | \$ 22,883 | \$ 30,509 |
| \$ 15,000 | \$ 19,999 | 82 | 39 | 2 | 41 | \$ 30,510 | \$ 50,849 |
| \$ 20,000 | \$ 24,999 | 26 | 12 | 0 | 14 | \$ 50,850 | \$ 61,019 |
| \$ 25,000 | \$ 34,999 | 127 | 122 | 5 | 0 | \$ 61,020 | \$ 81,359 |
| \$ 35,000 | \$ 49,999 | 248 | 106 | 4 | 138 | \$ 81,360 | \$ 101,699 |
| \$ 50,000 | \$ 74,999 | 324 | 610 | 24 | -310 | \$ 101,700 | \$ 152,549 |
| \$ 75,000 | \$ 99,999 | 217 | 216 | 9 | -8 | \$ 152,550 | \$ 203,399 |
| \$ 100,000 | \$ 149,999 | 264 | 246 | 10 | 8 | \$ 203,400 | \$ 305,099 |
| \$ 150,000 | \$ - | 131 | 77 | 3 | 51 | \$ 305,100 | \$ 508,499 |
| | | | 15 | 1 | -16 | \$ 508,500 | \$ - |
| | | 1,471 | 1,471 | 59 | 59 | | |

Source: ACS 2010-2014 5-year estimates; CCPD

Note: Assumes 2.25 x income affordability threshold

- “Take with a grain of salt” – wide variation in owner choice
- Reflects the large proportion of housing in the \$100K-150K price range – likely owners of lower incomes than affordability threshold
- Does indicate possible small gaps at high and low-moderate ends

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Market Recap: Overall For-Rent Housing

HOUSING NICHE ANALYSIS BY PRICE POINT - RENTALS

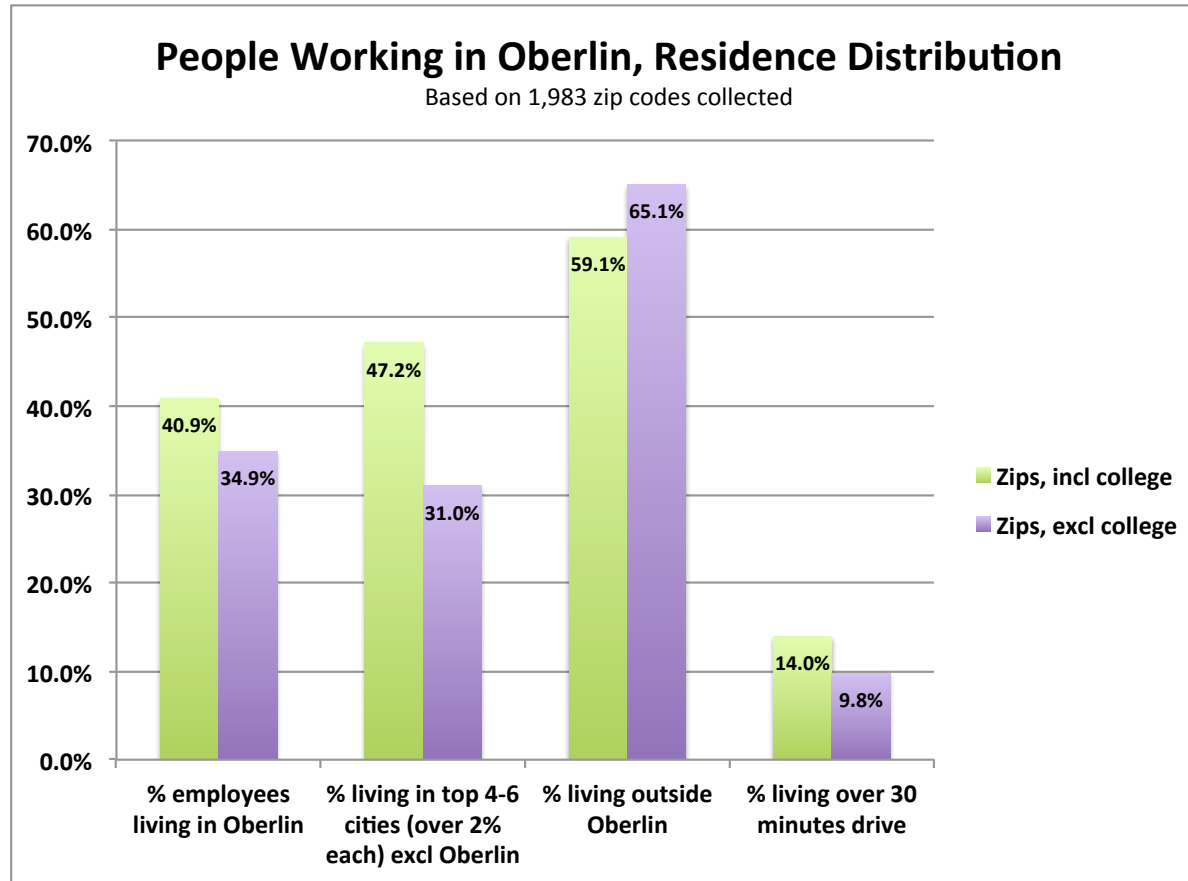
| Renter-occupied Household income | | | Rental Unit Supply in City | | | Rents Inflated 2016 | |
|----------------------------------|------------|-----------------------|----------------------------|--------------------------------|---------------|---------------------|----------|
| | | No. Renter HH in City | No. Units | Calculated Vacant Rental Units | Gap (Surplus) | LOW | HIGH |
| Low | High | | | | | | |
| Total | | 1053 | 1053 | | | | |
| | 0 \$4,999 | 151 | 90 | 5 | 56 | \$ - | \$ 102 |
| \$ 5,000 | \$ 9,999 | 75 | 60 | 4 | 11 | \$ 102 | \$ 253 |
| \$ 10,000 | \$ 14,999 | 47 | 59 | 4 | -16 | \$ 254 | \$ 356 |
| \$ 15,000 | \$ 19,999 | 143 | 61 | 4 | 78 | \$ 356 | \$ 509 |
| \$ 20,000 | \$ 24,999 | 83 | 113 | 7 | -37 | \$ 509 | \$ 610 |
| \$ 25,000 | \$ 30,000 | 42 | 251 | 15 | -224 | \$ 610 | \$ 763 |
| \$ 30,000 | \$ 34,999 | 41 | 203 | 12 | -174 | \$ 763 | \$ 915 |
| \$ 35,000 | \$ 49,999 | 91 | 97 | 6 | -12 | \$ 915 | \$ 1,270 |
| \$ 50,000 | \$ 74,999 | 192 | 35 | 2 | 155 | \$ 1,271 | \$ 1,524 |
| \$ 75,000 | \$ 99,999 | 21 | 11 | 1 | 9 | \$ 1,526 | \$ 2,033 |
| \$ 100,000 | \$ 149,999 | 142 | 73 | 4 | 65 | \$ 2,034 | \$ - |
| \$ 150,000 | \$ - | 25 | | | 25 | \$ - | |
| | | 1053 | 1053 | 63 | -63 | | |

Source: ACS 2010-2014 5-year estimates; CSU CCPD calculations

NOTE: Assumes affordability threshold at 30% monthly income

- “Take with a grain of salt” – wide variation in household choice
- Reflects a large proportion of housing in the \$600-900 price range – likely renters of lower and higher incomes than affordability threshold (30% of income)
- Indicates gaps at low and high ends

Market Recap: Employees



- Using these percentages, 10% of employees in the top 17 businesses who are living outside of Oberlin now would be 250 employees (and their households).

HUD Income Limits and Fair Market Rent

2014 HUD INCOME LIMITS, CLEVELAND-ELYRIA-MENTOR AREA

| Area Median Income | FY 2014 Income Limit Category | Persons in Family | | | | | | | |
|--------------------------|--|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| \$ 62,600 | Extremely Low (30% AMI) | \$ 13,200 | \$ 15,730 | \$ 19,790 | \$ 23,850 | \$ 27,910 | \$ 31,970 | \$ 36,030 | \$ 40,090 |
| | Very Low (50% AMI) | \$ 21,950 | \$ 25,050 | \$ 28,200 | \$ 31,300 | \$ 33,850 | \$ 36,350 | \$ 38,850 | \$ 41,350 |
| | Low (80% AMI) | \$ 35,100 | \$ 40,100 | \$ 45,100 | \$ 50,100 | \$ 54,150 | \$ 58,150 | \$ 62,150 | \$ 66,150 |

Source: US Dept of HUD

Area Median
Income (AMI) is
basis for
eligibility for
Section 8
vouchers



2014/2016 HUD FAIR MARKET RENTS, CLEVELAND-ELYRIA-MENTOR AREA

| Year | Type | | | | |
|------|------------|-----------------|-----------------|-------------------|------------------|
| | Efficiency | One- Bedroom | Two- Bedroom | Three- Bedroom | Four- Bedroom |
| 2014 | \$ 493 | \$ 592 | \$ 750 | \$ 1,005 | \$ 1,037 |
| 2016 | \$ 499 | \$ 614 | \$ 773 | \$ 1,017 | \$ 1,073 |

Source: US Dept of HUD

Fair Market Rent (FMR) is the amount
HUD will pay for housing voucher
support.

Market Recap:

Low income non-senior households

NON-SENIOR LOW INCOME HOUSING NICHE

| Item | Count | Source/Comments |
|--|-------|--|
| DEMAND | | |
| Non-senior Renter Households | 468 | HH with less than 60% AMI (2014); ACS 2010-2014 5-year estimates; approx. \$37,560 |
| Non-senior Owner Households | 258 | |
| Households receiving SNAP | 279 | ACS 2010-2014 5-year estimates |
| Unique households participating in food programs | 533 | 100% Oberlin Community Svcs |
| Senior households | 110 | 21% CCPD Estimate |
| Non-senior households | 423 | 79% CCPD Estimate |
| SUPPLY | | |
| Available subsidized housing for families | 53 | LMHA |
| Oberlin college village homes (single family) | 59 | Oberlin College |

Source: As noted

- “Senior” is over 65 for ACS, over 60 for OCS
- Margins of error are of course in effect
- Section 8 limits are 50% of AMI; Low Income Housing Tax Credit set at 60% AMI
- 39 Section 8 vouchers also in use

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Market Recap:

Low Income Senior Households

SENIOR LOW INCOME HOUSING NICHE

| Item | Count | Source/Comments |
|--|-------|--|
| Senior RENTERS HH below 60% Area Median Income (AMI) | 225 | HH with less than 60% AMI (2014); ACS 2010-2014 5-year estimates; approx. \$37,560 |
| Senior OWNERS HH below 60% AMI | 209 | |
| Available subsidized housing for seniors | 101 | LMHA |
| Unique households participating in food programs | 533 | 100% OCS |
| Senior households | 110 | 21% CCPD Estimate |
| Non-senior households | 423 | 79% CCPD Estimate |

Source: As noted

- Low Income Housing Tax Credit financing set at 60% AMI (Area Median Income for Cleveland-Elyria-Mentor)

Market Recap:

Mid- and High-Income Seniors

MIDDLE AND HIGH-INCOME SENIORS

| Demand/Supply | Count | Comments |
|---|-------|---------------------------------------|
| Senior-led HH Renters in higher price range | 39 | Over \$100,000/year |
| Senior-led HH Owners in higher price range | 91 | |
| Kendal units available | 223 | Includes continuous care |
| Senior-led HH Renters in mid-range | 116 | Moderate income - \$37,560-100,000 |
| Senior-led HH Owners in mid-range | 301 | |

ACS 2010-2014 5-year estimates; CCPD

- Note that only about 25% of Kendal residents come from Northeast Ohio, less from Oberlin
- Mid-range are opportunity for “empty nester” housing
- Note Kendal at Home serves 50 Oberlin residents

Market recap: Rehabilitation Needed

AGING OF EXISTING HOUSING STOCK

| YEAR STRUCTURE BUILT | | 2010 age in years | Add | 2020 age in years | Add | 2030 age in years | Add | 2040 age in years |
|--------------------------------------|-------|-------------------------|------------|-------------------------|------------|-------------------------|-----------|-------------------------|
| All housing units | 2,686 | | | | | | | |
| Built 2010 or later | 28 | | | | | 10 | | 20 |
| Built 2000 to 2009 | 181 | | | 10 | | 20 | | 30 |
| Built 1990 to 1999 | 267 | 10 | | 20 | | 30 | | 40 |
| Built 1980 to 1989 | 46 | 20 | | 30 | | 40 | | 50 |
| Built 1970 to 1979 | 423 | 30 | | 40 | | 50 | | 60 |
| Built 1960 to 1969 | 386 | 40 | | 50 | | 60 | | 70 |
| Built 1950 to 1959 | 194 | 50 | | 60 | | 70 | | 80 |
| Built 1940 to 1949 | 186 | 60 | | 70 | | 80 | | 90 |
| Built 1939 or earlier | 975 | 70 | | 80 | | 90 | | 100 |
| Total units over 50 years | | 1,355 | 386 | 1,741 | 423 | 2,164 | 46 | 2,210 |
| % housing units over 50 years | | 50.4% | | 64.8% | | 80.6% | | 82.3% |

Source: ACS 2010-2014 5-year estimates, CCPD

- 50.4% were over 50 years old in 2010 (1355 units)
- 36.3% were built before 1939 (975 units)

Market recap: Rehabilitation Needed

WRLC RESIDENTIAL PROPERTY CONDITION

| Residential Property Condition | Total Weighted Rating* | Count |
|--------------------------------|------------------------|------------|
| F | 0.0% | - |
| D | 1.3% | 35 |
| C | 5.2% | 140 |
| B | 20.8% | 558 |
| A | 72.7% | 1,953 |
| TOTAL | 100.0% | 2,686 |
| Total B-F | 27.3% | 733 |
| Total C-F | 6.5% | 174 |

Source: WRLC 2013, CCPD

*Note: 23% unrated properties were prorated

- 50.4% were over 50 years old in 2010 (1355 units)
- 27% were “grade B or worse” per WRLC in 2013 (733 units, prorated)
- 6.5% were “grade C or worse” per WRLC in 2013 (174 units, prorated)
- Can we say the grade B’s likely would need new kitchens/baths/attention in the next few years?

Market recap: Building Permit History

CITY OF OBERLIN RESIDENTIAL BUILDING PERMIT ACTIVITY 2004-2015

| Year | Number of Permits for New Single-Family Homes | Number of Permits for New Two-Family Units | Number of Permits for New Multi-Family Units | Valuation of Permits | Avg Permit Value | Number of Demolitions |
|-----------------|---|--|--|------------------------|------------------|-----------------------|
| 2004 | 16 | 0 | 3 | \$ 340,000.00 | \$ 113,333 | 0 |
| 2005 | 9 | 2 | 3 | \$ 2,509,900.00 | \$ 209,158 | 0 |
| 2006 | 9 | 0 | 0 | \$ 1,745,470.00 | \$ 193,941 | 0 |
| 2007 | 4 | 0 | 0 | \$ 925,000.00 | \$ 231,250 | 3 |
| 2008 | 3 | 0 | 0 | \$ 630,000.00 | \$ 210,000 | 0 |
| 2009 | 2 | 0 | 0 | \$ 464,200.00 | \$ 232,100 | 6 |
| 2010 | 2 | 0 | 0 | \$ 765,000.00 | \$ 382,500 | 2 |
| 2011 | 1 | 0 | 0 | \$ 434,600.00 | \$ 434,600 | 4 |
| 2012 | 1 | 0 | 0 | \$ 415,000.00 | \$ 415,000 | 1 |
| 2013 | 2 | 0 | 0 | \$ 320,000.00 | \$ 320,000 | 0 |
| 2014 | 4 | 0 | 0 | \$ 794,250.00 | \$ 198,563 | 0 |
| 2015 | 4 | 0 | 0 | \$ 967,471.00 | \$ 241,868 | 1 |
| TOTAL | 57 | 2 | 6 | \$ 9,970,891.00 | | 17 |
| TOTAL 2010-2015 | 14 | 0 | 0 | | \$ 332,088 | |

Source: City of Oberlin, CCPD

NOTE: Some years permit values only available for a portion of the total permits; average adjusted accordingly

- 14 units built since 2010 were all single family, all higher-end “mainstream”

Market recap:

Supply and Demand Summary

HOUSING SUPPLY AND DEMAND BY TYPE OF HOUSING

| TOTAL DEMAND BY TYPE | No. Units |
|---|------------|
| Affordable nonsenior housing (rental) | 468 |
| Affordable nonsenior housing (for sale) | 258 |
| Senior housing - lower income (rental) | 209 |
| Senior housing - lower income (for sale) | 115 |
| Senior housing - middle income (rental) | 116 |
| Senior housing - middle income (for sale) | 301 |
| Senior housing - higher income (rental) | 39 |
| Senior housing - higher income (for sale) | 91 |
| New Mainstream housing (for sale) | 42 |
| New Higher-end housing (for sale) | 42 |
| Total excluding Blue highlights | 955 |
| TOTAL SUPPLY BY TYPE | |
| Market Rate Rentals | 355 |
| College Housing | 60 |
| LMHA for Seniors | 51 |
| Section 8 Project-Based for Seniors (Concord Manor) | 50 |
| LMHA for families | 50 |
| Homes under \$60,000 | 79 |
| Homes under \$80,000 | 201 |
| Total excluding blue highlights | 211 |

Source: ACS 2010-2014 5-year estimates; CCPD

QUESTIONS:

- How much demand will be met by renovation of existing housing?
- How many seniors will want to stay in their existing homes?
- How many people will come from outside?
- Blue highlights: existing homes likely to be renovated
- Mainstream housing based on current absorption

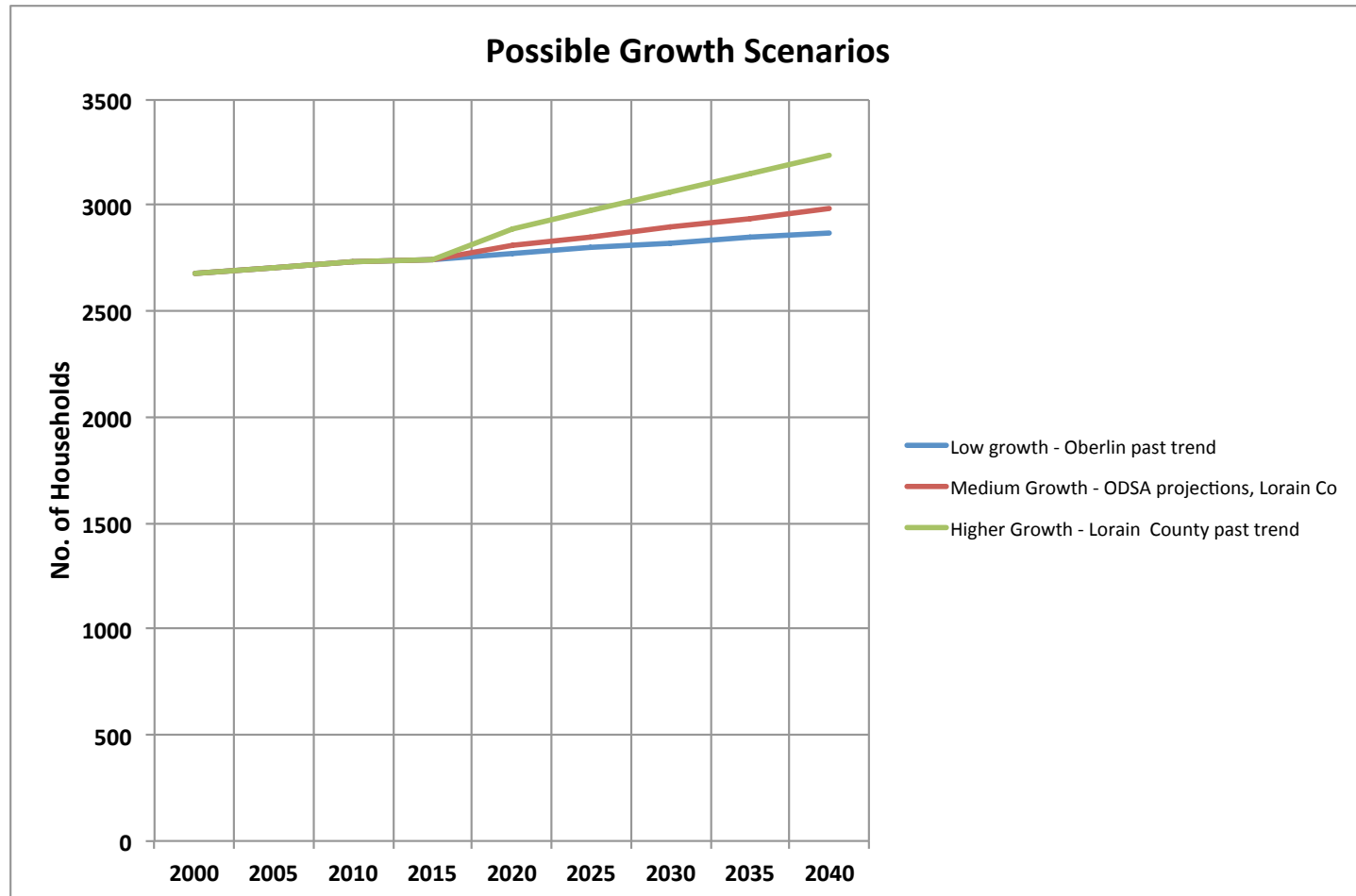
Market recap: Projections

FUTURE HOUSEHOLD AND HOUSING SCENARIOS

| Growth Scenarios | EXISTING 2010 | Added | | | | | | TOTAL ADDED | TOTAL 2040 |
|---|------------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|---------------|
| | | 2010- 2015 | 2015- 2020 | 2020- 2025 | 2025- 2030 | 2030- 2035 | 2035- 2040 | | |
| Low growth - Oberlin past trend | 2,730 | 14 | 32 | 23 | 23 | 24 | 24 | 140 | 2,870 |
| Medium Growth - ODSA projections, Lorain Co | 2,730 | 14 | 67 | 42 | 42 | 43 | 43 | 251 | 2,981 |
| Higher Growth - Lorain County past trend | 2,730 | 14 | 146 | 85 | 85 | 90 | 90 | 510 | 3,240 |

Source: US Census, CCPD projections

Market recap: Projections



One Low Growth Scenario

FUTURE HOUSEHOLD AND HOUSING SCENARIOS

| | Added | | | | | | | |
|---|-----------|-----------|-----------|-----------|-----------|-----------|-------------|------------|
| Growth Scenarios | 2010-2015 | 2015-2020 | 2020-2025 | 2025-2030 | 2030-2035 | 2035-2040 | TOTAL ADDED | TOTAL 2040 |
| Low growth - Oberlin past trend | 14 | 32 | 23 | 23 | 24 | 24 | 140 | 2,870 |
| Existing renovations -- backlog | | 367 | 366 | | | | 733 | |
| Additional renovations | | | 213 | 213 | 23 | 23 | 472 | |
| Affordable family housing (rental) | | | | | | | | |
| Senior housing - affordable (rental) | | 6 | 5 | 5 | 5 | 5 | 26 | |
| Affordable family housing (for sale) | | | | | | | | |
| Senior housing - middle income (for sale) | | 7 | 7 | 7 | 7 | 7 | 35 | |
| Senior housing - higher income (for sale) | | 3 | 3 | 3 | 3 | 3 | 15 | |
| Mainstream housing (for sale) | 7 | 5 | 5 | 5 | 5 | 5 | 32 | |
| Higher-end mainstream housing (for sale) | 7 | 5 | 5 | 5 | 5 | 5 | 32 | |

- Emphasizes senior housing; assumes for-sale and for-rent family affordable housing will be met by renovated existing homes and multi-family buildings
- Rehab assumes WRLC “Grade B” or worse – researching better data
- Assumes demand for mainstream housing will continue

One High Growth Scenario

FUTURE HOUSEHOLD AND HOUSING SCENARIOS

| | Added | | | | | | | |
|---|-----------|-----------|-----------|-----------|-----------|-----------|-------------|------------|
| Growth Scenarios | 2010-2015 | 2015-2020 | 2020-2025 | 2025-2030 | 2030-2035 | 2035-2040 | TOTAL ADDED | TOTAL 2040 |
| Higher Growth - Lorain County past trend | 14 | 146 | 85 | 85 | 90 | 90 | 510 | 3,240 |
| Existing renovations - backlog | | 367 | 366 | | | | 733 | |
| Additional renovations | | | 213 | 213 | 23 | 23 | 472 | |
| Affordable family housing (rental) | | 35 | 35 | 35 | 35 | 35 | 175 | |
| Senior housing - affordable (rental) | | 12 | 12 | 12 | 12 | 12 | 60 | |
| Affordable housing (for sale) | | 10 | 10 | 10 | 10 | 10 | 50 | |
| Senior housing - middle income (for sale) | | 25 | 25 | 25 | 25 | 25 | 125 | |
| Senior housing - higher income (for sale) | | 4 | 3 | 3 | 3 | 3 | 16 | |
| Mainstream housing (for sale) | 7 | 7 | 7 | 7 | 7 | 7 | 42 | |
| Higher-end mainstream housing (for sale) | 7 | 7 | 7 | 7 | 7 | 7 | 42 | |
| TOTAL NEW UNITS | 14 | 100 | 99 | 99 | 99 | 99 | 510 | |

Source: US Census, CCPD projections

- Still relies on rehab to meet lower cost for-rent and for-sale housing demand
- Continues to prioritize senior housing
- Includes some higher-end senior housing

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Aspirations: Comparative Cities

COLLEGE TOWN COMPARISON - FOCUS CITIES - BASIC POPULATION

| LOCATION | COLLEGE/UNIVERSITY | POPULATION | Number of Students Enrolled | Pop Not in Group Quarters | Overall proportion of student population(1) | % WHITE | % BLACK | % OTHER | % SENIORS OVER 65 |
|-------------------|------------------------------------|------------|-----------------------------|---------------------------|--|---------|---------|---------|-------------------|
| Oberlin, OH | Oberlin College | 8,368 | 2,900 | 5,919 | 34.7% | 68.1% | 17.7% | 5.1% | 14.4% |
| Middlebury, VT | Middlebury College | 6,713 | 2,450 | 4,144 | 36.5% | 89.8% | 1.1% | 5.8% | 16.0% |
| Ithaca, NY | Ithaca College, Cornell University | 20,141 | 28,582 | 12,216 | 141.9% | 74.2% | 5.7% | 18.3% | 13.3% |
| Hanover, NH | Dartmouth College | 11,311 | 6,298 | 7,170 | 55.7% | 85.2% | 2.7% | 10.9% | 11.9% |
| Tuskegee City, AL | Tuskegee University | 9,435 | 3,156 | 7,368 | 33.4% | 3.8% | 94.8% | 0.5% | 12.9% |
| Lexington, VA | Washington and Lee University | 7,114 | 2,172 | 3,614 | 30.5% | 84.7% | 6.4% | 5.2% | 12.1% |
| Grove City, PA | Grove City College | 8,242 | 2,500 | 5,677 | 30.3% | 96.0% | 1.0% | 1.6% | 13.7% |

Source: ACS 2010-2014 5-year estimate; city and college web sites; US HUD

Notes:

(1) Negative percents, or numbers over 100%, reflect college populations which are substantially housed outside city limits

- Ithaca was largest, entitled, and had a large university as a partner: and had the most robust affordable housing solutions
- All other cities were not entitled, handled affordable housing at the county or regional level
- Several cities had some creative rehabilitation ideas
- Three of them had rental registration, three did not
- All cities and colleges varied in sustainability efforts – some creativity!

RECOMMENDATIONS

1. Over the next 20 years, aggressively promote maintenance and rehabilitation of housing stock
2. Explore ways to put in place a robust nonprofit organization, Community Development Corporation, or other, scaled appropriately – Zion CDC a starting point
3. Do a well-discussed community comprehensive plan that sets goals for growth overall
4. Supplement rehabilitated housing with a range of rentals and for-sale homes to meet lower-income family needs
5. Provide senior housing for moderate- and middle-income households
6. Enhance Oberlin's lifestyle with good design, green design, connectivity, and community-building
7. Update codes and ordinances to allow a range of alternative housing choice and green solutions, and provide ease and consistency of review
8. Promote Oberlin, its lifestyle, and schools to workers, retirees, Oberlin faculty staff and graduates, the region as a whole, and even nationally

Ideas: Housing Maintenance

- Funding to support a comprehensive program
- Rental registration
- Periodic exterior inspections
- Landlord agent designation
- Foreclosure and vacancy registration
- Workshops and how-tos, repair cafes
- Volunteers for senior maintenance help
- “Grandma’s front porch” funds for small repairs
- Tenants education and advocacy



Ideas: Housing Rehabilitation



- Continue and expand current rehabilitation programs
- Cleveland Restoration Society Heritage Home Program
- CDC-led rehab and resell programs
- Oberlin's share of county programs
- “Brag Your Rehab”, social events, social media
- Tool lending libraries, workshops and how-tos

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Ideas: Alternative Housing Models

- “Granny pods” or “Med-cottages”: temporary accessory dwelling units for family members
- Community land trust
- Co-housing
- Limited equity cooperatives
- Cottage development or pocket neighborhoods
- Tiny homes clusters (on permanent foundations)

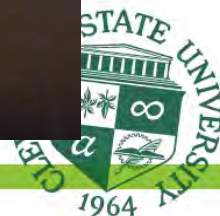


Ideas: Codes and Ordinances

- PUD codes for specific uses
- Incentives for green building
- Choosing a green building standard
- Urban agriculture and composting
- Natural meadow “tweaks”
- Provisions for small solar, small wind, and small geothermal
- Encouraging Green Infrastructure



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Ideas: Codes and Ordinances



- Ensuring long term tree canopy
- Stream and wetlands setbacks
- Floodplain regulations with higher standards
- Comprehensive planning process to look at appropriate densities to support walkability
- Reduced parking ratios based on use studies
- Design guidelines



Next Steps



- Draft report: Summarize key elements of the discussion and recommendations
- Steering Committee review process?

CAVEATS!

- Data for small populations has large margins of error
- Peoples' choices vary, and cannot be absolutely predicted, only estimated
- Growth scenarios vary and can be greatly affected by the larger regional economy, which can be unpredictable
- Housing and real estate is cyclical



Questions?

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