COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS
SPECIAL COUNCIL MEETING AGENDA:
HOUSING RETREAT

Council Chambers: 12:00-4:30 P.M. **Thursday, June 25, 2026**

CALL TO ORDER

ROLL CALL

REVIEW OF AGENDA

RETREAT TOPICS

12 :00 Intro: Each of the seven housing goals will be reviewed in order of priority.
Responsible party for each goal has been proposed so that moving forward there is a clear contact person for each topic/field.

12:15 **Goal 1: Develop a clear, data-driven housing strategy.** (AH)

- **Strategy and Mission Statement/Glass Farm Documents (Hsu)**

a. Review housing targets using Bowen Study (draft of targets will be included in retreat packet)
b. Review drafted housing mission statement (draft will be included in retreat packet)
c. Review next steps to align with zoning and development regulations – refer to Goal 5 discussion
d. Revisions to timeline and responsible parties as needed

1:00 **Goal 2: Advance priority Village-led housing initiatives.** (JB)

a. Update on compile and centralize existing Glass Farm documentation. Minutes/Soil study/Green County housing plan/map?
o Any questions or additional information needed?
b. Update on appraisal process and timeline
c. Discuss format of community outreach prior to issuing Glass Farm RFP
d. Next steps for issuing RFP for Glass Farm redevelopment
e. Revisions to timeline and responsible parties as needed

1:45 **Goal 3: Strengthen policies and tools for rental housing management.**

- **Rental Housing Management Documents (Pierce)**

b. Background information on rental registries and models (SP)
c. Background on rental code enforcement (SP)
d. Discuss town hall models (SP)
    ▪ Community Action Group at YSCF
e. Revisions to timeline and responsible parties as needed

2:30 Break

2:45 **Goal 4: Prioritize environmental sustainability and energy efficiency into housing-related decisions.**

- **Energy Efficiency Documents (Brown)**

b. Background on amendment to zoning code offering incentives for high-energy efficiency, minimal environmental impact (CB)

c. Update on white paper from Environmental Commission on ZERH and conservation development approaches (CB)
d. Revisions to timeline and responsible parties as needed

3:05 **Goal 5: Evaluate zoning code vis-à-vis housing goals.**

- **SWOT Analysis of Zoning Code and Zoning Documents (Holt)**

The stated outcome of this goal is "Identify barriers and opportunities within the zoning code that impact housing development and affordability."

a. Information from Nia Holt re: past experiences, perspectives on zoning vis-a-vis affordable housing, etc. (NH)

3:25 **Goal 6: Evaluate and advance Lawson Place Apartments as a Village-owned housing asset.**

- **Lawson Place Proforma Document (Burns)**

b. Update re: proforma (JB)
c. Revisions to timeline and responsible parties as needed

3:45 **Goal 7: Explore policy tools to encourage property utilization and reduce vacancies.**

a. Update about research and presentation on vacant property fee options. (SS)
b. Revisions to timeline and responsible parties as needed

4:05 Process for addressing goals moving forward.

- Format: retreat, work session, council meeting, etc.
- Finalize responsible party/s for each goal
- Review next steps
- Review timeline as amended
- Tentative schedule for next retreat or work session if needed

ADJOURNMENT

2026–2027 Housing Goals

Focus Area	Goal	Outcome(s)	Projected Timeline	Responsible Party	Priority Level
Housing Strategy & Development	Develop a clear, data-driven housing strategy.	• Establishes a housing mission statement, including a definition of “affordable housing” • Set housing targets using updated Bowen Report data (e.g., units by AMI levels) • Aligns zoning, development regulations, and housing priorities	Initial framework by end of 2026; ongoing refinement into 2027	Councilmember Hsu	HIGH
	Advance priority Village-led housing initiatives.	• Complete appraisal of Village-owned properties to inform development strategy • Conduct community outreach prior to issuing Glass Farm RFP • Issue RFP for Glass Farm redevelopment • Compile and centralize existing Glass Farm documentation	Glass Farm RFP by April 2027 or sooner	Village Manager	
Housing Policy & Regulatory Tools	Strengthen policies and tools for rental housing management.	Host Council Town Hall to determine next steps for rental code enforcement and a rental unit registry.	2026	Councilmember Pearce	HIGH – MEDIUM
	Prioritize environmental sustainability and energy efficiency into housing-related decisions.	• Consider amendment to zoning code offering incentives for high-energy efficiency, minimal environmental impact • Request white paper from Environmental Commission on ZERH and conservation development approaches		Councilmember Brown; Planning Commission; Environmental Commission; Planning & Zoning Director	MEDIUM – HIGH
	Evaluate zoning code vis-à-vis housing goals.	Identify barriers and opportunities within the zoning code that impact housing development and affordability.		Planning & Zoning Director	
	Evaluate and advance Lawson Place Apartments as a Village-owned housing asset.	Review Lawson Place pro forma to assess financial performance, capital needs, and long-term housing role.	2026	Village Council; Village Manager; Finance Director	MEDIUM

	Explore policy tools to encourage property utilization and reduce vacancies.	Research and presentation on vacant property fee options.		Councilmember Semere	

VILLAGE OF YELLOW SPRINGS
HOUSING AND AFFORDABILITY

HOUSING MISSION STATEMENT

The Village of Yellow Springs cares about housing because it is one of the most critical aspects of determining a resident's sense of safety, stability, and security, both a physical and emotional determinant of well-being. Housing is by far the largest expense for most individuals and households. Because our Village cares about having a diverse population, we need diverse options for housing to ensure all types of people have real and viable ways to call Yellow Springs home. We believe in supporting the wide range of residents that make up our community: individuals, families and seniors of all backgrounds and socioeconomic statuses.

DEFINITION OF AFFORDABLE HOUSING

The definition of affordable housing means no more than 30% of gross income is spent on housing.

CONTEXT ON AFFORDABLE HOUSING

According to Housing Forecast Beta, 28% of households in Yellow Springs are cost burdened, meaning that they pay more than 30% on housing. We are focused on **affordable housing for income earners making 60% or less of AMI** ($4,300/month),[1] because that is the housing stock that is severely lacking in our community and has not been built for decades. This means housing that costs less than $1,290/month (30% of $4,300). According to the MIT Living Wage Calculator,[2] the Greene counting living wage for a single person with no children is $21.74/hour (gross monthly income $3,768), equating no more than $1,130/month spent on housing to be affordable.

Additionally, this council is focused on the belief that people who work here deserve to live here, and hence workforce housing must be a priority. The heart of our downtown businesses - the retail, hospitality and service sectors - have wages that are often between $11-15 (the minimum wage in Ohio is $11/hour). A person who makes $15/hour has a gross monthly income of $2,600; for that person, affordable housing means less than $780 spent on housing a month.

[1] 2024 Area Median Income was $85,982 according to https://censusreporter.org/. This equates to $4,300/month.
[2] https://livingwage.mit.edu/counties/39057

HOUSING TARGETS/GOALS

Notes for consideration:

1. *This is an example of how we could define our housing targets/goals.*
2. *We would need to confirm what AMI was used to calculate these numbers (by Bowen).*
3. *Why are the units needed zero for "Moderate Housing (61-80% AMHI) Income $35-49,999"?*
4. *Suggestion to align workforce definition to mean 60% of AMI or possibly less, instead of 81-120% AMI, and emphasize which workforce is intended (retail, hospitality, service).*
5. *Focus would be on the first two lines of rental housing (very low housing and low housing) and for-sale: entry-level homes/low (all highlighted).*

HOUSING UNITES ADDED* SINCE COMPLETION OF BOWEN STUDY (JAN 2018-JUNE 2026)

Housing Segment	Units Needed Per Bowen	New Added*	Remaining Needed
Rental: Very Low Housing (<40% AMHI) Income less than $20,000 (Rent less than $500)	100	0	100
Rental: Low Housing (40-60% AMHI) Income $20-34,999 (Rent $500-875)	80	20	60
Rental: Moderate Housing (61-80% AMHI) Income $35-49,999 (Rent $875-1,249)	0	0	0
Rental: ~~Workforce Housing~~ (81-120% AMHI) Income $50-74,999 (Rent $1,250-1,849)	70	141**	0
Rental: Market-rate Housing/High (> 120%AMHI) Income > $75,000 (Rent > $1850)	60	2	58
For-sale: Entry-Level Homes/Low (40-80% AMHI) Income $30-49,999 (Price <$150,000)	40	6	34
For-sale: ~~Workforce/~~Moderate (81-120% AMHI) Income $50-74,999 (Price $150-249,999)	30	2	28
For-sale: High (over 120%AMHI) Income > $75,000 (Price > $225,000)	120	266	0
	500	108	392

*Includes New Construction only, and those that have Approved Building Permits

**As of June 2025, there were 2 new units.The Windsor Student Union and Kettering apartments equate 96 and 43 apartments, respectively, totaling 139 units. Estimated rents range from $900-$1,700.

***As of June 2025, there were 76 new units. The addition of 190 units from Spring Meadows 3 and 4 brings the total to 266.

Proposal from Community Members
The Tiny Village at Glass Farm: Minimal, Sustainable, Affordable

65% of Americans would consider buying a tiny home because of the current housing market
86% of Americans think tiny homes are a good option for first-time homebuyers

Who’s buying tiny homes? Young professionals, Remote workers, Minimalists, Retirees, First-time homebuyers

People who are interested in: Conservation, Sustainability, Community Engagement

Case Studies:
- Cedar Springs, Ohio (est. 2018): 27 home sites, avg 1200 sq ft/site, $520/month site rental fee including utilities
- Acony Bell, North Carolina (est. 2018): 96 home sites on 50+ acres, avg 3000 sq ft/site, focus on low impact housing
- Escalante Village, Colorado (est. 2019): 24 home sites on 1.77 acres, avg 800 sq ft/site

Glass Farm:
- 20+ acres available for development
- Estimated valuation of $100k/acre
- Currently zoned for 8 units/acre
- This means up to 160 lots based on current zoning code
- 5,445 sq ft lots
- Estimated valuation of $12,500/lot

Example scenario:
- 10 acres with 80 lots at 5445 sq ft for sale
- $25,000 per lot meets $2 million valuation
- 5 acres with 40 lots at 5445 sq ft. for rentals
- 5 acres remain for community space

Potential benefits:
- Reduced environmental impact
- Reduced impact on utilities
- Diversity of housing design
- Attracts potential residents with shared values
- Removes the need for a large developer
- Offers an alternative definition of “affordable housing”
- Lot purchase and high-end tiny home attainable for around $164,000

Excerpt from Ann Arbor Housing Commission Recommendation re: Affordable Housing on Public Land

Analysis of the Financial Feasibility of Developing Affordable Housing on Under-utilized City-owned Property

PURPOSE: To increase the supply of housing that is affordable to low- and moderate-income households in the City of Ann Arbor

SCOPE: On April 1, 2019, City Council adopted Resolution R-19-138 directing the City Administrator to collaborate with the Ann Arbor Housing Commission (AAHC) to provide coordinated analysis on the feasibility of City-Owned properties as potential locations for affordable housing. This resolution incorporated previous resolutions R-19-100, R-19-111, and R-19-116.

PROPERTIES:

1) 721 N Main (vacant public services buildings)
2) 2000 S. Industrial (public services buildings & AAHC offices)
3) 1501 E. Stadium (fire station #2 currently used for fire inspection services)
4) Surface parking lot at 309 – 337 S Ashley & 104 -120 W. William (also known as the Kline's lot)
5) Surface parking lot at 216 W. William (northeast corner of 1st & William)
6) Surface parking lot at 121 Catherine (northwest corner of 4th & Catherine)
7) 404 – 406 N Ashley (UM Dental Clinic rents building from the City)
8) 3432 - 3440 Platt & 3435 – 3443 Springbrook (vacant land purchased by AAHC)
9) 415 W. Washington (vacant public services building)[1]
10) Surface parking lot at 350 S Fifth Ave (also known as the former Y lot)[2]
11) 1320 Baldwin Ave (City Senior Center)[3]

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[1] On July 1, 2019 City Council enacted Resolution R-19-320 to contract with the SmithGroup to conduct a public engagement process, develop potential building concepts and evaluate the feasibility of the property at 350 S Fifth. The Staff Study Team are engaged in this process that is occurring simultaneously.
[2] On August 19, 2019 City Council enacted Resolution R-19-376 to contract with the SmithGroup to conduct a public engagement process, develop potential building concepts and evaluate the feasibility of the property at 415 W Washington. The Staff Study Team are engaged in this process that is occurring simultaneously.
[3] After the resolutions were passed, staff were asked by Councilmember Bannister to add 1320 Baldwin Ave (Senior Center) to the list, which was added.

CITY COUNCIL RESOLUTION GOALS:

- **Goal 1**: The City will preferentially maintain ownership of the property (i.e. land lease)
- **Goal 2:** Potential developers will offer a mixes of unit types and rental levels
- **Goal 3:** Developers will optimize the number of affordable units for those who make up to 60% of the Area Median Income (AMI)[4]
- **Goal 4:** Developers and their successors in ownership will accept Housing Choice Vouchers
- **Goal 5:** Developers will provide adequate and appropriate space to accommodate the operations of the Ann Arbor Housing Commission
- **Goal 6:** Developers will explore options with the City to provide dedicated space for other public uses and/or non-profit space

STUDY TEAM: The study team consisted of the following core group:
Howard Lazarus, City Administrator (Sponsor)
Jennifer Hall, Ann Arbor Housing Commission Executive Director (Lead)
Derek Delacourt, Community Services Administrator
Brett Lenart, Planning Manager
Teresa Gillotti, Washtenaw County Office of Community and Economic Development Director

CONTRACTORS: In addition, the City hired the following contractors:
Carlisle Wortman, Zoning Analysis
Gerald Alcock, Appraisals
Absolute Title, Title Search
Marc Norman, Financial Modeling

The team reached out to regulatory bodies, funding agencies, professionals in the development industry and City staff involved in development and construction to ensure the breadth of the staff study fully addressed the intent of Resolution R-19-138.

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[4] Based on HUD-reported annual incomes. The 2019 Area Median Income for the Ann Arbor Area is $101,900, which includes all of Washtenaw County. 2019 60% AMI 1 person household is $42,540; 2 persons $48,600; 3 persons $54,660; 4 persons $60,720

PROCESS: Housing development is site specific, dependent on changing market-conditions, and has a high risks related to contractor and developer appetite, financing, organizational capacity and availability of subsidy. Consequently, the study team conducted site-specific analysis, based on current conditions (in the fall of 2019), in order to assess the risk of failure or success to make recommendations to City Council.

The primary risk factors evaluated were:

1) Land-use restrictions that prohibit or restrict the type of development, location of development, and density of development
    a. Deed or Covenant Restrictions
    b. Zoning and Entitlement
    c. Easements
    d. Council Resolutions or City Adopted Planning Documents
2) Environmental conditions that restrict the location of development and eligibility for specific funding sources
    a. Federal Environmental Assessment required for HUD or other federal funding
    b. State Environmental Assessment required for state funding
    c. Local and state codes
    d. Floodway, Floodplain, Wetlands
3) Financial resources available to mitigate the cost of development to provide housing that is affordable
    a. Public Land
    b. Ground Lease
    c. Federal Funding such as HUD, Federal Housing Authority (FHA), Fannie Mae etc.
    d. State Funding such as Low-Income Housing Tax Credits (LIHTC), Bonds, Grants etc.
    e. Brownfield Tax Increment Financing (TIF), Grants or Loans
    f. Downtown Development Authority Grants or Loans
    g. City of Ann Arbor Affordable Housing Funds, Fee Reductions
    h. Local Bond Financing
    i. Local Millage
    j. Payment in Lieu of Taxes (PILOT)
4) Other site-specific costs or risks
    a. Parking Requirements and/or Market Demands
    b. Ownership Structure (rental, co-operative, owner) & (for-profit, non-profit, public)
    c. Mixed-income Percentage and Income Mix
    d. Mixed-use for Retail, Office, Public and/or Non-profit Use
    e. Developer Capacity
    f. Uncertainty of Hard and Soft Cost Price Shifts
    g. City Disposition Process

Chart of the most critical factors to determine the financial feasibility by site for rental housing affordable to 60% AMI or less

Location	Priority	Negative Site Issues (Environmental, Deed etc)	LIHTC & Federal Eligible?	LIHTC Scoring	DDA District	Zoning Recommend	Total Number of Units	Appraised Value	Comments
121 Catherine surface parking lot	HIGH	None	YES	Competitive	YES	D2 Affordable Housing Premium	60-85	$1.99M	Perfect size for 9% LIHTC deal, 1st floor retail or office, off-site parking
404 N Ashley	HIGH	None	YES	Competitive	YES	D2 Afford Hsg Premium	60-85	$1.8M	Perfect size for 9% LIHTC deal, off-site parking
Kline's surface parking lot	HIGH	None	YES	Competitive – Qualified Census Tract	YES	D1 Afford Hsg Premium	400 – 600+	$13.69M	Large site, 9% & 4% LIHTC w/ bond financing & market rate housing & retail
3400 Platt	MED	None, AAHC owns	YES	LOW	NO	R1E	12 - 14	$410K - $560K	LIHTC eligible but not competitive score
1510 E Stadium	MED	None	YES	LOW	NO	R4B	8 - 12	$380K - $935K	LIHTC eligible but not competitive score
2000 S. Industrial	MED	300 ft from railroad Underground storage tank	NO	n/a	NO	Office	50-165	$1.4M - $3.5M	Limited rental subsidy funding options, good location & size
721 N Main	LOW	300 ft from railroad, FEMA deed restriction floodway/floodplain	NO	n/a	YES, within ¼ mile	Office	25-35	TBD – est $400k - $600K	Limited rental funding subsidy options, good location but lots of site constraints
216 W William surface parking lot	NO	Entirely in floodway & floodplain, 2017 council resolution as greenway	NO	n/a	YES	Public	n/a	n/a	Parking structure on site could be paired with S. Ashley development
1320 Baldwin	NO	parks dept property, MDNR deed restriction	n/a	n/a	NO	Public	n/a	n/a	May require public ballot approval to change park use

Explanation of Headings in Chart Above
Negative Site Issues: Can limit the ability to develop housing or limit the types of funding available for housing
LIHTC: Single largest source of affordable rental housing funding available. 9% LIHTC are competitive & must score high enough to get an award. Can also apply for a 4% LIHTC & bond deal, which are not competitive, but a 4% LIHTC award provides less (grant-like) funding than a 9% award. Both 9% and 4% deals are eligible for a PILOT
Federal funds: Generally speaking, if a project is eligible for LIHTC, it is also eligible for other federal funds & can also be eligible for a PILOT under certain circumstances
Local funds: Local funds like Brownfield and Ann Arbor Housing Funds are eligible in some capacity at all sites so it is not a critical factor when comparing sites to each other
DDA District: If property is in the DDA district, it's eligible for TIF and infrastructure funds. If it's in or within ¼ mile of the DDA district, its eligible for DDA affordable housing funds
Zoning: All sites are publicly owned, but not always zoned public land. Planned Unit Development (PUD) zoning is an option, however, this financial analysis used the zoning analysis by Carlisle Wortman as a recommended zoning guide. Office Zoning allows residential and allows denser housing than multi-family zoning options.
Total Number of Units: The size of a project can impact the cost effectiveness and source of funds
Appraisal: Properties can be sold and proceeds used to subsidize other sites or funds can be used to acquire existing properties instead of doing new construction. The appraised values are based on the Carlisle Wortman Zoning analysis and can vary based on the proposed zoning for the site because it impacts what can be developed

SUMMARY OF RECOMMENDATIONS TO CITY COUNCIL

Each site was evaluated using financial modeling that allowed the site to be modified to evaluate different variables such as changing the number of units, changing the size of the units (literally the square feet and also the number of bedrooms), changing the financing (which impacted both development and operating costs), changing the construction costs and even changing the ownership model (condominiums, rental apartments, and/or co-operatives). The following pages include a site-by-site analysis of each property that is developable, and it includes 3-4 of the best financial models from the hundreds that were analyzed. *All numbers should be treated with a + or – 10% range to reflect these variables.* Following the site-by-site analysis are 3 recommended scenarios or portfolios that approach affordable housing development from different perspectives.

Scenario #1 – Meets Council's First and Second Goals to Include a Land Lease, and a Mixture of Housing Types & Incomes

Scenario #2 – *More Realistic Success by Selling Difficult to Develop and/or High Value Properties to Fund Development of Easier Properties*

Scenario #3 – Achieves Goal Number 3 to Maximize the Number of 60% AMI Households through City-Controlled Local Resources

Regardless of the Scenario/s that City Council ultimately pursues, the team is recommending the following:

1) Request that the AAHC to pursue development of 121 Catherine & 404 N. Ashley as 9% LIHTC developments
    a. Both properties score competitively for LIHTC financing
    b. Both properties are small enough that they will not need significant local funding to ensure that the projects are feasible
2) Request that the AAHC to pursue development of S. Industrial through non-LIHTC financing
    a. The size of the property is large and close to community services (grocery, laundry etc), which makes it a good site for housing
    b. However, the property is disqualified for LIHTC financing due to the adjacent railroad (less than 300 feet)
    c. Therefore, the AAHC needs to secure alternative financing to make the project feasible such as housing revenue bonds, brownfield funding, sales proceeds from other City-owned properties and/or other local funding sources
3) Request that staff to work with the DDA to issue an RFP to start a Community Engagement process on the Kline's & 216 W William surface parking lots
    a. The Kline's lot is large and its development will have a significant impact on the downtown, including parking
4) Request that staff to work with the DDA to issue an RFP to start a Community Engagement process on 721 N Main
    a. 721 N Main has multiple site challenges that reduce the footprint available for development
5) Request the AAHC to continue a community engagement process with the immediate and adjacent neighbors of the Platt property
    a. The City purchased the property for the AAHC with HUD funds to develop affordable housing
    b. The site could include rental or owner housing and the AAHC will engage the neighbors in the design process
6) Request the AAHC to determine the feasibility of using 1501 E. Stadium for temporary or permanent AAHC or other City office space
    a. Bring back recommendation to City Council whether to redevelop as offices, affordable housing or sell

LINCOLN INSTITUTE
OF LAND POLICY

POLICY DOWNLOAD

Using Public Land for Affordable Housing: Considerations for Policymakers

By Brad Greenburg and Tony Bodulovic

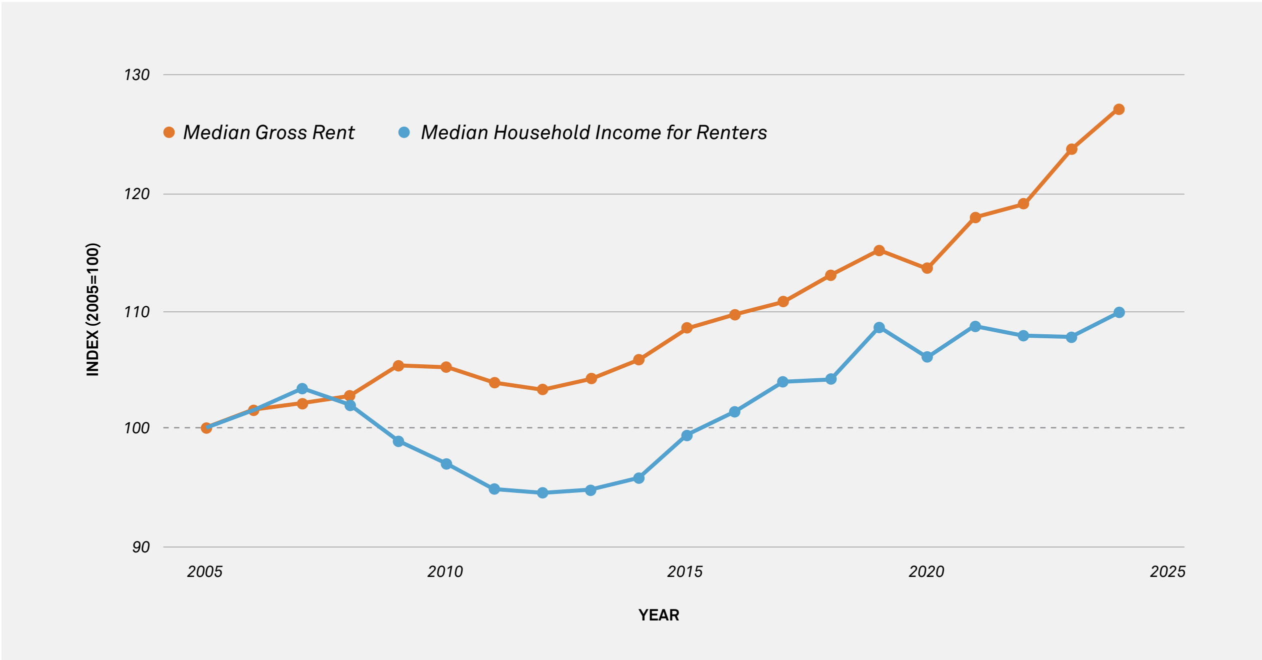
The United States faces a severe shortage of affordable housing, placing increasing financial pressure on tenants and homeowners across the country. Yet nearly every community contains underutilized or vacant publicly owned land, and state and local governments should think creatively—and proactively—about how to use these parcels for more robust public purposes, especially housing. In places where affordable housing is in short supply, using suitable public land for affordable housing development can address an acute and growing public need.

Since the Great Recession, increases in median gross rent have outpaced increases in median household income for tenants, as seen in figure 1 on the next page.

The COVID-19 pandemic accelerated this trend, with the share of cost-burdened renters increasing in 43 states and in 89 of the nation's 100 largest metro areas since 2019.[1] As of 2023, the number of cost-burdened renters, defined as those spending more than 30 percent of their household income on housing, reached a record high of 22.6 million nationwide.

Home prices have also risen sharply in recent years; in 2024, a first-time homebuyer needed an annual income of at least $126,700 to afford a median-priced home, compared to an income of $79,300 in 2021.[2] The supply of starter homes is also perilously low, in part due to underproduction. It is also becoming increasingly common for investors to purchase

Figure 1: Rent Growth Is Rapidly Outpacing Income Growth for Tenants



Source: American Community Survey 1-year estimates (2005–2024), NYU Furman Center.
Note: Values are adjusted to 2024 dollars.

these homes and convert them into rentals. In the first quarter of 2025, investors accounted for 27 percent of the sales of single-family homes. Investor purchases primarily target the low end of the market (e.g., starter homes).[3]

Given this context, policymakers are increasingly interested in interventions that will help spur the construction of new affordable rental housing and starter homes. The cost to develop housing generally falls into three main categories: hard costs, such as building materials and labor; soft costs, such as financing, design, and taxes; and the cost of land.[4]

While the cost of land varies widely, the Urban Land Institute and National Housing Conference found that land accounted for 5 to 35 percent of total development costs in Washington, DC. Similar analyses fall within this estimate, with a 2020 National Association of Home Builders survey finding that land accounted for 18.5 percent of total development costs.[5] To address these costs and build new housing targeted to lower-income renters and homeowners, local jurisdictions can begin by identifying public land that can be repurposed for residential use and making it available for development at a discount or even at no cost. Development opportunities may also exist on undeveloped surplus publicly owned land, as well as through redeveloping and repurposing vacant or underutilized municipal buildings.

According to a 2024 study by the Lincoln Institute of Land Policy's Center for Geospatial Solutions, more than 276,000 acres of undeveloped government-owned land exists in transit-accessible urban areas and could be used to add more than 6.9 million homes to the nation's housing stock.[6] State and local governments are in a particularly strong position to build new homes on this undeveloped land, as they control more than 52 acres for every acre of developable federal land.

Table 1 (on the next page) clarifies how strategies for developing public land can vary across a wide range of key factors, including which level of government holds the land, whether the housing will consist of multifamily or single-family units, whether the units will be for rent or purchase, and the long-term role of the government or a private or nonprofit entity. Subsequent tables also employ these same example projects, showing how each example illustrates a different approach to public land development. The source of information for each project is the relevant request for proposals, request for qualifications, or developer agreement (links available upon request).

This report recommends policy options for local and state governments exploring the use of public land for affordable housing and focuses on four key areas: suitability, decision-making, state-level incentives, and securing financing for development.

Table 1: Examples of Developing Public Land for Housing

Level of Government Ownership	Lead Agency Developing Land (Location, Year)	Example(s)
Federal	Clark County Community Housing Office (Clark County, Nevada, 2021)	The US Bureau of Land Management (BLM) will provide the county title to over 10 acres; the county then plans to ground lease the land to a private developer for 320 multifamily rental units.[7] In a separate project, the BLM also conveyed 20 acres of land to the county for 210 homeownership units; the county then entered into a development agreement and short-term ground lease with a private entity to develop single-family homes. Upon completion, each single-family home will be subject to a homebuyer ground lease between the income-eligible homeowner and the Clark County community land trust.[8]
State	New Hampshire Housing Finance Authority (Conway, New Hampshire, 2025)	The State Department of Transportation conveyed land to the Housing Finance Authority, which then structured a bidding process for the sale of two parcels to a private development firm to construct 105 affordable multifamily rental units.[9]
State	Massachusetts Division of Capital Asset Management and Maintenance (Mattapan, Massachusetts, 2003)	The state conveyed several parcels of land that formerly made up the Boston State Hospital campus, to develop homeownership units and multifamily rental units.[10]
Local (City)	Atlanta Urban Development Corporation (Atlanta, Georgia, 2024–2025)	The Atlanta Urban Development Corporation (AUD) relies on a range of approaches.[11] In one, AUD will provide a long-term ground lease for municipal land developed into affordable multifamily rentals.[12] In a different project, AUD plans only to enter into a partnership agreement with a third party to codevelop single-family homeownership opportunities and other community amenities.[13]
Local (City and County)	Escambia County Housing Finance Authority and City of Pensacola Community Redevelopment Authority (Pensacola, Florida, 2024)	Pensacola policymakers strategically used two lead agencies and two transactions to develop public land for different affordable housing needs. In one transaction, the city donated parcels to Habitat for Humanity to develop affordable homeownership options.[14] In another, the county's Housing Finance Authority planned to sell land to a private developer for affordable rentals.[15]
Local (City)	City of Charlotte Housing and Neighborhood Services (Charlotte, North Carolina, 2024)	The city issued an RFP for three separate land offerings to develop multifamily rentals with affordable housing set-asides. The RFP gives strong preference to a long-term ground lease structure and encourages "shared" or "community" ownership models while leaving other options open.[16]

Each project has been assigned a color that is used to identify the same project in subsequent tables. *Note: All details sourced from project-specific RFPs, RFQs, or developer agreements.*

Inventorying the Land and Assessing Parcels for Housing Suitability

Developing an effective public land strategy begins with a comprehensive inventory of parcels potentially available for housing. This process requires collaboration among federal, state, and municipal agencies—including finance and tax departments, housing departments, planning and economic development offices, school districts, regional utilities, and transportation authorities—to identify which parcels are publicly owned and by what entities. This exercise serves as the foundation for assessing the development potential of specific parcels and their suitability for housing.

Beyond audits and interagency meetings, data analysis is also a critical tool for verifying parcel information and guiding localities in evaluating possible uses. Property tax and assessor datasets are particularly valuable, as they can confirm ownership, location, tax-exempt status, and other key characteristics. Mapping each parcel with relevant factors—such as size, current use, and zoning restrictions—provides important data for strategic planning decisions and later development needs. Localities can leverage resources like the Who Owns America® initiative of the Lincoln Institute of Land Policy's Center for Geospatial Solutions and New York City's public assets map for examples of this type of analysis.

Creating such an inventory will inevitably require extensive data cleaning to integrate and reconcile information across datasets from a range of sources, including local, state, and federal agencies that may hold this data in different formats or lack standardized datasets.

Once an inventory is established, the lead agency must assess the development potential and suitability of individual parcels, collaborate with partner agencies to produce a set of determining factors, and then translate that information into metrics for assessing parcels systematically.

Key suitability factors may include:

- natural features such as wetlands, slope topology, surface covering;
- presence of hazardous materials;
- established and potential linkages to basic infrastructure, including utilities, sewer systems, and streets;
- proximity to transit, schools, grocery stores, community services, and amenities;
- uses and zoning classifications of nearby parcels; and
- climate and disaster risk scores of developable land and the surrounding area.

Suitability Analysis in Action

Two recent suitability analyses can inform other localities seeking to prioritize parcels that are both physically and socially positioned to support housing development:

1. The City of Flagstaff, Arizona, inventoried land that was buildable and vacant or underutilized.[18] The city then applied environmental screening criteria to the parcels, which assessed wetlands, floodplains, and the presence of steep slopes before looking at existing uses and ownership of the parcels. From that data, it selected 50 "opportunity" sites for which planners conducted infrastructure gap analyses and assigned scores based on the potential for development.

2. The Southern Maine Planning and Development Commission created a housing suitability framework to evaluate how well different parcels could support new housing.[17] The model layered multiple factors into a single score, including access to sewer and water service, proximity to bus and train lines, and availability of amenities and essential services. Environmental constraints, such as floodplains or sensitive habitat areas, reduced the suitability score for a given parcel. The analysis found that parcels near municipal centers often scored highest, reflecting the presence of existing infrastructure and services.

To: Yellow Springs Village Council
From: Council Member Stephanie L. Pearce
Date: June 16, 2026
Re: Background, Need, and Approach to Rental Housing Work

This memo provides background on why rental housing issues deserve continued Council attention and how Council can begin organizing the work without rushing into a final policy decision. It is intended as a discussion resource and does not propose a final ordinance or program structure. Rather, it highlights the need for a more focused, timely, and practical local response to rental housing concerns in Yellow Springs.

Rental housing issues in Yellow Springs are part of a longer pattern of limited supply, affordability pressure, aging housing stock, and incomplete local data. Past housing studies and community discussions have repeatedly identified rental housing as an important local need, particularly for workers, seniors, young adults, families, lower-income residents, and others who cannot afford or are not ready to purchase a home. The forthcoming Bowen Housing Study results may provide additional demographic and housing-needs data, but the general concern is not new.

Over the past several years, Council and the community have discussed housing supply, affordability, preservation of existing units, and the need for more stable housing options. However, less progress has been made on the practical systems that help the Village understand and respond to rental housing concerns. Yellow Springs does not yet have a complete local rental inventory, a clear public-facing rental complaint pathway, a consistent system for tracking rental-related concerns by property or outcome, or a defined process for tenant and landlord education.

This lack of structure matters. Without basic information about which properties are rentals, who owns or manages them, and how concerns are reported or resolved, it is difficult for Council to understand the scope of local rental issues or choose an appropriate response. It also places tenants, landlords, neighbors, and staff in a difficult position when questions arise about repairs, code enforcement, mediation, owner contact, or available resources.

Rental housing is one part of a broader housing-quality conversation in Yellow Springs. As an older village, many homes and buildings require ongoing care, repair, and modernization. When maintenance problems go unaddressed, the effects can reach beyond a single property and affect safety, stability, and neighborhood quality. A rental-focused discussion can help the Village better understand where property conditions, resident safety, owner communication, and neighborhood stability intersect, without suggesting that these concerns exist only in rental properties.

At the national level, rental housing has become an increasingly urgent issue. Renters across the country face high housing costs, limited affordable options, and growing pressure as homeownership becomes harder to access. These national trends do not dictate what Yellow Springs should do, but they reinforce that rental housing stability, tenant and landlord education, and basic local housing data are important public policy concerns.

New construction may help address future housing supply, but it does not resolve the longstanding issues within the existing rental market. If not paired with attention to current rental stock, new development may also increase pressure on existing renters, raise market expectations, and draw focus away from older units, maintenance concerns, complaint pathways, and tenant and landlord support. While new units may be part of the solution, they should not become a substitute for addressing the rental conditions and residents already here.

The pace of local administrative work on this issue has not yet matched the level of community need or Council interest. That does not mean the Village must immediately create a complex rental licensing or inspection program. It does mean Council and staff should begin with practical first steps: clarifying existing processes, engaging tenants and landlords, identifying available resources, and determining what level of action is realistic for a village our size.

A practical path forward is already underway. A rental housing town hall at the end of July is being planned, and the immediate next step is to finalize the date, venue, panelists, resource materials, and public outreach. A short voluntary renter survey is also ready to gather rental housing experiences, basic property information, and limited demographic information. The survey can help identify common concerns, inform future rental registry research, and give residents another way to participate before and after the town hall. A short public poll is also ready and will be released at the same time as the renter survey to identify community priorities and measure general public support for addressing these issues.

To keep the work moving without placing unnecessary strain on staff, Council should use a small temporary working group or subcommittee to help organize information, review examples from other communities, assist with outreach, and prepare follow-up materials for Council review. Staff input will still be needed, but early research, public engagement, and the organization of options should not fall entirely on Village staff.

A practical realistic timeline could include the following:

Immediate next steps should include finalizing the town hall, preparing the voluntary survey and public poll, gathering tenant and landlord education materials, identifying legal aid and mediation resources, and beginning outreach to renters, landlords, property owners, and community partners. The working group or subcommittee could assist with resource gathering, survey review, outreach planning, and organization of background materials.

Within 30 days of the town hall, Council should receive a short summary of public input, survey responses available at that time, poll results, common questions, resource needs, and areas where residents need clearer information. During this same period, the working group or subcommittee should help identify what rental-related information the Village already has, including utility records, zoning records, property records, complaint records, and code enforcement processes.

Within 60–90 days, Council should have organized next-step options in front of it. These should include a basic tenant and landlord resource packet, a clearer complaint and referral pathway, a summary of existing rental-property information, identified gaps in local data, possible software or tracking needs, and early legal or staffing questions. The working group or subcommittee should help prepare this information so staff are not expected to build the entire framework alone.

After the initial review, Council should move directly into development of a formal Phase 1 rental registry proposal using the information gathered from the town hall, survey, poll, working group, staff records, and community feedback. The first version should be modest and practical, focused on identifying rental properties, collecting responsible owner or local contact information, improving communication, and supporting tenant and landlord education.

The working group or subcommittee should have a clear assignment: bring Council a Phase 1 registry framework and complaint-pathway recommendation. The group could help organize the draft framework, compare examples from other communities, identify likely questions, review survey and town hall feedback, and reduce the amount of staff time needed to prepare the proposal.

At the same time, Council should move forward with related support tools, including a rental housing resource webpage, tenant and landlord education materials, mediation referral information, repair request guidance, and a clearer complaint and referral pathway. These items do not need to wait for a final ordinance. They are useful first steps that can be developed while the registry proposal is being prepared.

Within 3–6 months, Council should have a draft Phase 1 registry framework ready for review. This should include the basic information to be collected, how often information would be updated, who would maintain the records, what software or database support may be needed, whether a fee is appropriate, and what legal or public records issues need to be addressed. Staff should focus on technical, legal, and administrative review, while the working group continues assisting with research, public input, and organization of materials.

Council should also build regular checkpoints into the timeline to keep both the public and Council engaged as the work moves forward. Public engagement should occur before any formal program or ordinance is considered, including after the initial town hall summary is prepared, before a rental registry proposal comes to Council, before any targeted code enforcement or inspection process is proposed, and after the first year of implementation. Council should also receive brief check-ins every 30–60 days while this work is underway, including what has been completed, what information is still needed, what staff or legal questions remain, and what next action is expected. These checkpoints will help keep the work visible, organized, and moving while giving renters, landlords, property owners, staff, and residents meaningful opportunities to respond at key decision points.

Within 6–9 months, Council should be in position to review a more formal registry proposal, along with a clearer complaint pathway and public education materials. If targeted code enforcement tools appear necessary based on the information gathered, Council should also begin reviewing criteria for repeat complaints, unresolved violations, vacant or neglected properties, nuisance conditions, and other documented concerns.

Within 9–12 months, Council should be prepared to decide whether to adopt a basic rental registry and related Phase 1 tools. If adopted, the first year should focus on education, compliance assistance, owner contact information, data collection, and improved communication rather than immediately creating a heavy inspection or penalty-based program.

After implementation begins, Council should receive regular updates on registration progress, complaint trends, common questions, staff impact, software needs, and any enforcement gaps. Those updates should guide the next phase, including whether to expand complaint tracking, strengthen targeted code enforcement, formalize mediation referrals, or consider additional tools.

A thoughtful, phased approach does not mean slow-walking the work. It means moving in an organized sequence: public input, basic data, education materials, complaint pathways, registry development, legal review, Council action, and then evaluation. This keeps the work moving while protecting staff capacity, respecting community input, and avoiding unnecessary regulation. This timeline is not rushed. It allows room for public input, legal review, and staff capacity, but it also assumes steady progress, clear coordination, and follow-through on Council’s priorities so that key pieces of this work, including a basic rental registry, could be ready within a year or less. We are not reinventing the wheel; we are finding the right size tire for Yellow Springs and getting it on the road.

Rental housing affects affordability, health and safety, neighborhood stability, and residents’ ability to remain in Yellow Springs. Addressing these issues carefully and proactively is an important part of maintaining a village that is welcoming, safe, and livable for people at different income levels and stages of life.

To: Yellow Springs Village Council Members and Staff
From: Stephanie L. Pearce, Yellow Springs Village Council
Date: June 16, 2026
Re: Community Town Hall on Rental Housing Issues

This is an outline for an upcoming community town hall focused on rental housing issues in Yellow Springs, including tenant and landlord education, rental registry options, code enforcement, mediation, eviction prevention, and ways the Village can better understand and respond to rental-related concerns.

The purpose of the town hall is not to present a completed policy proposal, but to begin a public, informed, and balanced community conversation before any formal decisions are made. Yellow Springs has a strong tradition of public engagement, and town halls can help improve both the process and the outcome when the community is invited into the conversation early.

Rental housing concerns should also be understood within the broader context of Yellow Springs' aging housing stock and ongoing property maintenance needs. Visible signs of disrepair or neglect can appear across both owner-occupied and rental properties. A rental-focused discussion should not suggest that rental properties are the only source of concern, but it can help the Village better understand where property maintenance issues overlap with rental housing, tenant safety, owner accountability, and neighborhood stability.

The town hall will be structured as an educational and community-input session, not a formal Council hearing or debate. I have planned for a moderator from a local nonprofit organization to help guide the conversation, manage time, keep the discussion balanced, and support a respectful and productive format. The moderator will also establish basic ground rules and a focus on issues and solutions rather than naming specific tenants, landlords, or properties.

The town hall is intended to:

- Provide basic education about tenant and landlord rights and responsibilities.
- Discuss common rental housing issues and concerns.
- Explore how other communities have approached rental registries, code enforcement, vacant property concerns, and rental housing oversight.
- Hear from renters and landlords about their experiences and practical concerns.
- Begin a conversation about mediation, eviction prevention, and possible alternatives or diversion options.
- Identify realistic steps Yellow Springs may consider.
- Encourage respectful and informative public conversation before any formal policy decisions are made.

The panel is still being developed, but I am working to include a range of voices and expertise.

- A legal aid attorney familiar with tenant rights and eviction prevention.
- 2 - 3 reps from communities that have implemented rental-related programs.
- A mediation or conflict-resolution representative.
- 1 - 2 local renters willing to share concerns or experiences.
- 1 - 2 local landlords or property owners willing to discuss practical considerations.
- A staff member who can help answer process-related questions.

Possible discussion topics:

- What tenants and landlords should know before they are in crisis.
- How rental registry programs work in other communities and what information is collected.
- How code enforcement can and cannot be used to address rental housing concerns.
- How mediation services can help resolve disputes before they escalate.
- How eviction prevention, diversion, or early intervention options may reduce harm.
- What educational materials would be most useful for tenants, landlords, and Village staff.
- What steps may be most realistic for a small village like Yellow Springs.

The format will include a brief welcome and purpose, a short overview of rental registry and code enforcement models, a moderated panel discussion, time for community questions and input, and a brief closing with next steps.

There will also be a small resource table with information and education materials, comment cards, and a sign-up sheet for residents who want to stay informed or participate in future discussions. A short voluntary survey will also be shared before or after the town hall to collect rental housing experiences, property-related information, and limited demographic information. This would help identify common concerns, support future rental registry research, and give residents another way to participate.

After the town hall, I will prepare a short follow-up summary for Council that includes the information gathered, common themes, questions raised by participants, resources requested, and any areas where additional clarification may be helpful. Ideally, a small subcommittee or working group could review the follow-up information and help organize it for future Council discussion.

I am currently planning the town hall for the end of July, depending on panelist availability and venue scheduling.

Rental housing issues affect many parts of community life, including affordability, health and safety, neighborhood stability, and residents' ability to remain in Yellow Springs. My hope is that this town hall can serve as a constructive early step toward better understanding local concerns, learning from other communities, and identifying practical, fair, and community-informed solutions.

Next steps:

- Finalize date and venue.
- Confirm invited panelists.
- Collect existing or develop new resource information to distribute.
- Develop marketing materials and publicize the town hall.

Potential Costs and Staff Time:

The town hall should be relatively low-cost, but it will require some staff coordination and basic materials. Potential costs or staff time may include:

- Printing and materials: Comment cards, sign-in sheets, and resource handouts.
- Public notice and outreach: Staff time to post on the Village website, social media, newspaper/community calendar, and share with community partners.
- Working group support: Minimal staff time if a small advisory group is formed to review feedback and organize information for future Council discussion.
- Panel participation: Staff time for attendance and process-related questions during the town hall.

To: Yellow Springs Village Council
From: Council Member Stephanie L. Pearce
Date: June 16, 2026
Re: Rental Registry Background and Program Models

This memo provides background information on rental registry programs and is intended as a discussion resource only. It does not propose a final ordinance or program structure. Rather, it outlines common approaches, policy questions, and examples to help Council consider whether a rental registry or related rental housing tool would be appropriate for Yellow Springs.

Rental registry programs are generally used to help municipalities identify rental properties, maintain current owner or local contact information, support code enforcement, and improve communication among landlords, tenants, and local government.

Rental housing can be difficult to track, especially when ownership changes, properties are managed by someone other than the owner, or the owner does not live locally. At a minimum, a registry would give the Village a clearer picture of which properties are being rented, how many rental units exist, and who is responsible for them.

Common registry goals include:

- Creating an accurate inventory of rental units.
- Identifying a responsible owner, property manager, or local contact.
- Supporting timely response to code violations, emergencies, or tenant complaints.
- Helping the Village better understand rental housing trends.
- Creating a more direct path to resources for both tenants and landlords.
- Providing a foundation for future policy discussions, if needed.

In Ohio, the county-level rental registration requirement applies only to counties with a population of more than 200,000 people. Greene County is below that threshold, so rentals in Yellow Springs are not currently subject to a county-level rental registration requirement.

Yellow Springs has a long-running need for better local housing information. Past housing studies and community discussions have pointed to limited rental availability, affordability pressures, and continued demand for stable housing options. Without a local rental inventory, the Village does not have a clear picture of which properties are rentals, how many rental units exist, who owns or manages them, or who should be contacted when concerns arise.

A rental registry would not solve every housing issue, but it could provide a practical starting point for better data, clearer communication, complaint tracking, code enforcement coordination, tenant and landlord education, and more consistent follow-up. A registry can be designed narrowly as a basic contact-information system or more broadly as part of a rental licensing, inspection, or code-compliance program. Any local approach would require legal review, administrative planning, and community engagement before Council considers adoption.

Rental Registry Program Examples from Other Ohio Communities *population and percentage are approximate

Community - Population - % of renters	Department	Inspection required	Fee	Frequency	Tied to Code Enforcement
Athens 25k 75%	Office of Code Enforcement & Community Development	Y	$40-$175/unit based on qty & type	annual	Y
Bedford 13k 41%	Building Department Rental Properties program	Y bi-annual or tenant change	$50-150/unit based on qty & type	annual	Y
Bowling Green 30k 65%	Planning Department	Y	none	annual	N
Centerville 25k 26%	Code Enforcement Office Property Maintenance	Y (main purpose)	none $75/hr for inspection if there are violations	bi-annual	created to be a code enforcement program
Cincinnati 315k 60%	Buildings & Inspections Property Maintenance Code Enforcement	N separate targeted Residential Rental Inspection program	$1/unit	one-time: updated if ownership or use changes	Y
Columbus 938k 54%	Department of Building and Zoning Services	Y with exceptions	$15/unit max $1500/property	annual	Y
Kent 28k 59%	Community Development and Health Department Code Enforcement Residential Rental Licensing	Y	$100/unit plus $5/BR	annual	Y
Lima 34k 55%	Housing Department Community Development Property Maintenance Code Enforcement	N	none	annual	N
North Canton 17k 33%	Development Services Department	Y	$50-200/unit based on qty & type $50/inspection	3 yrs: 6 mo-2 yrs based on violations	Y
Riverside 24k 43%	Community Development Department	Y limited to exterior: includes interior self-inspection form	$75/unit $1200/property	one-time: updated if ownership or use changes	Y
Springfield 58k 50%	Department of Community Development Code Compliance	Y limited to exterior includes interior self-inspection form	$35/unit multi unit $25/unit max $750/property	one-time: updated if ownership or use changes	Y
Sidney 20k 32%	Housing Department Community Development	N tenant or landlord may request one at any time	none	one-time: updated if ownership or use changes	N

*Yellow Springs - Population: 4k Percentage of renters: 34%

This comparison shows that rental registry programs vary widely depending on community size, staffing capacity, housing conditions, and policy goals. For Yellow Springs, the most relevant examples may be Athens, Springfield, Riverside, and North Canton. Athens is useful because it is a smaller university community with a significant rental population and a program housed in Code Enforcement and Community Development. Springfield and Riverside are especially relevant because they are nearby communities that connect registration to code compliance while using more limited inspection approaches. North Canton offers another smaller-city model, with inspection frequency tied to the number of violations found.

Rental Registry Program Design Options

OPTIONS	PURPOSE	BENEFITS	CHALLENGES
1 - Basic Rental Registry	Requires landlords to register rental properties and provide owner, manager, and local/ emergency contact information.	Creates basic rental data; helps identify responsible parties; least burdensome option.	Does not directly address unsafe conditions unless paired with follow-up tools.
2 - Registry - Complaint Tracking - Education	Adds a clearer process for tenants, landlords, and neighbors to report concerns and access resources.	Improves communication; helps track recurring issues; supports tenant/landlord education; creates useful data for Council.	Requires staff capacity to track complaints, maintain materials, and make referrals.
3 - Registry - Targeted Inspection	Registers all rentals but inspects only properties with documented concerns, such as repeat complaints, unresolved violations, vacancy, or nuisance issues.	Focuses resources on problem properties; avoids inspecting every rental; stronger accountability than registry alone.	Requires clear criteria, notice procedures, appeals, and code enforcement capacity.
4 - Rental Licensing - Routine Inspection	Requires rental properties to obtain a license or certificate and submit to regular inspections.	Most comprehensive oversight; strongest tool for health, safety, and property maintenance.	Most expensive and administratively demanding; requires legal review, staffing analysis, fees, and community engagement.

Considerations for a Yellow Springs Approach

Yellow Springs does not need to begin with a complex rental licensing or routine inspection program. A phased approach is more realistic for the Village's size, staffing capacity, and current need for better local information.

A practical first step could be a modest, information-based rental registry paired with tenant and landlord education, a clear pathway for reporting rental-related concerns, and a simple system for tracking complaints or recurring issues. This would help tenants understand their rights and resources, while also giving landlords clearer expectations, communication guidance, and support. A small subcommittee or working group could help organize the early planning, review community input, and bring practical options back to Council.

A rental registry should not be viewed as a stand-alone solution or as a punitive measure toward landlords. It is better understood as an administrative foundation: a way to identify rental properties, confirm responsible contacts, improve communication among tenants, landlords, and the Village, and respond to legitimate concerns more efficiently and fairly.

Starting with this approach would allow the Village to gather data, identify patterns, and understand the scope of local rental concerns before considering more intensive tools, such as targeted code enforcement or inspections.

Possible next steps:

- Create a small temporary rental registry working group.
- Review what rental property information the Village already has through utility records, zoning records, property records, and staff knowledge.
- Research basic software or database options for maintaining rental property records, contact information, updates, and possible public records considerations.
- Prepare a basic outline of a possible Phase 1 registry focused on information, communication, and education rather than inspections or penalties.

Potential Costs and Staff Time

The initial review of a rental registry would likely involve limited direct costs, but some staff time and administrative planning should be expected. Potential needs include:

- Working group support: Minimal staff time to support a small temporary working group, provide background information and help organize options for Council review.
- Legal review: Village solicitor time to review authority, public records issues, fee structure, notice requirements, and any future enforcement options.
- Phase 1 outline: Staff and Council time to prepare a basic registry proposal focused on information, communication, and education rather than inspections or penalties.
- Software: Consider cost for software, database tools, or upgrades to existing systems needed to track rental property records, owner contacts, updates, and public records considerations.

To: Yellow Springs Village Council
From: Council Member Stephanie L. Pearce
Date: June 16, 2026
Re: Rental Code Enforcement Background and Models

This memo provides background information on how code enforcement can relate to rental housing issues and is intended as a discussion resource only. It does not propose a final ordinance or enforcement model. Rather, it outlines common approaches, policy questions, and examples that may help Council consider how rental-related code concerns could be addressed in Yellow Springs.

Rental registry programs are often discussed as a way to identify rental properties and responsible contacts. Code enforcement is the related question of how a community responds when rental properties have unresolved maintenance, health, safety, habitability, nuisance, or blight concerns.

Common rental-related code concerns may include:

- Unsafe electrical, plumbing, heating, or structural conditions.
- Lack of basic maintenance.
- Water leaks, mold, pests, or sanitation problems.
- Accumulated debris and outdoor storage, overgrown vegetation, or exterior deterioration.
- Vacant or neglected rental properties.
- Difficulty identifying or reaching the responsible owner.
- Out-of-town ownership or properties held by LLCs.
- Tenant uncertainty about where to report concerns.

Ohio communities use a wide range of approaches. Some rely primarily on complaint-based enforcement, where a tenant, neighbor, or staff member reports a concern and the municipality investigates. Others use proactive or periodic inspections, especially for rental housing. A middle-ground approach is targeted enforcement, where stronger follow-up or inspection tools are focused on properties with repeated complaints, unresolved violations, vacancy, nuisance activity, or other documented concerns.

Rental code enforcement should also be viewed within the broader context of Yellow Springs' aging housing stock and existing property maintenance needs. The Village has many older homes and structures, and visible concerns such as exterior deterioration, vacant or neglected properties, accumulated storage and debris, overgrown vegetation, unsafe conditions, or delayed repairs may affect neighborhood stability, resident safety, and housing quality. These issues are not limited to rental housing, but they show why it is important to understand how complaints are reported, how violations are tracked, and whether existing code enforcement tools are clear, consistent, fair, legally sound, and realistic for Village staff to administer.

Code Enforcement Examples from Other Ohio Communities *number of rental units per city is approximate

City - apx # of units relevance	Department	Enforcement Model	Inspection Trigger	Rental Connection
Athens 5,000	Code Enforcement & Community Development	Proactive rental inspections and complaint enforcement	Scheduled rental inspections; complaints	Strongly tied to rental registry, permits and annual inspections
High	Useful high-rental community model, but its annual inspection approach may be more intensive than Yellow Springs needs at first.			
Cincinnati 35,000	Buildings & Inspections Property Maintenance Code Enforcement	Targeted rental inspections and complaint enforcement	Targeted inspection for selected neighborhoods or problem properties; complaints	Registry supports contact information; inspections are separate and targeted
High	Strong example of pairing registration with targeted enforcement rather than routine inspection of every unit, although much larger city			
Lima 5,000	Housing Department Community Development Property Maintenance Code Enforcement	Traditional code and property maintenance enforcement	Exterior/property maintenance violations, vacant structures, weeds, nuisance conditions, zoning issues; complaints	Registry supports owner accountability and code compliance; inspection appears more limited
High	Practical model for pairing basic registration with existing property maintenance/code enforcement without routine rental inspections.			
North Canton 2,600	Development Services Department	Rental licensing with inspection and violation-based license terms	Routine inspections required; complaints; rental license length depends on number of violations	Strongly tied to rental license and property maintenance standards
High	Smaller-city model that ties license length and enforcement intensity to violations, offering a useful targeted accountability approach.			
Riverside 4,000	Community Development Department	Rental registration with exterior inspection and owner self-review	Exterior inspection; owner interior self-inspection materials; active violations; complaints	Strongly tied to rental registration and property maintenance standards
Very High	Nearby model using registration, exterior inspection, and owner self-review without beginning with full routine interior inspections.			
Springfield 10,000	Department of Community Development Code Compliance	Traditional code and property maintenance enforcement	Exterior/property maintenance violations, vacant structures, weeds, nuisance conditions, zoning issues; complaints	Registry supports owner accountability and code compliance; inspection appears more limited
Very High	Nearby practical model connecting registration to owner accountability, code compliance, and limited inspection			

This comparison shows that rental code enforcement programs vary widely depending on community size, staffing capacity, housing conditions, and policy goals. For Yellow Springs, the most relevant examples may be Springfield, Riverside, Lima, and North Canton. Springfield and Riverside are especially relevant because they are nearby communities that connect rental registration to code compliance while using more limited inspection approaches. Lima offers a practical model for pairing basic registration with existing property maintenance and code enforcement, without routine rental inspections. North Canton provides a smaller-city example where enforcement intensity and license length are tied to the number of violations found. Athens is useful because it is a high-rental community with a proactive inspection model, while Cincinnati offers a larger-city example of targeted inspections rather than routine inspection of every rental unit.

Code Enforcement Program Design Options

OPTIONS	PURPOSE	BENEFITS	CHALLENGES
1 - Complaint-Based	Responds when tenants, neighbors, landlords, or staff report code-related concerns.	Least burdensome; uses existing enforcement tools; allows the Village to respond to reported problems.	May miss problems if tenants do not know where to report, fear retaliation, or are unsure whether an issue is code-related.
2 - Complaint Pathway - Education	Creates a clearer process for reporting concerns and pairs it with tenant and landlord education.	Improves communication; helps residents understand what code enforcement can and cannot address; supports early resolution.	Requires staff consistency, public materials, and basic tracking of questions and complaints.
3 - Registry-Supported Code Enforcement	Uses rental property contact information to support notices, follow-up, and communication with responsible parties.	Helps identify owners, managers, and local contacts; supports faster response to complaints, emergencies, or violations.	Requires a registry or contact database, periodic updates, and staff capacity to maintain information.
4 - Targeted Enforcement & Inspection	Focuses inspections or stronger enforcement tools on properties with documented concerns, such as repeated complaints, unresolved violations, vacancy, or nuisance issues.	Focuses Village resources on problem properties; avoids routine inspection of every rental unit; stronger accountability than complaint response alone.	Requires clear criteria, documentation, notice procedures, appeal rights, and code enforcement capacity.
5 - Routine Rental Inspection Program	Requires rental units to be inspected on a regular schedule, at change of tenancy, or as part of a licensing program.	Most proactive approach for identifying health, safety, and property maintenance issues.	Most administratively demanding; requires legal review, staffing, inspection procedures, fees, and significant community engagement.

Considerations for a Yellow Springs Approach

A phased approach to code enforcement would be most appropriate. First steps could include clarifying the complaint and referral pathway, developing tenant and landlord education materials, and improving how rental-related concerns are tracked. A basic registry could then help the Village identify rental properties and responsible contacts. If local data later shows a need, Council could consider targeted enforcement tools for properties with repeated complaints, unresolved violations, vacancy, or nuisance conditions. A small working group or subcommittee could help review existing processes, identify gaps, and bring organized options back to Council.

Code enforcement is an important part of rental housing policy, but it should be designed carefully. The strongest programs combine clear standards, reliable owner contact information, education, fair notice, reasonable correction timelines, and enforcement tools when problems are not addressed. More formal inspection or licensing programs, especially those involving interior inspections, would require legal review, staffing analysis, public engagement, and clear procedures.

Possible next steps:

- Create a small temporary code enforcement working group.
- Identify existing Village code tools related to property maintenance, nuisance conditions, unsafe structures, vegetation, debris, vacant properties, and minimum housing standards.
- Map how rental-related complaints are currently handled.
- Develop a clearer complaint and referral pathway for tenants, landlords, neighbors, and staff.
- Research software or tracking tools that could help staff manage complaints, notices, follow-up dates, inspections, outcomes, and repeat-property concerns.
- Review legal considerations before any new inspection or enforcement process is proposed, especially if interior inspections are ever considered.

Potential Costs and Staff Time:

The first phase of rental code enforcement review should be relatively modest, but it will require some staff coordination, legal input, and some administrative planning. Potential costs or staff time may include:

- Working group support: Minimal staff time to support a small temporary working group, provide background information and help organize options for Council review.
- Printing and materials: Simple tenant and landlord education materials.
- Legal review: Village solicitor time to review authority, public records issues, fee structure, notice requirements, and any future enforcement options.
- Software: Consider cost for software, database tools, or upgrades to existing systems needed to track complaints, notices, follow-up dates, outcomes, and repeat-property concerns.

Environmental Sustainability, Energy Efficiency, and Housing Equity in Yellow Springs

ZERH Housing, Conservation Development, and Ecologically Sensitive Land Use

Prepared for Discussion by Council Laison, Carmen Brown on the behalf of the Environmental Commission

Executive Summary

As Yellow Springs confronts increasing housing demand, rising utility costs, climate pressures, and concerns regarding affordability, the Village faces a defining question: **what kind of housing should be built, and under what standards?**

Historically, affordable housing conversations have focused primarily on lowering upfront construction costs and increasing housing supply. While these goals are commendable, communities are finally beginning to recognize that affordability cannot be measured solely by rent or mortgage payments. True affordability includes the **long-term cost of occupancy**—particularly heating, cooling, maintenance, indoor air quality, and energy burden.

A home that appears affordable at move in time but imposes excessive utility bills on residents is not actually affordable. More accurately, it transfers costs from the developer to the occupant, often burdening working families, seniors, and low-income residents least able to absorb those costs. In many conventional housing developments, utility costs become a second rent payment.

This report recommends that Yellow Springs adopt a housing framework that prioritizes **environmental sustainability, energy efficiency, and long-term affordability together**, **r**ecognizing that these goals are complementary rather than competing.

Specifically, the Environmental Commission recommends:

1. That the Village prioritize **high-performance housing standards**, particularly **Zero Energy Ready Home (ZERH)** construction, in future housing-related decisions.
2. That Village leadership consider amendments to zoning and development regulations that create **meaningful incentives for high-efficiency, low-impact housing,** including density bonuses, expedited approvals, reduced parking minimums, and flexibility for conservation-oriented site design.
3. That the Environmental Commission facilitate access to qualified technical experts to provide ongoing guidance to Village leadership regarding **Zero Energy Ready Home**

(ZERH) standards and **conservation development approaches** suitable for ecologically sensitive sites.

4. That environmentally sensitive or partially constrained properties, including the Glass Farm property, be approached using a **minimal-impact development framework**, where high-performance construction and land conservation are inseparable goals.

Yellow Springs has long articulated values centered on environmental stewardship, social equity, climate responsibility, and thoughtful land use. Housing policy represents one of the clearest opportunities to put those values into practice. The question before the Village is not whether housing should be built, but whether housing built today will continue serving residents affordably, sustainably, and responsibly fifty years from now.

1. Housing Policy Priorities for Yellow Springs

Village leadership should explicitly prioritize the integration of **environmental sustainability and energy efficiency into all housing-related decisions**, particularly when public support, zoning flexibility, or community resources are involved.

Housing policy should no longer evaluate success solely by the number of units produced. Rather, projects should be evaluated using a broader framework that includes:

- Long-term resident affordability
- Utility burden reduction
- Climate resilience
- Environmental impact
- Ecological compatibility
- Public infrastructure costs
- Preservation of open space and natural systems
- Housing quality and durability

A growing body of evidence demonstrates that **lower-income households are disproportionately harmed** by inefficient housing stock. Families with limited means frequently occupy housing with inadequate insulation, air leakage, poor HVAC performance, and aging systems that produce disproportionately high monthly utility bills. This dynamic often traps households in a cycle where nominally “affordable” housing becomes economically unstable over time.

For this reason, leadership should consider energy efficiency not as an optional environmental amenity but as a **core affordability strategy**.

When evaluating future housing proposals and policy council must ask several key questions:

1. Will this housing reduce long-term costs for residents?
Affordable housing must include affordability after occupancy. Energy-efficient construction reduces heating and cooling expenses and protects residents from energy price fluctuations.

2. Does the project minimize environmental disruption?
Projects should seek to preserve existing ecological systems, reduce impervious surface, manage stormwater responsibly, and minimize disruption to sensitive landscapes.

3. Is the proposal resilient over time?
The Village should prioritize housing that remains durable and economically sustainable over decades rather than developments optimized only for short-term construction savings.

4. Does the project reflect Village values?
Yellow Springs has long applauded commitments to sustainability, stewardship, and social responsibility. It is paramount that our housing policy reflects those stated priorities.

In practical terms, these priorities support a development model centered around **high-efficiency, conservation-oriented housing rather than conventional suburban development patterns**.

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2. Recommended Zoning and Development Incentives

To encourage environmentally responsible housing, Yellow Springs should consider targeted amendments to zoning and development regulations that reward projects demonstrating measurable public benefit.

Rather than mandating a one-size-fits-all standard, the Village can incentivize better outcomes by offering flexibility in exchange for measurable performance.

Potential incentives include:

Density Bonuses for High-Performance Housing

Projects meeting advanced energy standards—such as DOE Zero Energy Ready Home certification—could receive modest density bonuses in exchange for measurable reductions in energy demand and environmental impact.

Expedited Review Process

Projects meeting predefined sustainability criteria would receive priority processing through planning and permitting review. Reduced administrative delay lowers carrying costs for developers while encouraging better building performance. (Under no circumstance would the Environmental Commission suggest bypassing public process.)

Reduced Parking Requirements

For projects located near walkable amenities or transit access, reduced parking minimums can decrease impervious surface coverage, reduce stormwater runoff, lower construction costs, and preserve open land.

Flexibility for Conservation Development

Zoning should encourage clustered development patterns that preserve larger contiguous areas of open space rather than maximizing lot fragmentation. Conservation development allows communities to protect ecological functions while still meeting housing goals.

Incentives for Green Infrastructure

Developments incorporating permeable paving, bioswales, native landscaping, tree canopy preservation, rain gardens, and reduced turf requirements should receive consideration for incentives or streamlined review.

Utility Burden Reduction Standards

Housing proposals benefiting from public assistance, tax incentives, or zoning accommodations should demonstrate strategies to minimize resident energy burden over time.

These approaches are increasingly used by communities seeking to reconcile affordability, sustainability, and responsible land stewardship.

Importantly, incentives should remain flexible enough to encourage innovation while establishing clear expectations that environmentally responsible development receives priority consideration.

3.Why High-Performance Housing Matters: Introducing ZERH

Traditional building practices have improved over time, but most code-built housing still prioritizes short-term construction cost over long-term performance.

The **Zero Energy Ready Home (ZERH)** standard, developed through the U.S. Department of Energy, represents one of the strongest frameworks currently available for creating highly efficient, durable, healthy housing. ZERH homes are designed to drastically reduce energy consumption while maintaining occupant comfort and long-term affordability.

A Zero Energy Ready Home is not necessarily a "net-zero" home at the time of construction. Rather, it is built so efficiently that renewable energy systems, like Solar or Geo-thermal- if added later, can offset most or all energy demand.

ZERH homes emphasize:

- Superior insulation and thermal performance
- Extremely tight air sealing
- High-performance windows and doors
- Efficient heating and cooling systems
- Mechanical ventilation for indoor air quality
- Moisture management and durability
- Reduced long-term maintenance costs

For residents, the practical outcome is straightforward: **lower utility bills, greater comfort, fewer drafts, improved indoor air quality, and increased resilience during extreme temperatures.**

For municipalities, the benefits include reduced energy demand, lower emissions, improved housing durability, and reduced long-term public infrastructure strain.

The following sections of this report will examine examples of affordable ZERH housing in the region, compare performance standards between traditional construction, LEED-certified homes, and ZERH housing, and explore how these principles apply to environmentally sensitive development opportunities within Yellow Springs.

4. Regional Examples of High-Performance Affordable Housing

Lessons from Ohio, Kentucky, and Pennsylvania

Critics of high-performance affordable housing often frame energy-efficient construction as aspirational, cost prohibitive, or unrealistic for working families. Yet across the Midwest and Appalachia, nonprofit developers, mission-driven builders, municipalities, and housing organizations have increasingly proven that affordable housing and high-performance construction are not mutually exclusive.

The following examples illustrate an important reality: **high-efficiency affordable housing already exists in communities that are far less progressive than Yellow Springs.**

These examples provide lessons for how the Village can approach future housing development—particularly on environmentally sensitive land where minimizing long-term ecological and economic burden must be a priority.

Ohio Examples

1. Charis Homes – High-Performance Workforce Housing

Location: Northeast Ohio
Developer/Builder: Charis Homes

Charis Homes became one of the earliest builders in Ohio to consistently construct homes meeting the U.S. Department of Energy's Zero Energy Ready Home standard. While not exclusively affordable housing, Charis demonstrates that high-performance construction can be implemented at attainable price points rather than remaining limited to luxury markets. The builder integrates advanced insulation, airtight construction, indoor air quality systems, and high-efficiency mechanical systems into production housing.

Lesson for Yellow Springs:
ZERH construction is not experimental. It already exists in Ohio and can be adapted for workforce and mixed-income housing.

2. Lutheran Metropolitan Ministry Energy-Efficient Housing

Location: Cleveland, Ohio
Developer: Lutheran Metropolitan Ministry (LMM)

LMM recently developed compact, fully electric affordable housing units emphasizing energy efficiency and low operational costs for residents. Though modest in scale, the development demonstrates how affordable housing providers increasingly view energy efficiency as essential to long-term affordability rather than an optional add-on.

Lesson for Yellow Springs:
Smaller footprint housing paired with energy efficiency can significantly lower operating costs for lower-income residents.

3. Modtec Industrialized High-Performance Housing

Location: Cleveland region, Ohio
Developer/Builder: Modtec Homes

Modtec has developed durable, industrialized high-performance housing systems designed for municipalities, affordable housing providers, and community housing initiatives. The company emphasizes durability, energy performance, rapid deployment, and lower lifecycle cost.

Lesson for Yellow Springs:
High-efficiency housing can be delivered using modular or industrialized approaches that reduce environmental disturbance and shorten construction timelines.

Kentucky Examples

4. River City Housing Affordable ZERH Home

Location: Louisville, Kentucky
Developer: River City Housing

River City Housing developed Louisville's first affordable Zero Energy Ready Home, designed specifically to demonstrate that low-income households deserve high-performance housing. The home integrates advanced windows, airtight construction, ventilation systems, and solar readiness while maintaining affordability objectives.

Lesson for Yellow Springs:
Affordable housing and ZERH certification are fully compatible, even in cost-sensitive development environments.

5. Frontier Housing Energy-Efficient Rural Housing

Location: Eastern Kentucky
Developer: Frontier Housing

Frontier Housing has developed affordable homeownership programs in rural Kentucky while emphasizing durable, energy-efficient construction for lower-income families. The organization explicitly links affordability to lower operating costs and long-term financial stability.

Lesson for Yellow Springs:
Rural and small-town communities can successfully integrate energy performance into affordability goals.

6. Housing Development Alliance (HDA)

Location: Hazard, Kentucky and surrounding counties
Developer: Housing Development Alliance

The Housing Development Alliance has focused on high-quality, durable, energy-efficient homes for working families in economically distressed rural communities. Their model demonstrates that communities facing economic hardship often benefit most from efficient building standards due to resident vulnerability to utility costs.

Lesson for Yellow Springs:
Communities with affordability challenges increasingly prioritize efficient construction because energy burden disproportionately harms low-income households.

7. COAP, Inc. Energy-Efficient Affordable Homes

Location: Harlan, Kentucky
Developer: COAP, Inc.

COAP has incorporated energy-efficient construction methods into affordable housing programs for low-income residents in Appalachia. The organization explicitly frames lower utility costs as central to affordability.

Lesson for Yellow Springs:
Affordable housing policy is strongest when total housing cost, not exclusively rent or mortgage payment is considered.

8. Blackwell Built High-Performance Housing

Location: Louisville/Lexington Region
Developer/Builder: Blackwell Built

Blackwell Built specializes in passive and high-performance homes emphasizing airtight construction, thermal efficiency, durability, and healthy indoor environments. Though not exclusively affordable housing, the building model demonstrates how high-performance methods increasingly move into regional housing markets.

Lesson for Yellow Springs:
Regional construction expertise for advanced performance housing already exists within practical geographic proximity.

Pennsylvania Example

9. ACTION Housing High-Performance Affordable Development

Location: Pittsburgh, Pennsylvania
Developer: ACTION Housing

ACTION Housing has pursued affordable housing projects using advanced energy efficiency strategies, particularly for workforce and senior housing, emphasizing reduced utility burden and long-term resident stability.

Lesson for Yellow Springs:
Affordable multifamily housing can prioritize energy savings without sacrificing affordability goals.

10. Passive House Affordable Multifamily Developments

Location: Philadelphia and Pittsburgh Regions
Developers: Multiple nonprofit and mission-driven affordable housing developers

Pennsylvania has increasingly emerged as a leader in affordable Passive House and ZERH-equivalent multifamily housing, particularly in urban reinvestment contexts. Several developments have demonstrated substantial reductions in heating and cooling costs while improving indoor comfort and air quality.

Lesson for Yellow Springs:
High-performance multifamily housing is increasingly viewed as a public good because lower operating costs strengthen long-term housing stability.

Key Takeaways

Several themes emerge from these examples.

First, high-performance affordable housing is no longer theoretical. Communities throughout Ohio, Kentucky, and Pennsylvania are already building efficient homes for working families, seniors, and lower-income residents.

Second, energy efficiency increasingly functions as an affordability strategy. Developers serving lower-income populations increasingly recognize that reducing utility burden protects residents from economic instability.

Third, ecologically sensitive sites particularly benefit from conservation-oriented, high-efficiency housing models. Smaller footprints, clustered layouts, reduced infrastructure demands, and lower energy use can significantly reduce long-term environmental impact.

The question facing Village leadership is not whether such housing is possible, regional evidence suggests it clearly is. Rather, the question becomes whether this council chooses to prioritize long-term sustainability, ecological stewardship, and resident affordability when shaping future development.

The Glass Farm Property: Ecological Context and Development Considerations

Discussions regarding the Glass Farm property have at times been framed as a choice between preserving a pristine natural landscape and accommodating future housing needs. As with most things, the reality is more nuanced.

The Glass Farm property is not an untouched wilderness, nor is it an intact wetland complex. Like much of Ohio's agricultural landscape, portions of the property have been altered through decades of farming activity, including drainage modifications and agricultural tiling intended to improve cultivation conditions. These interventions have changed the site's natural hydrology and reduced some of its historic ecological functions.

Recognizing this history is important because effective land-use planning should be grounded in the actual condition of a site rather than idealized descriptions of it. At the same time, the fact that a landscape has been altered does not mean it lacks ecological value. Many of Ohio's most environmentally significant sites exist along a continuum between fully developed land and fully intact natural systems.

The *real* question is not whether Glass Farm is pristine, but rather what ecological functions remain and how future development can minimize impacts while maximizing long-term community benefit.

Intact Ecological Function

Despite one hundred plus years of agricultural use, portions of the property continue to provide important environmental functions.

These include:

- Stormwater infiltration and groundwater recharge
- Open-space habitat value
- Wildlife movement corridors
- Significant carbon storage within soil and vegetation
- Opportunities for wetland enhancement
- Reduction of localized flooding through water retention

Even where agricultural drainage systems have altered natural water movement, the underlying landscape continues to influence how water is stored, filtered, and conveyed across the northwest potion of the village. Development decisions made today will affect those functions for generations.

Importantly, the environmental value of the property should not be measured just by the acreage of wetlands present, because we know ecological systems function as interconnected landscapes. Uland areas, transition zones, drainage pathways, soils, vegetation, and open-space networks all contribute to environmental performance.

For this reason, protecting ecological function requires a broader perspective than simply avoiding mapped wetlands.

A Different Standard for a Different Site

The Environmental Commission recognizes that the Village faces legitimate housing needs. EC doesn't suggest that environmentally sensitive land must always remain entirely undeveloped. Rather, it seeks that sites possessing ecological significance should be developed according to standards that reflect their unique characteristics.

When housing is ultimately developed on the Glass Farm property, the goal must not be maximizing unit count at the expense of environmental performance. Instead, development must seek to minimize land disturbance, preserve ecological function, reduce long-term energy demand, and protect future residents from excessive operating costs.

This approach is consistent with conservation development principles, which concentrate development in carefully selected areas while preserving larger portions of the landscape as functional open space.

Why ZERH Housing is Particularly Appropriate for Glass Farm

The Environmental Commission believes that when development occurs on the Glass Farm property, Zero Energy Ready Home (ZERH) standards provide the most appropriate framework for balancing housing needs with environmental stewardship.

Three considerations support this conclusion.

1. Reduced Environmental Footprint

Every housing unit placed on the property will create some level of environmental impact. The Village therefore has a responsibility to ensure that each unit contributes the smallest practical ecological footprint possible.

ZERH housing significantly reduces energy consumption, greenhouse gas emissions, and resource demand compared with conventional construction.

When combined with clustered site design, permeable infrastructure, and conservation development practices, ZERH housing can significantly reduce the overall environmental burden of development.

The fact is that development has impacts; what falls on the shoulders of Village leadership is mitigating that impact as much as possible to ensure better environmental outcomes.

2. Protection of Long-Term Affordability

Housing affordability should be measured by the total cost of occupancy, not simply the purchase price or monthly rent.

For many households, utility bills represent one of the largest recurring expenses after housing payments. Conventional affordable housing frequently leaves residents vulnerable to rising energy costs for decades.

ZERH construction addresses affordability at its source by reducing energy demand through superior insulation, airtight construction, efficient equipment, and improved building performance.

If public policy seeks to create affordable housing, it should also seek to create affordable utility bills.

3. Alignment with Village Values

Yellow Springs has repeatedly expressed commitments (?) to sustainability, environmental stewardship, climate action, and social equity.

The Glass Farm property represents one of the most consequential development opportunities the Village will consider in the near future. Decisions made regarding this site will communicate how those values are applied in practice.

A development model centered on ZERH construction and conservation design would demonstrate that housing production and environmental responsibility need not be opposing goals. Instead, it would show that the Village is willing to pursue solutions that address both simultaneously.

Conclusion

The Glass Farm property should not be viewed as either a pristine ecological preserve or a blank slate for conventional development. It's neither.

It's land with a history of agricultural modification, remaining ecological functions, and significant long-term implications for the Village's environmental future.

Because of these characteristics, development decisions must be guided by a principle of minimizing harm while maximizing public benefit. High-performance housing built to ZERH standards, combined with conservation development practices , offers the strongest opportunity to achieve that balance.

The question is not if housing should be built on the site, but whether future housing built there reflects the environmental, economic, and social values that we seek to advance.

Woda Cooper Companies: Fairwood Commons

Fairwood Commons is a 54-unit affordable senior living community in Columbus, Ohio. stands out as an exemplary model of sustainable architecture. Developed by Woda Cooper Companies, it made the books as Ohio's first multifamily property designed to meet strict Passive House Institute US (PHIUS) certification standards. Built with an airtight building envelope, high-performance triple-pane windows, and a highly efficient energy recovery ventilation system, the facility drastically minimizes the energy required for heating and cooling.

The buildings design is so energy efficient that it caused immediate confusion for utility providers when it first brought online. The building consumed so little energy that AEP Ohio, initially surmised the new constructions' electric meters were malfunctioning or broken all together. This massive drop in energy consumption was later detailed in a U.S. Department of Housing and Urban Development (HUD) case study, which highlighted that the "malfunctioning" meters were simply documenting the true power of Passive House engineering.

Ultimately, this incredible efficiency translates directly into life-changing utility savings for the low-income seniors who call the development home. By slashing average resident energy bills to less than half of what a conventional apartment requires, the community provides vital financial relief. Instead of tenants draining their limited funds on high utility costs, they can redirect those monthly savings toward essential needs like food, healthcare, and medicine.

Comparing Traditional Construction, LEED, and ZERH Housing

Building Performance, Utility Burden, and Long-Term Affordability

Housing quality is often discussed in terms of aesthetics, density, or upfront construction cost. Yet one of the most significant determinants of housing affordability occurs after occupancy: **the cost of operating the home.**

Heating, cooling, moisture management, insulation quality, air leakage, and equipment efficiency directly influence monthly expenses, resident comfort, indoor air quality, and long-term building durability. For lower-income households especially, poorly performing buildings can transform nominally affordable housing into financially unstable housing.

This section compares three common residential building approaches:

1. **Traditional Code-Built Housing**

2. **LEED-Certified Housing**

3. **DOE Zero Energy Ready Home (ZERH) Housing**

One could argue each model has value, but they differ substantially in energy performance and long-term costs to the occupants.

Understanding the Difference

Traditional Code-Built Housing

Traditional housing generally meets minimum state or local building code requirements. Building codes establish a legal floor for construction quality—not necessarily best practice.

Code-built homes may include insulation and modern mechanical systems, but performance standards often vary widely depending on **contractor quality**, air sealing practices, and cost pressures.

Most conventional developments prioritize **lower upfront cost over long-term operating efficiency**, often resulting in:

- Higher heating and cooling demand
- Greater air leakage
- Less predictable indoor comfort
- Increased long-term utility costs

- Greater vulnerability to rising energy prices

For many households, especially renters and working families, these hidden costs accumulate over time.

LEED-Certified Housing

The Leadership in Energy and Environmental Design (LEED) certification system evaluates buildings based on a broader sustainability framework.

LEED homes may include:

- Energy efficiency measures
- Sustainable materials
- Water conservation
- Site sustainability
- Indoor environmental quality improvements

However, LEED is not solely focused on energy performance. A project can achieve certification through multiple pathways and can very considerably in actual energy outcomes depending on design choices.

LEED-certified housing typically performs better than conventional construction but does not necessarily achieve the airtightness or thermal performance of ZERH housing.

Zero Energy Ready Home (ZERH)

DOE Zero Energy Ready Homes are built to a substantially higher performance threshold.

ZERH homes must satisfy stringent requirements involving:

- ENERGY STAR certification
- Advanced thermal enclosure systems
- Comprehensive air sealing
- High-performance HVAC systems
- Moisture management
- Indoor air quality standards
- Solar readiness
- Independent third-party verification

ZERH construction focuses heavily on measurable performance, particularly reducing energy demand and minimizing air leakage.

The result is housing that is more durable, more comfortable, healthier to occupy, and significantly less expensive to operate over time.

Comparative Performance Metrics

The following chart reflects typical performance ranges for Midwest and Appalachian climates, including Ohio.

Category	Traditional Code Build	LEED Standard	ZERH
Typical Wall Insulation (R-Value)	R-13 to R-21	R-20 to R-30	R-25 to R-40+
Attic/Ceiling Insulation	R-38 to R-49	R-49 to R-60	R-60+
Air Tightness (Blower Door Test)	5–8 ACH50	3–5 ACH50	1–3 ACH50 (often lower)
HVAC Efficiency	Standard equipment	Above average	High-efficiency optimized systems
Mechanical Ventilation	Often minimal	Sometimes included	Required
Indoor Air Quality Measures	Variable	Moderate	High
Expected Energy Consumption	Highest	Moderate	Lowest
Monthly Utility Burden	High	Moderate	Low
Long-Term Comfort	Variable	Good	Excellent
Climate Resilience	Limited	Moderate	High

What Is a Blower Door Test?

One of the clearest indicators of housing performance is the **blower door test**, which measures how much outside air leaks into a building.

Air leakage is often invisible to occupants but significantly increases heating and cooling costs.

Results are commonly measured in **Air Changes per Hour at 50 Pascals (ACH50)**.

A lower number indicates a tighter, more efficient building envelope.

Typical results include:

- **Traditional construction:** often between **5–8 ACH50**
- **LEED housing:** approximately **3–5 ACH50**
- **ZERH housing:** frequently **1–3 ACH50**, with some projects approaching Passive House performance

Why does this matter?

Because every air leak forces heating and cooling systems to work harder, increases energy bills, reduces comfort, and creates opportunities for moisture intrusion and building deterioration.

Residents often experience this as:

- Drafty rooms
- Uneven temperatures
- Cold floors in winter
- Excess humidity in summer
- Higher electric or gas bills

ZERH housing addresses these issues at the construction stage rather than asking residents to absorb the consequences later.

Utility Burden and Low-Income Households

Perhaps the most compelling argument for high-performance affordable housing concerns **utility burden**.

Housing affordability is typically calculated using rent or mortgage payment as a percentage of household income. Yet this measurement frequently ignores heating, cooling, and electricity costs.

For lower-income households, utility expenses can become economically destabilizing.

A conventional affordable apartment with poor insulation and inefficient systems may require substantially higher monthly energy spending than a high-performance home.

In practical terms, a resident may save hundreds—or even thousands—of dollars annually through reduced energy costs.

That difference matters.

For working families, it may mean:

- avoiding utility shutoffs,
- affording medication,
- paying for childcare,
- building savings,
- or simply avoiding recurring financial crisis.

A home that costs less to operate is not merely energy efficient, it's economically stabilizing.

Long-Term Municipal Benefits

The Village should also consider the public benefits of high-performance housing.

ZERH housing may reduce:

- Community-wide energy demand
- Infrastructure strain
- Long-term maintenance concerns
- Climate-related emissions
- Resident displacement caused by rising utility costs

Additionally, high-performance homes tend to exhibit greater durability because moisture management and building envelope integrity reduce deterioration over time.

This matters for affordable housing.

Developers frequently build lower-cost housing only to face escalating maintenance problems years later. Deferred repairs, moisture issues, mold, and inefficient systems can create both resident hardship and public expense.

Building better at the outset often proves more fiscally responsible over the life of the structure.

Key Takeaway

The relevant question is not whether ZERH housing costs somewhat more upfront.

The more important question is this:

Who bears the cost of cheaper construction?

Under conventional approaches, the answer is often residents—particularly low-income residents—through decades of elevated utility bills, reduced comfort, and greater financial instability.

High-performance housing shifts that equation by investing in long-term affordability rather than short-term savings.

For communities like ours with stated values of sustainability, equity, and fiscal responsibility, ZERH housing increasingly represents not a luxury standard, but a practical one.

The Village of
YELLOW SPRINGS

MEMORANDUM

TO: Village of Yellow Springs Council

FROM: Nía Holt, Planning & Zoning Director

DATE June 11, 2026

RE: Yellow Springs Housing & Zoning SWOT Analysis 2026

Staff review of Yellow Springs' planning and zoning code indicates that the Village has established a strong foundation for meeting future housing needs. The 2020 Comprehensive Land Use Plan (CLUP) recognizes the need for housing diversity, affordability, workforce housing, senior housing, and opportunities for aging in place. Importantly, many of the housing types needed to address these goals, including but not limited to accessory dwelling units (ADUs), duplexes, tiny houses, multifamily housing, and mixed-use residential developments are already allowed under the current zoning code. This reflects proactive efforts in the form of text amendments made over the last ten years to address housing concerns.

As a result, the zoning code challenge to increasing housing options is not that desired housing types are prohibited, but rather that certain regulatory requirements may make these housing types more difficult, costly, or uncertain to develop. For example, ADUs require conditional use approval, multifamily housing is subject to discretionary review in some districts, and minimum parking requirements and density limits can affect project feasibility. While these regulations were adopted to address neighborhood compatibility and required infrastructure capacity, they may unintentionally limit production of housing types that the outlined in the CLUP as community priorities.

Several modest amendments to the zoning code could address housing attainability without fundamentally changing the village's development character. Examples of potential amendments include permitting ADUs by right when objective design standards are met; reducing or eliminating parking requirements for smaller housing types and mixed-use developments and allowing greater flexibility for pocket neighborhoods developments.

Overall, Yellow Springs is well-positioned to accommodate a broader range of housing options because the current CLUP establishes clear policy support and the zoning code now permits many of the desired housing types. Incremental adjustments to development standards and approval procedures could help remove barriers, improve project feasibility and better align implementation with the Village's housing goals.

Attachment: Yellow Springs Housing & Zoning SWOT Analysis 2026 Report

The Village of
YELLOW SPRINGS
MEMORANDUM

TO:	Village Council of Yellow Springs
FROM:	Nía Holt
DATE	June 17, 2026
RE:	Glass Farm – Site Information and Background

Property Information and Site Overview

- Location: King Street frontage
- Parcel No.: F19-0001-0001-0-0081-00
- Acreage: 42.96 acres
- Current Use: Solar farm, Vacant Land
- Adjacent Land Use Context: Agriculture, Cemetery, Residential
- Key features: There is an existing 6-acre solar farm on the west section of the site and 11-acre conservation easement in the east (see Exhibits A and B). Portions of the remaining 25 acres could be developed for a range of housing types.

Legal Framework and Planning Context

The 2020 Comprehensive Land Use Plan (CLUP 2020) identifies Glass Farm as a potential location for exploring mixed-income residential development. The site is currently zoned R-B, Moderate Density Residential (west portion, ~31.96 acres), and C, Conservation District, with permitted uses listed in Exhibit C. Under current zoning, most desirable housing types would require a conditional use permit, Site Plan B review, or Planned Unit Development (PUD) approval, all of which require Planning Commission review. A PUD or major subdivision would also require Village Council approval. A solar farm approved in 2016 remains an active use and any development will need to be designed around it. A Phase I Environmental Site Assessment completed in 2025 identified no known fatal environmental constraints.

Site Considerations

Glass Farms contains potential wetlands and areas of seasonal ponding (Exhibit D). However, these features are not expected to significantly impact the overall developable area, as the largest constrained areas are located within the conservation easement (see Exhibit B). The proposed solar farm was intentionally sited within the wettest portion of the property, where development constraints are greatest, preserving more suitable land for future development. The property is located within the Yellow Springs Local School District and receives fire protection from Miami Township Fire and police services from the Yellow Springs Police Department. Village infrastructure, including water, sewer, and electric service, is available to support future development. Additional fire hydrants will be required to adequately serve new residential units. Active transportation access should also be considered, particularly if a portion of the development targets lower-income households. A property appraisal is currently underway and will inform a future Request for Proposals (RFP) process.

Development Vision

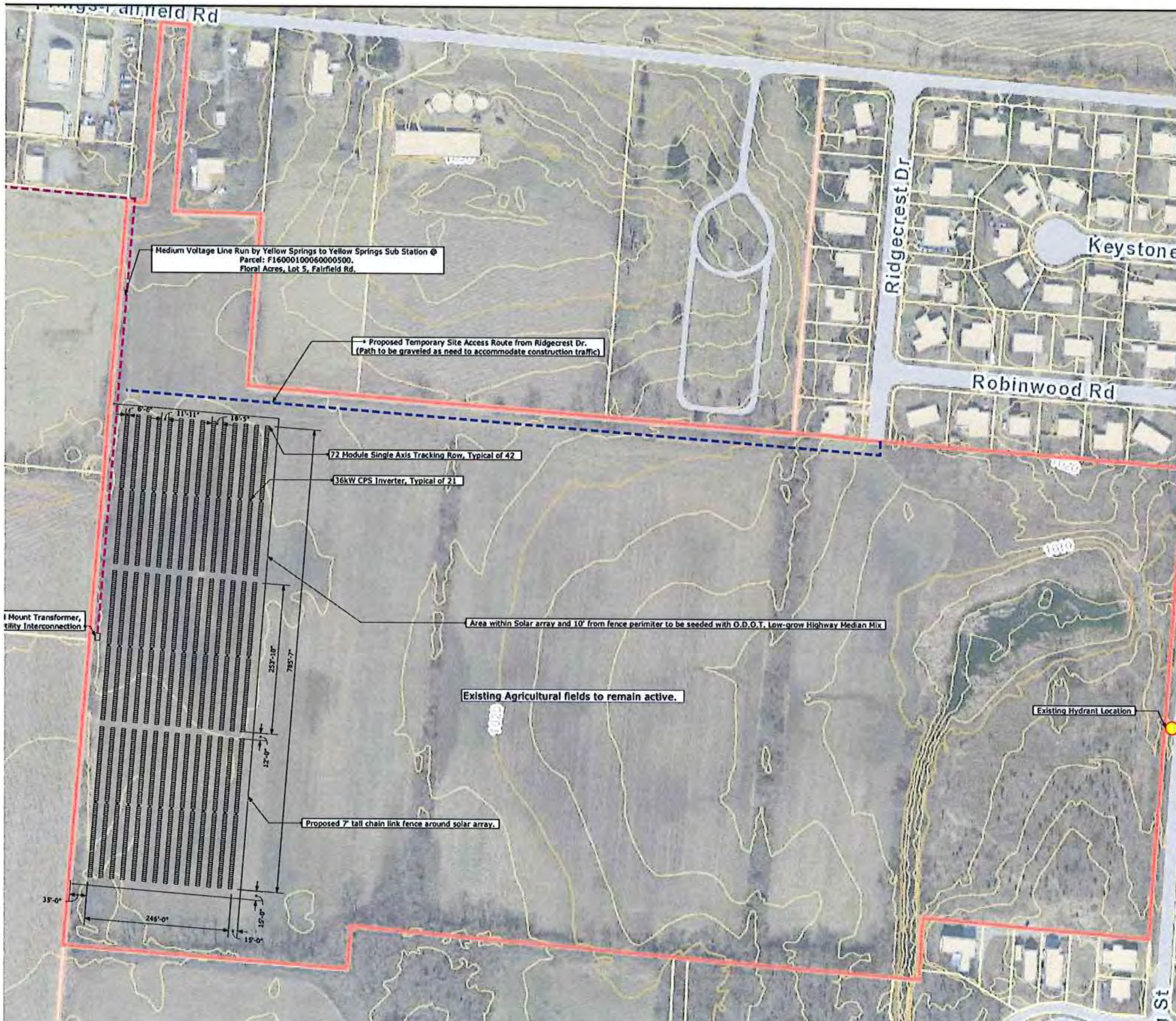
The Village's Housing Mission Statement recognizes housing as essential to safety, stability, and well-being, and emphasizes the need for diverse and inclusive housing options that support individuals, families, and seniors across a range of incomes. Consistent with CLUP 2020, prior concept planning for Glass Farm indicated community support for increased residential density. Key priorities identified through that process include preserving the existing conservation area, managing stormwater impacts, and incorporating Village design values such as front porches, varied housing types, and community-oriented spaces. The development vision for the site calls for a higher-density, mixed-income residential project that includes a meaningful share of affordable housing, supports pedestrian connectivity consistent with the Active Transportation Plan, and balances environmental stewardship with compatibility with Village character.

Process Expectations

Staff and Council are committed to a community-driven process grounded in the 2020 Comprehensive Land Use Plan. Staff will work with Council to develop a community engagement plan and incorporate prior CLUP 2020 recommendations such as the preparation of a RFP. Prior to release of the RFP, staff and Council will work together to establish sufficient community consensus on the desired housing types for Glass Farms to inform the solicitation. Once that direction is established, the RFP process will move forward. Following RFP issuance, interested developers will be encouraged to engage with key stakeholders, including the Yellow Springs Development Corporation and Springs Meadows Homeowners Association. The selected developer will be required to conduct formal community engagement activities with residents, organizations, and other stakeholders during the development process.

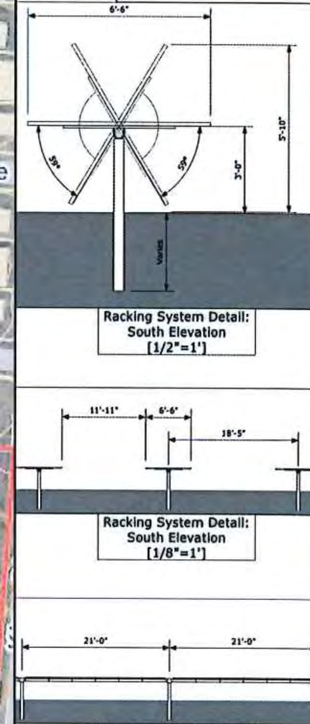
Attachment(s):

- Exhibit A – Solar Farm Site Plan
- Exhibit B – Conservation Easement
- Exhibit C – Permitted Uses Table
- Exhibit D – Potential Wetlands



General Notes:

- Existing Site Grading to remain as-is. No grading of site required.
- Site is not near any 100yr flood zones.
- Area within Fenceline to be seeded with ODOT Highway Median Grass Mix.
- Array construction will not disturb a significant ammount of soil. All foundations are to be driven piles. Existing site will remain a fully permiable vegitated surface. Additional Stormwater and errosion controll measures are not warranted.



Racking System Detail: South Elevation [1/2"=1']

Racking System Detail: South Elevation [1/8"=1']

Racking System Detail: East/West Elevation [1/8"=1']

Ground Plan

[1":75']

16675 Canaanville Hills Road
Athens, OH 45701
Phone: 740-592-1800
Fax: 740-592-4095

DOVETAIL Solar and Wind

Renewable energy. Enduring value.

967.7 kW Solar PV System: Yellow Springs Solar Array

No.	Revision Description	Date
1		

DESIGNER: D. Young

DATE: 7/7/2016

SHEET: PV-3

VILLAGE COUNCIL of YELLOW SPRINGS, OHIO
ORDINANCE 2005-22

AN ORDINANCE TO ESTABLISH A CONSERVATION AREA AND FUTURE EASEMENT FOR THE EASTERN PORTION OF THE GLASS FARM.

WHEREAS, Council has twin goals of promoting an increase in housing stock and protecting open spaces, and

WHEREAS, the Village-owned "Glass Farm" was purchased partially with funds from the Open Space/Green Space Fund, and

WHEREAS, Council has approved a project for the restoration of the stream bed running through the eastern portion of the Glass Farm, which project will help with stormwater control for the western and northern portions of the Village, and which requires that some surrounding land be held as open space for proper long-term maintenance of the project, and

WHEREAS, a prior proposal to use all of the eastern portion of the Glass Farm for housing was rejected by the voters, and

WHEREAS, development is planned adjacent to the center and western portions of the Glass Farm that will make these portions of the Glass Farm more accessible for future development, and

WHEREAS, a recent community survey showed only mixed support for selling a portion of the Glass Farm, and

WHEREAS, Chapter 1222 of the Codified Ordinances of the Village of Yellow Springs establishes an Open Space Program for the preservation of open spaces for the community, and

WHEREAS, by Resolution No. 2005-30, Council designated the eastern portion of the Glass Farm as a permanent part of the Open Space Program and committed to creating an easement on the property to further advance the purposes of conserving the property for open-space use.

WHEREAS, upon completion of the restoration project being undertaken with respect to the eastern portion of the Glass Farm, the Council intends to grant a Conservation Easement over the appropriate portions of the Glass Farm pursuant to Sections 5301.67 et. seq. (referred to herein as a "Statutory Conservation Easement").

WHEREAS, until such time as a Statutory Conservation Easement can be created, Council desires to establish by declaration, an easement for conservation, open-space and storm water drainage management and related purposes pursuant to a Declaration of Conservation Area Easement in the form set out on Exhibit A through D attached hereto.

NOW, THEREFORE, THE COUNCIL OF THE VILLAGE OF YELLOW SPRINGS, OHIO HEREBY ORDAINS THAT:

Section 1. The Declaration of Conservation Area Easement attached hereto as Exhibit A is hereby approved. The Interim Village Manager is hereby authorized and directed to proceed to finalize the appropriate legal descriptions designated in the Easement and to cause the same to be executed and recorded in the records of the Greene County, Ohio Recorder's office.

Section 2. This Ordinance shall take effect and be in full force at the earliest date allowed for by law.

Denise Swinger

Denise Swinger, Vice President of Council

Passed: October 3, 2005

Attest: Deborah Benning
Deborah Benning, Clerk of Council

ROLL CALL:

Swinger __Y___

Alexander __Y___

Hardman __Y___

Rickenbach __Y___

Singleton __Y___

DECLARATION OF CONSERVATION AREA EASEMENT

THIS DECLARATION OF CONSERVATION AREA EASEMENT ("Declaration") is made as of this 3 day of October, 2005, by THE VILLAGE OF YELLOW SPRINGS, OHIO, an Ohio municipal subdivision ("Declarant"), whose address is 100 Dayton Street, Xenia, Ohio 45387, under the following circumstances:

A. Declarant is the sole owner in fee simple of approximately 14 acres of real property in the Village of Yellow Springs, Greene County, Ohio, which is more particularly described in Exhibit A hereto (the "Property").

B. The Property is part of the eastern portion of the property commonly known as the Glass Farm and possesses or will, upon restoration, possess certain natural, scenic, and open space qualities, which Council deems to be of great importance to the people of the Village of Yellow Springs, Greene County, and the State of Ohio.

C. By Resolution No. 2005-30, Council designated the Property part of the Open Space Program established by Chapter 1222 of the Codified Ordinances.

D. Council further approved a project for the restoration of a streambed on the Property and the creation of storm water detention facilities thereon in approving the 2005 Budget.

E. Following restoration of the streambed and other natural features of the Property and installation of the storm water detention improvements, Council intends to grant a conservation easement pursuant to Sections 5301.67, et seq. of the Ohio Revised Code, permanently establishing the Property as a conservation easement area.

F. Prior to the completion of the Project, Council desires to establish an easement on the Property to preserve the Property for open space, storm drainage management and related purposes.

NOW, THEREFORE, be it known that the Declarant, as owner of the Property described herein, on behalf of itself, and of its successors and assigns, hereby declares that the Property shall be held, conveyed and occupied subject to or benefited by, as the case may be, the easement described herein, to preserve for the common use and benefit of the owners within the Property, the features, amenities and improvements located thereon, for the purposes described herein, which easement shall run with the title to the land and each part thereof, and be binding on all parties having any right, title or interest in the land and each part thereof, and their respective heirs, successors and assigns, and shall inure to the benefit of and be enforceable by Declarant, its successors and assigns.

1. Easement. Declarant hereby declares and grants for its benefit, for the benefit of the Property, and for the benefit of all successors and assigns to the Property, or any

part thereof, forever, (a) a permanent, non-exclusive easement over and upon the Property to enhance, restore, conserve, construct, preserve, and retain the Property in a natural, open-space and/or green space state ("Conservation Easement Area"), (b) to drain and detain storm water run-off from the Property, into, upon, over and under the portion of the Property described in Exhibit B, attached hereto and incorporated herein, and identified graphically in Exhibit C, attached hereto and incorporated herein (the "Storm Drainage Easement Area"), (c) to construct storm drainage detention and management improvements, including restoration of the natural streambed on the Property; and (d) to enter upon and access the Storm Drainage Easement Area over such portions of the Property as are necessary to fulfill any obligations which the then-current owner of the Storm Drainage Easement Area (each such party being an "Owner") fails to timely perform. The Conservation Easement Area and Storm Drainage Easement Area are collectively referred to herein as the "Easement Area".

2. Use/Compliance. No Owner of the Property, or any portion thereof, may use or permit the Easement Area to be used for any purposes other than uses consistent with the enhancement, preservation, use and enjoyment of the Property as open space and for purposes of storm water drainage and detention purposes. No residential or commercial buildings may be constructed within the Easement Area.

3. Maintenance.

(a) The Owner shall maintain and repair the Storm Drainage Easement Area including any detention basin constructed thereon, in good condition such that it is able to fulfill its intended purpose. Owner's obligations hereunder include, without limitation, mowing the grass within the Storm Drainage Easement Area such that the grass level complies with all applicable laws and sound engineering standards.

(b) To the extent the Owner fails to perform any maintenance and repair obligations as provided herein, the Declarant, its successors or assigns, shall have the right to perform such work and invoice the Owner for its proportionate share thereof.

4. Covenants Run with the Land. All covenants, agreements and conditions contained in this Declaration shall be considered as running with the land and shall be a permanent benefit and burden to the Property.

5. Common Ownership. The easements, rights and obligations established and created under this Declaration shall not merge or be otherwise impaired or affected by reason of the common ownership of all or any portion of the Property.

The Declarant has executed this instrument as of the day and date first above written.

THE VILLAGE OF YELLOW SPRINGS, OHIO

By______________________________ Phil Hawkey, Interim Village Manager

STATE OF OHIO, COUNTY OF GREENE, SS:

The foregoing instrument was acknowledged before me this 1 day of Nov , 2005, by Phil Hawkey, Interim Village Manager, Village of Yellow Springs, Ohio, an Ohio political subdivision, on behalf of said subdivision.

Roxie Potts

Notary Public

ROXIE A. POTTS
Notary Public, State of Ohio
My Commission Expires Jan. 02, 2008

This instrument prepared by:
M. Shannon Martin, Esq.
Coolidge, Wall, Womsley & Lombard
33 West First Street, Suite 600
Dayton, Ohio 45402

EXHIBIT A

Judge Engineering Company

Professional Engineers and Surveyors • Consultants

Description of an Easement
for Conservation Purposes

Situate in Section 20, Town 4, Range 8 MRs, Village of Yellow Springs, Greene County, Ohio, and being an easement for conservation purposes.

Beginning at the southeast corner of Westgate 1 Plat as recorded in Cabinet 32, Page 75B-76A of the plat records of said county;

thence from said point of beginning S 00°16' 55" E with the west line of King Street (50.00' R/W) a distance of 827.70 feet to a point;

thence N 88°52'42" W a distance of 400.00 feet to a point;
thence S 00°16'55" E a distance of 110.00 feet to a point

on the north line of a 8.192 acre tract conveyed to Phillips-Brown Homes, Inc. by deed recorded in Volume 2408, Page 776 of the Official Records of said county;

thence N 88°52'42" W with said north line a distance of 297.32 feet to a point;
thence N 00°16'55" a distance of 931.92 feet to a point on the north line of aforementioned Westgate 1 Plat;

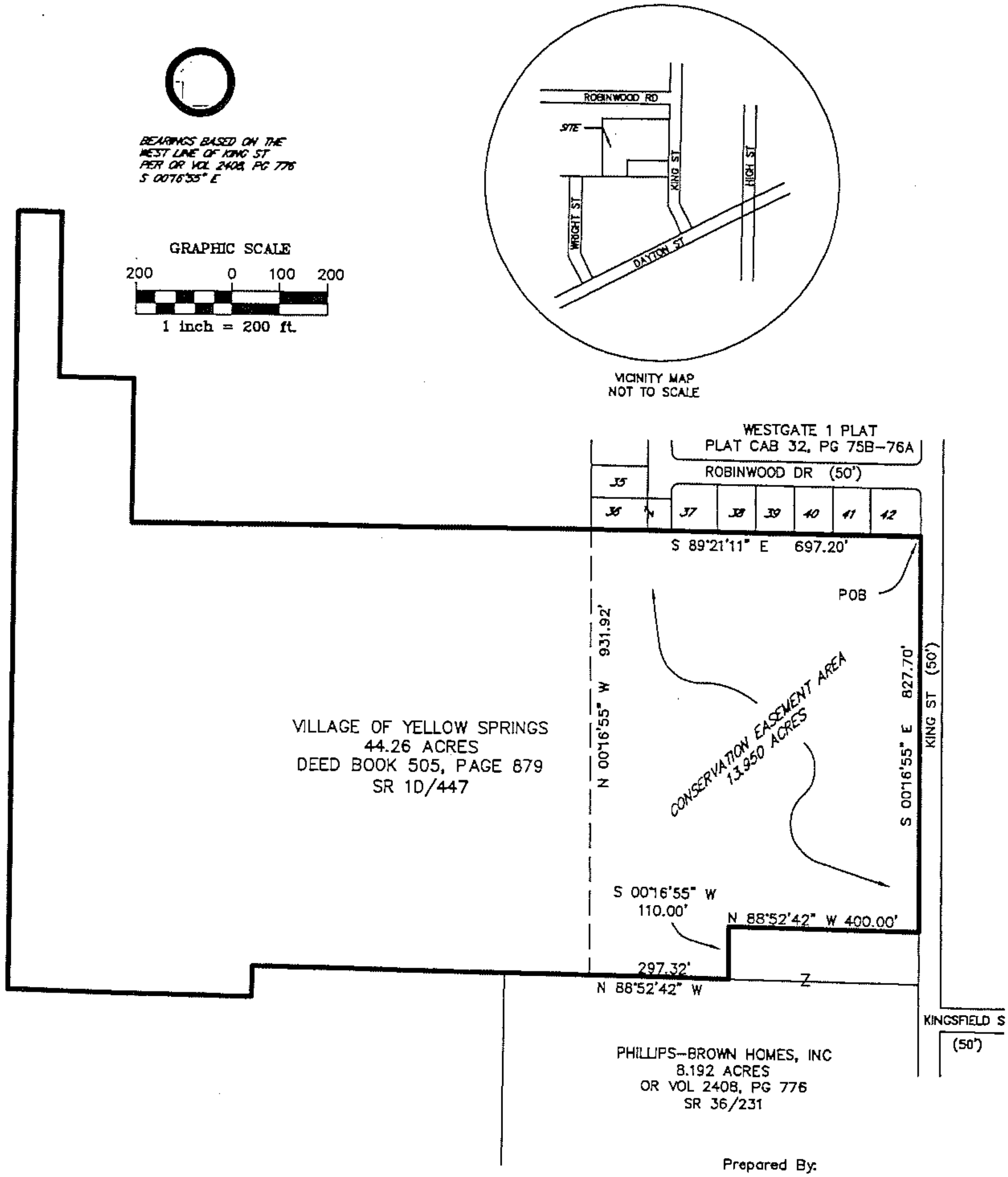
thence S 89°21'11" E with said north line a distance of 697.20 feet to the point of beginning containing 13.950 acres more or less.

Basis of Bearing: West line of King Street, per OR Vol. 2408, Page 776,
S 00°16'55" E
Prior Deed: Deed Book 505, Page 879

The above description is the result of a field survey prepared by Raymond B. Mefford, Ohio Registered Surveyor No. 7367, and Judge Engineering Company, dated September 29, 2005.

EXHIBIT B

GREENE COUNTY SURVEYOR'S RECORD No.____, PAGE____



Prepared By:

JUDGE ENGINEERING CO.
1201 E. DAVID ROAD
KETTERING, OHIO 45429
PHONE (937)294-1441 FAX (937)294-6495

SURVEYED BY

RAYMOND B MEFFORD REG. SURVEYOR NO 7367

APPROVED GREENE COUNTY ENGINEER

By____________________ Date________

APPROVED BY

ZONING____________________ DATE________

RPCC, CITY OR VILLAGE DATE

GRANTOR____________________

GRANTEE____________________

LOCATION

Section 20 . Town 4 Range 8MRs

or Survey No ____________________

VILLAGE OF YELLOW SPRINGS

GREENE COUNTY, OHIO

DATE SEPT 19,2005

'XHIBIT C

Juage Engineering Company

Professional Engineers and Surveyors • Consultants

Description of Easement
for Storm Drainage Purposes

Situate in Section 20, Town 4, Range 8 Mrs, Village of Yellow Springs, Greene County, Ohio and being an easement for storm drainage purposes upon a 44.26 acre tract conveyed to the Village of Yellow Springs, Ohio by deed recorded in Book 505, Page 879 of the deed records of said county, and being more particularly described as follows:

Beginning at a point on the west line of King Street (50.00' R/W) said point being S 00°16' 56" E a distance of 27.38 feet from the southeast corner of Westgate 1 Plat as recorded in Cabinet 32, Page 75B-76A of the plat records of said county;

thence from said point of beginning S 00°16' 55" E with the west line of King Street a distance of 364.09 feet to a point;
thence N 86°52' 15" W a distance of 203.92 feet to a point;
thence S 23°50' 00" W a distance of 480.50 feet to a point;
thence S 00°16' 55" E a distance of 110.00 feet to a point on the north line of a 8.192 acre tract conveyed to Phillips-Brown Homes, Inc. by deed recorded in Volume 2408, Page 776 of the Official Records of said county;

thence N 88°52' 42"W with said north line a distance of 47.00 feet to a point;
thence N 35°33' 19" W a distance of 433.34 feet to a point;
thence N 00°16' 55" W a distance of 188.93 feet to a point;
thence N 35°15' 17" E a distance of 209.22 feet to a point;
thence N 17°35' 44" E a distance of 158.13 feet to a point;
thence S 89°21' 11" E a distance of 169.42 feet to a point;
thence S 49°09' 51" E a distance of 94.20 feet to a point;
thence N 87°21' 49" E a distance of 125.47 feet to a point;
thence N 51°49' 48" E a distance of 156.43 feet to a point;
thence S 89°21' 11" E a distance of 37.78 feet to the point of beginning containing 7.812 acres more or less.

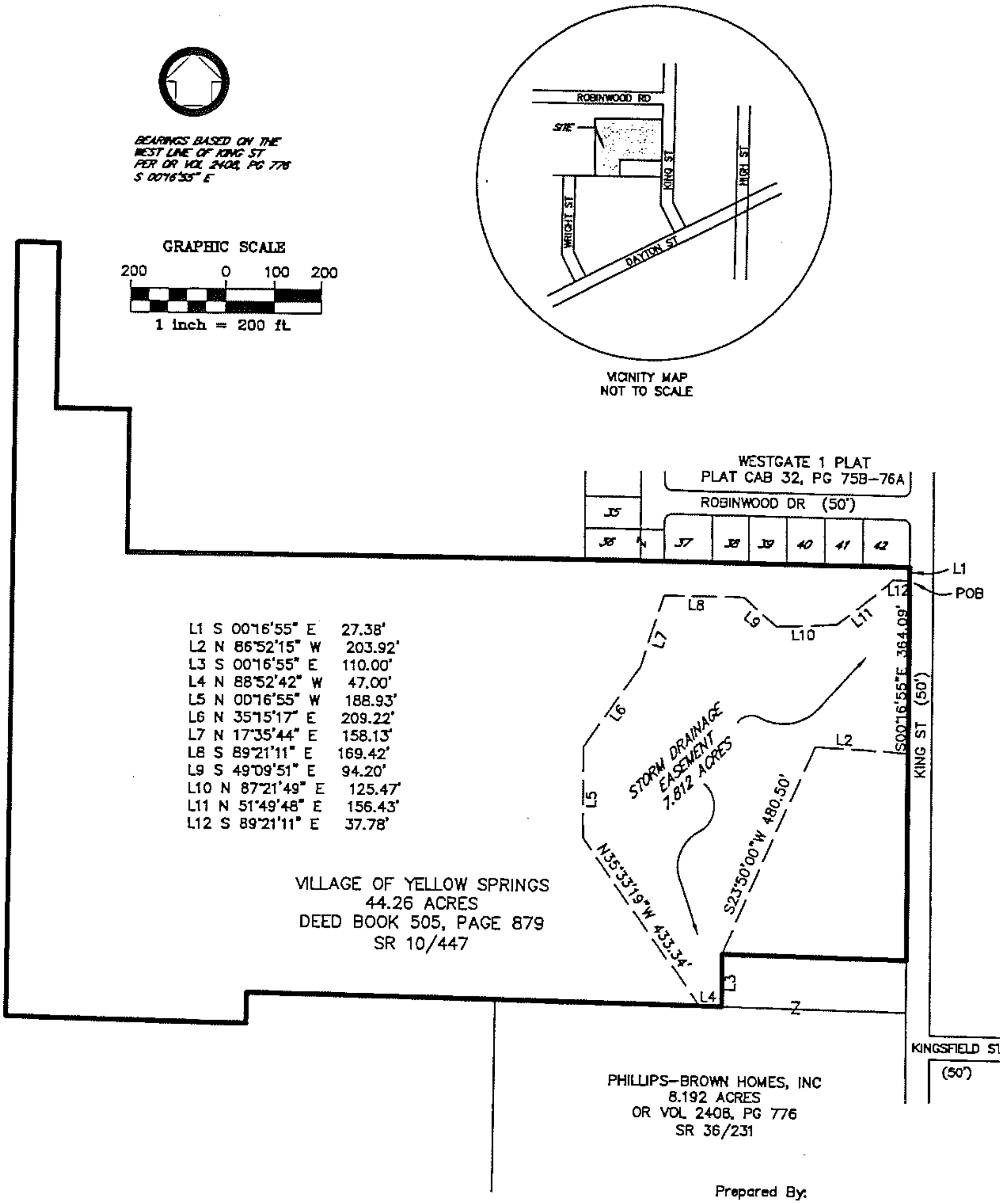
1201 East David Road • Kettering, Ohio 45429 • (937) 294-1441 • FAX (937) 294-6498
E-Mail: judge@judgeengr.com • Web Site http://www.judgeengr.com

Basis of Bearing: West line of King Street per OR Volume 2408, Page 776,
S 00°16' 55" E
Prior Deed: Deed Book 505, Page 879

The above description is the result of a field survey prepared by Raymond B. Mefford, Ohio Registered Surveyor No. 7367, and Judge Engineering Company, dated September 29, 2005.

EXHIBIT D

GREENE COUNTY SURVEYOR'S RECORD No.____, PAGE____



L1	S 00°16'55" E	27.38'
L2	N 86°52'15" W	203.92'
L3	S 00°16'55" E	110.00'
L4	N 88°52'42" W	47.00'
L5	N 00°16'55" W	188.93'
L6	N 35°15'17" E	209.22'
L7	N 17°35'44" E	158.13'
L8	S 89°21'11" E	169.42'
L9	S 49°09'51" E	94.20'
L10	N 87°21'49" E	125.47'
L11	N 51°49'48" E	156.43'
L12	S 89°21'11" E	37.78'

Prepared By:

JUDGE ENGINEERING CO.
1201 E. DAVID ROAD
KETTERING, OHIO 45429
PHONE (937)294-1441 FAX (937)294-6498

SURVEYED BY

RAYMOND B MEFFORD REG. SURVEYOR NO. 7367

APPROVED GREENE COUNTY ENGINEER

By________ Date________

APPROVED BY

ZONING________ DATE________

RPCC, CITY, OR VILLAGE DATE

GRANTOR________

GRANTEE________

LOCATION

Section 20, Town 4, Range 8MRs

or Survey No.________

VILLAGE OF YELLOW SPRINGS TOWNSHIP

GREENE COUNTY, OHIO

DATE SEPT 29,2005

CHAPTER 1244
Conservation District

1244.01 PURPOSE.

"C," Conservation District. The C District is established for the protection of flora and fauna in significant natural areas of the Village where protection of the sensitive and valued resources are a high priority for the community. Because of natural topography, flood plain limitations, and various institutional restrictions, these lands are generally not suited or appropriate for agriculture or development.

(Ord. 2013-19. Passed 9-16-13.)

1244.02 SCHEDULE OF USES.

Buildings or land shall not be used and buildings shall not be erected, except for the following specified uses, unless otherwise provided for in this code. Land and/or buildings in the districts indicated at the top of Table 1244.02 may be used for the purposes denoted by the following abbreviations:

(a) Permitted Use (P). Land and/or buildings in this district may be used by right.

(b) Conditional Use (C). Land and/or buildings in this district may be permitted only if conditional use approval is granted, upon a finding that the general requirements of Chapter 1262 are met.

(c) Specific Conditions. Indicates requirements or conditions, as listed in Chapter 1262, are applicable to specific uses.

Table 1244.02 Schedule of Uses: Conservation District		
Use		***Specific Conditions***
Table 1244.02 Schedule of Uses: Conservation District		
Use		***Specific Conditions***
Agricultural and Animal-Related Uses		
Community gardens	**P**	
Riding stables	**C**	
Public/Quasi-public		
Cemeteries (green burial method only)	**C**	
Recreational and Educational		
Forest and wildlife preserves	**P**	
Interpretive centers	**P**	

Public parks/playgrounds/recreation areas	C	
Other		
Accessory buildings, structures and uses	P	1260.04
Governmental offices, buildings and facilities	P	
Wireless communication facilities and towers	C	1262.08(g)(1)
Uses similar to other uses permitted in this district and consistent with the purpose of the district, as determined in accordance with Section 1242.06	C	1242.06

(Ord. 2013-19. Passed 9-16-13.)

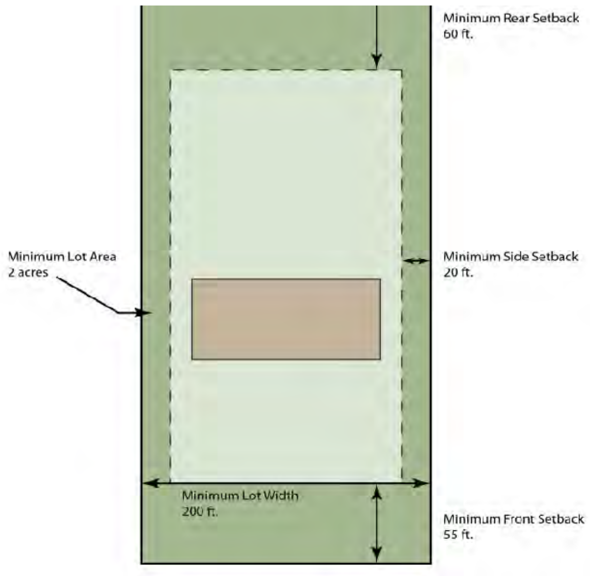
1244.03 SPATIAL REQUIREMENTS.

(a) All lots and buildings shall meet the minimum area and width requirements of Table 1244.03. New lots shall not be created, except in conformance with these requirements.

Table 1244.03 Lot and Width Requirements, Conservation District		
Zoning District	**Minimum Lot Area**	**Minimum Lot Width (Ft.)**
C, Conservation	**2 acres**	**200**

(b) All structures and their placement on a lot shall conform to the minimum dimensional requirements listed in Table 1244.03a.

Table 1244.03a Dimensional Requirements, Conservation District							
Zoning District	**Maximum Building Height (Ft./stories)**	**Minimum Yard Setbacks (Ft.)[1]**					**Lot Coverage (%)**
		Front		**Side**		**Rear**	
		Parking	**Building**	**Total**	**Least**		
C	**35/2.5**	**55**	**55**	**50**	**20**	**60**	**30**
1 Average established setback shall apply, where applicable, in accordance with Section 1260.02(a).							



(Ord. 2013-19. Passed 9-16-13.)

CHAPTER 1248
Residential Districts

1248.01 PURPOSE.

(a) "R-A," Low Density Residential District. The R-A District is intended to accommodate single-family residential subdivision and infill development at densities of up to six units per acre, along with related uses. Land within this district will be served by public sanitary sewer and water facilities.

(b) "R-B," Moderate-Density Residential District. The R-B District is intended to encompass much of the Village's existing single-family and medium-density residential neighborhoods and accommodate similarly situated new and infill development at densities up to eight units per acre. This district also permits the introduction of attached residential units and nonresidential uses that are compatible and in scale with the established neighborhood character. Land within this district will be served by public sanitary sewer and water facilities.

(c) "R-C," High Density Residential District. The R-C District is intended to promote a high quality mix of residential units, including multiple-family dwellings, at a density of up to 14 units per acre. Other compatible, nonresidential uses may also be permitted. Public sanitary sewer and water facilities are required.

(Ord. 2013-19. Passed 9-16-13; Ord. 2018-17. Passed 5-21-18; Ord. 2023-18. Passed 5-1-23.)

1248.02 SCHEDULE OF USES.

Buildings or land shall not be used and buildings shall not be erected, except for the following specified uses, unless otherwise provided for in this code. Land and/or buildings in the districts indicated at the top of Table 1248.02 may be used for the purposes denoted by the following abbreviations:

(a) Permitted Use (P). Land and/or buildings in this district may be used by right.

(b) Conditional Use (C). Land and/or buildings in this district may be permitted only if conditional use approval is granted, upon a finding that the general requirements of Chapter 1262 are met.

(c) Specific Conditions. Indicates requirements or conditions, as listed in Chapter 1262, are applicable to specific uses.

(Ord. 2013-19. Passed 9-16-13; Ord. 2017-22. Passed 9-18-17; Ord. 2017-35. Passed 11-6-17; Ord. 2019-19. Passed 7-15-19; Ord. 2023-18. Passed 5-1-23.)

Use	***R-B***	***Specific Conditions***
Accessory dwelling unit	**C**	Section 1262.08(e)(1)
Accessory buildings, structures and uses	**P**	Section 1260.04
Bed and breakfasts	**C**	Section 1262.08(e)(2)
Boarding homes		Section 1262.08(e)(3)
Continuing care retirement community	**C**	
Day care, family	**P**	
Day care, group	**C**	
Dwellings, attached single-family	**P**	
Dwellings, Multiple-family	**C**	
Dwellings, single-family detached	**P**	
Dwellings, two-family	**P**	
Pocket neighborhood development	**C**	Section 1262.08(e)(6)
Transient guest lodging	**C**	1262.08(e)(7)
Community gardens	**P**	
Farm, including raising animals	**C**	
Home occupations[1]	**C**	Section 1262.08(e)(5)
Offices for executive, administrative, professional, real estate, accounting and similar professional activities	**C**	
Veterinary clinics		
Churches and customary related uses	**C**	Section 1262.08(c)(1)
Cultural buildings		

Government offices and buildings	C	
Libraries		
Schools (elementary, middle and high)	C	Section 1262.08(c)(2)
Public parks/playgrounds/recreation areas	C	
Uses similar to other uses permitted in this district and consistent with the purpose of the district, as determined in accordance with Section 1242.06	C	Section 1242.06

1248.03 SPATIAL REQUIREMENTS.

(a) All lots and buildings shall meet the minimum area and width requirements of Table 1248.03. New lots shall not be created, except in conformance with these requirements.

Table 1248.03 Lot and Width Requirements: Residential Districts

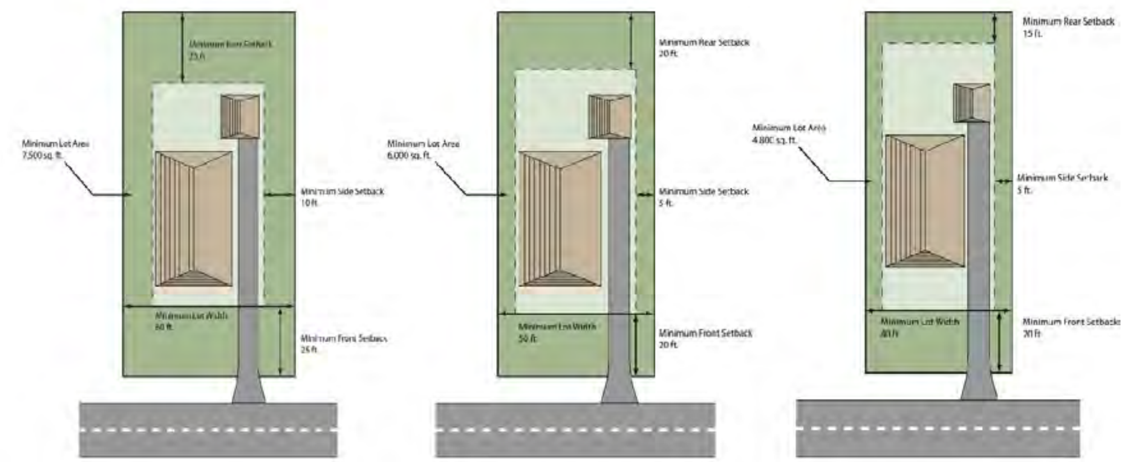
Table 1248.03 Lot and Width Requirements: Residential Districts		
Zoning District	**Minimum Lot Area (Sq. Ft.)**[1]	**Minimum Lot Width (Ft.)**
R-B, Moderate-Density Residential	**6,000**[3]	**50**

1 Public water and sanitary sewer is required for all property in these districts.
2 Two-family and attached single-family dwellings and multi-family dwellings are permitted a density up to 6 units per acre.
3 Two-family, attached single-family and multi-family dwellings are permitted a density up to 8 units per acre.
4 Two-family, attached single–family and multi-family dwellings are permitted a density up to 14 units per acre.

(b) All structures and their placement on a lot shall conform to the minimum dimensional requirements listed in Table 1248.03a.

Table 1248.03a Dimensional Requirements: Residential Districts						
Zoning District	**Maximum Building Height (Ft./stories)**	**Minimum Yard Setbacks (Ft.)**				**Max. Lot Coverage (%)**
		Front	**Side**		**Rear**	
			Total	**Least**		
R-B	**35/2.5**	**20**	**15**	**5**	**20**	**40**

4 Average established setback shall apply, where applicable, in accordance with Section 1260.02(a).
5 A structure as measured from its furthest extension must be located outside the minimum setback areas.

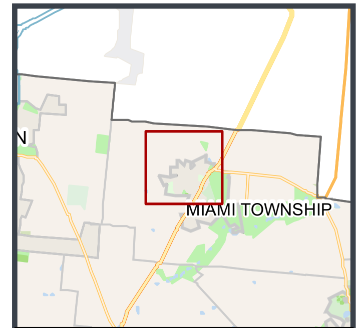


(Ord. 2013-19. Passed 9-16-13; Ord. 2016-18. Passed 9-19-16; Ord. 2016-31. Passed 11-21-16; Ord. 2017-05. Passed 4-17-17; Ord. 2020-31. Passed 11-16-20; Ord. 2023- 18. Passed 5-1-23.)

Potential Wetlands and Streams

Geographic Information Management System

GREENE COUNTY OHIO



Greene County Legend

675	Interstate Highway	71 / 51	Parcel Number / Lot Number
35	US Highway		Schools
835	State Route		Parks
	Local Roads		Cemetery
	Parcel Boundary		Shopping
	Corporation Boundary		Buildings
940	Topography		Hydrography

1 inch = 400 feet

DISCLAIMER:

The data and maps provided herein may not be construed as a legal document or legal representation. Any person or entity who relies on this data does so solely at their own risk. The data provided was prepared by Greene County in accordance with Section 5713.09 of the Ohio Revised Code. Neither Greene County, Ohio nor its employees or officers warrant the accuracy, reliability, or timeliness of any of the data provided herein. This data is provided "as is" without warranty of any kind, and assumes no legal responsibility for the information it contains.

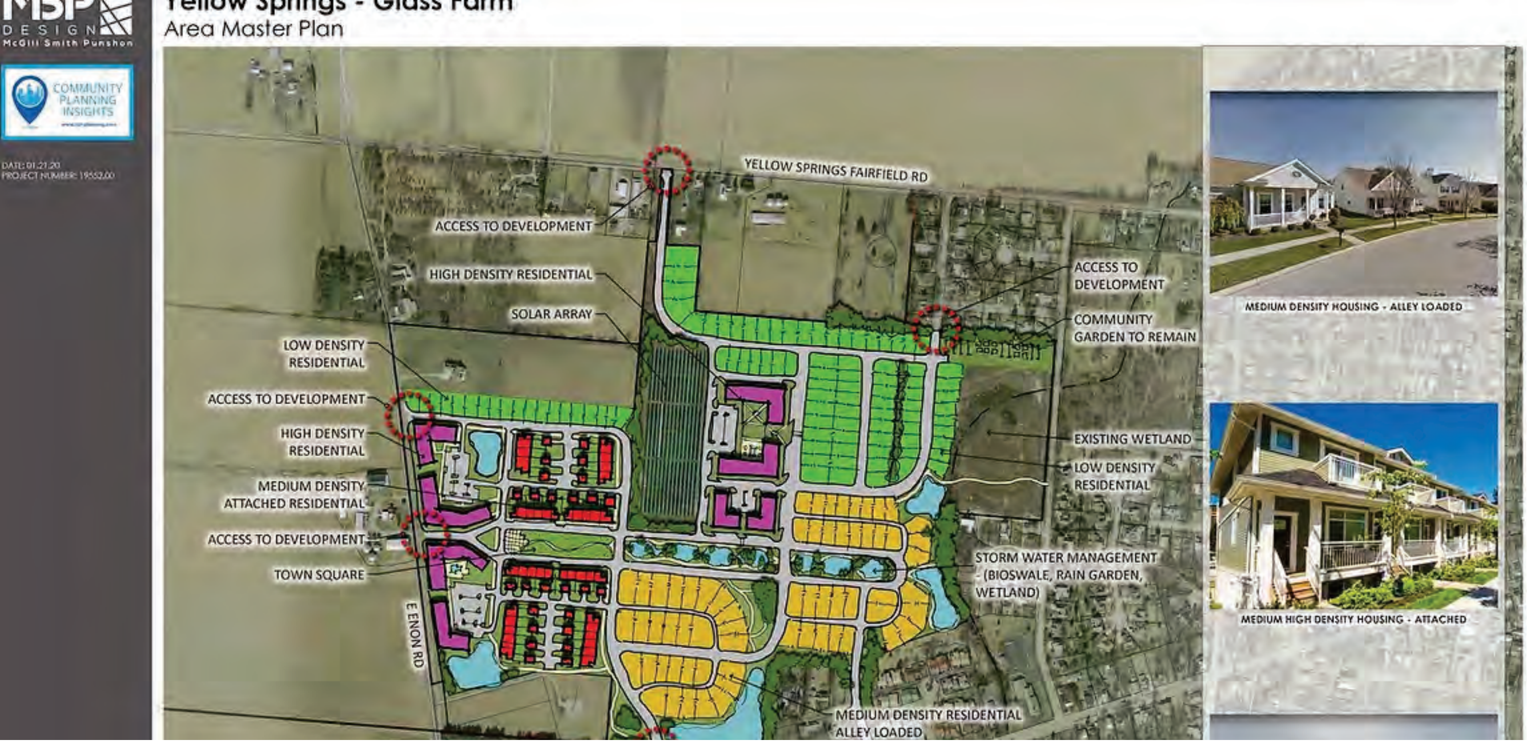
Spatial Reference
NAD 1983 HARN StatePlane Ohio South FIPS 3402 Feet
GCS: GCS North American 1983 HARN
Datum: North American 1983 HARN
Projection: Lambert Conformal Conic
Central Meridian: -82.5000
Latitude of Origin: 38.0000
Longitude of Origin: 0.0000
False Easting: 1,968,500.0000
False Northing: 0.0000
Central Parallel: 0.0000
Standard Parallel: 38.7333
Standard Parallel 2: 40.0333
Scale Factor: 0.0000
Azimuth: 0.0000
Map Units: Foot US

N E S W

GIMS

County Auditor Kraig A. Hagler

Created On: 4/13/2026 9:06 AM



The Plan

Draft plan comments:

Submit

Search...

© 2019

June 11, 2026

Shared Resource Center

Guiding Public Entities To Success Together

Mark Schwieterman – Local Government Consultant

Village of Yellow Springs
Lawson Place

Lawson Place – Historical Summary

- Purchased January 2022 for $770,000
  - $640,000 Loan (15 Year Term – 4.42%)
  - $130,000 Down Payment
- 16 Units
- 2026 Renovated Unit Rent = $742.63 per month
- 2026 Non-Renovated Unit Rent = $668.37 per month
- Currently No Vacancies
- Current Market Value (12/2025 Sheridan Report) = $1,275,000

Before

After

Lawson Place – Model Assumptions

- Operating Expense Index of 3%
- Renovation Index of 10% (2026 Base of $20,000 per unit)
- Capital Index of 5% (2026 Base of $10,000)
- Rental Revenue Index of 3% (2026 Base of $742.63 and $668.37)
- Administrative Expense Allocation = $5,000 per year
- Public Works Expense Allocation = $25,000 per year
- Debt Service = $58,684 per year through 2036

Village of Yellow Springs
Lawson Place Analysis
05/26/26
Prepared by: Shared Resource Center

	(1)		(2)		(3)	(4)		(5)	(6)		(7)	(8)		(9)
					(1)-(2)			(3)-(4)			(5)-(6)			(7)-(8)
Year	Rental Revenue		Operating Expense		Net	Capital Expense		Net	Renovation Expense		Net	Debt Service		Net Gain/(Loss)
2022	94,388		24,779		69,609	209,828	(1)	(140,219)	-	(2)	(140,219)	53,794		(194,013)
2023	117,578		42,022		75,556	45,110		30,446	-	(2)	30,446	58,684	(10)	(28,239)
2024	125,585		26,894		98,691	36,734		61,957	-	(2)	61,957	58,684		3,273
2025	109,751		41,961		67,791	864		66,927	21,325	(4)	45,602	58,684		(13,082)
2026	128,661	(6)	73,219	(3)	55,442	10,000	(9)	45,442	20,000	(5)	25,442	58,684		(33,243)
2027	132,521	(7)	75,416	(8)	57,105	10,500		46,605	22,000		24,605	58,684		(34,080)
2028	137,383		77,678		59,704	11,025		48,679	-		48,679	58,684		(10,005)
2029	141,504		80,009		61,495	11,576		49,919	-		49,919	58,684		(8,765)
2030	145,749		82,409		63,340	12,155		51,185	29,282		21,903	58,684		(36,781)
2031	151,090		84,881		66,209	12,763		53,446	32,210		21,236	58,684		(37,449)
2032	156,620		87,428		69,193	13,401		55,792	-		55,792	58,684		(2,893)
2033	161,319		90,051		71,268	14,071		57,197	-		57,197	58,684		(1,487)
2034	166,159		92,752		73,407	14,775		58,632	-		58,632	58,684		(52)
2035	171,143		95,535		75,609	15,513		60,095	-		60,095	58,684		1,411
2036	176,278		98,401		77,877	16,289		61,588	-		61,588	58,344		3,244
2037	181,566		101,353		80,213	17,103		63,110	-		63,110	-		63,110
												Total		(329,050)

Lawson Place – Model Analysis

- Revenue covers operating, capital and renovation
- Revenue does not cover all of Debt Service
- Debt expires in December 2036
- Cumulative Loss through 2037 = $329,050
  - Includes loss of $194,013 in 2022 (Down Payment of $130,000)
- 2037 Net Profit of $63,110 (Post Debt Service)
- Model Includes $30,000 of Village Expense Allocation
  - $360,000 Total in Model
- 14 of 16 Units Renovated During Model Years

Lawson Place – Sheridan Report (Appraisal)

- Report Date = 12/04/2025
- Comparable Sales Approach Value = $1,275,000
- Income Approach Value = $1,297,000
    - Used Rent of $850 per month and 1% Vacancy
- Weighted Value = $1,284,000
- Increase over Purchase in 2022 = $514,000 (66.7%)
    - Approximately 13.6% increase per year

Lawson Place - Options

- Do Nothing – Continue on Current Path/Plan
- Formalize Administrative and Public Works Cost Allocations
- Reduce Contracting Out for Lawson Place and Village Facilities
  - Hire a Facilities Technician
- Continue Annual Evaluation of Rental Rates
- Consider “Sale” option


Village of Yellow Springs
Lawson Place
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Questions?

Village of Yellow Springs
Lawson Place Analysis
05/26/26
Prepared by: Shared Resource Center

	(1)		(2)		(3)	(4)		(5)	(6)		(7)	(8)		(9)
					(1)-(2)			(3)-(4)			(5)-(6)			(7)-(8)
Year	**Rental Revenue**		**Operating Expense**		**Net**	**Capital Expense**		**Net**	**Renovation Expense**		**Net**	**Debt Service**		**Net Gain/(Loss)**
2022	94,388		24,779		69,609	209,828	(1)	(140,219)	-	(2)	(140,219)	53,794		(194,013)
2023	117,578		42,022		75,556	45,110		30,446	-	(2)	30,446	58,684	(10)	(28,239)
2024	125,585		26,894		98,691	36,734		61,957	-	(2)	61,957	58,684		3,273
2025	109,751		41,961		67,791	864		66,927	21,325	(4)	45,602	58,684		(13,082)
2026	128,661	(6)	73,219	(3)	55,442	10,000	(9)	45,442	20,000	(5)	25,442	58,684		(33,243)
2027	132,521	(7)	75,416	(8)	57,105	10,500		46,605	22,000		24,605	58,684		(34,080)
2028	137,383		77,678		59,704	11,025		48,679	-		48,679	58,684		(10,005)
2029	141,504		80,009		61,495	11,576		49,919	-		49,919	58,684		(8,765)
2030	145,749		82,409		63,340	12,155		51,185	29,282		21,903	58,684		(36,781)
2031	151,090		84,881		66,209	12,763		53,446	32,210		21,236	58,684		(37,449)
2032	156,620		87,428		69,193	13,401		55,792	-		55,792	58,684		(2,893)
2033	161,319		90,051		71,268	14,071		57,197	-		57,197	58,684		(1,487)
2034	166,159		92,752		73,407	14,775		58,632	-		58,632	58,684		(52)
2035	171,143		95,535		75,609	15,513		60,095	-		60,095	58,684		1,411
2036	176,278		98,401		77,877	16,289		61,588	-		61,588	58,344		3,244
2037	181,566		101,353		80,213	17,103		63,110	-		63,110	-		63,110
												Total		(329,050)

(1) Includes $116,645.84 in closing costs at purchase date.
(2) Renovation Expenses are included in the Capital Expense column.
(3) 3% over previous year plus $30,000 for services provided byVillage employees.
(4) Based upon 2 units being renovated - $21,325 is per Finance Director
(5) Estimated Renovation cost of $20,000 per unit. Will increase by 10% per year.
(6) 2025 Revenue is based upon current leases and renovation schedule.
(7) Revenue increases by 3% per year over the base year of 2025. Assumes a vacancy rate of 6.25% (12 months)
(8) Operating Expenses increase by 3% per year over the base year of 2026.
(9) Capital Epense is estimated at 10,000 per year. Will increase by 5% per year.
(10) Per amoritization schedule provided by Yellow Springs staff.

Renovation

Unit #	Schedule	
1	2025	Renovated Rate starting 7/1/2025, assume vacant until then.
2	2027	Renovated Rate starting 1/1/2028
3	2028	Will remain at unrenovated rate
4	2029	Will remain at unrenovated rate
5	2025	Renovated Rate starting 5/1/2025, assume vacant until then.
6	2025	Renovated Rate starting 5/1/2025, assume vacant until then.
7	2030	Renovated Rate starting 1/1/2031
8	2031	Renovated Rate starting 1/1/2032
9	Completed	Renovated Rate
10	Completed	Renovated Rate
11	Completed	Renovated Rate
12	Completed	Renovated Rate
13	Completed	Renovated Rate
14	Completed	Renovated Rate
15	Completed	Renovated Rate
16	2026	Renovated Rate starting 1/1/2027

Renovation Rate in 2026:	$742.63
Unrenovated Rate in 2026:	$668.37