

Community Presentation:

An Introduction to Yellow Springs Home, Inc.'s Next Project

Speakers:

- **Christopher Bongorno**, Board Chair and
- **Emily Seibel**, Executive Director, **Yellow Springs Home, Inc.**
- **Krysta N. Pesarchick**, AICP, EcoDistricts AP, LEED Green Associate, City Planner / Urban Designer, **City Architecture**
- **Tim Bete**, President, **St. Mary Development Corporation**



The Mission

Strengthening community and diversity in Yellow Springs and Miami Township by providing permanently affordable and sustainable housing through *your* Community Land Trust



IN 2021,

12 Units Completed

The Glen Cottages

Pocket Neighborhood

\$2.29 million project of accessible, affordable homes is now 100% occupied.



6 Rental, 6 Homeownership

**5 Low-Interest USDA
Mortgages Packaged**



**USDA Housing
Preservation Grant**

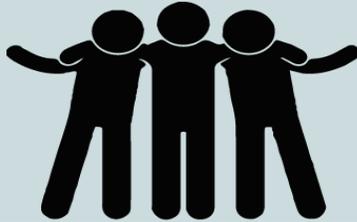
\$200,000

Awarded

to assist very-low income homeowners with necessary repairs

80+ Client Households

Served through client-first programs



Nearly \$89,000

in property tax revenue generated



4 Homeowners Assisted
with repairs through the
Carol M. Peterson Grant



0 Foreclosures

Since Founding in 1995



**Inclusive & Resilient
Yellow Springs Coalition**

provided educational events, housing stability efforts, and community outreach, serving 400+ households.



Over \$7 million



Invested in 40 permanently affordable homes in YS since founding, building lasting community wealth



Glen Cottages Pocket Neighborhood



Choosing a Site

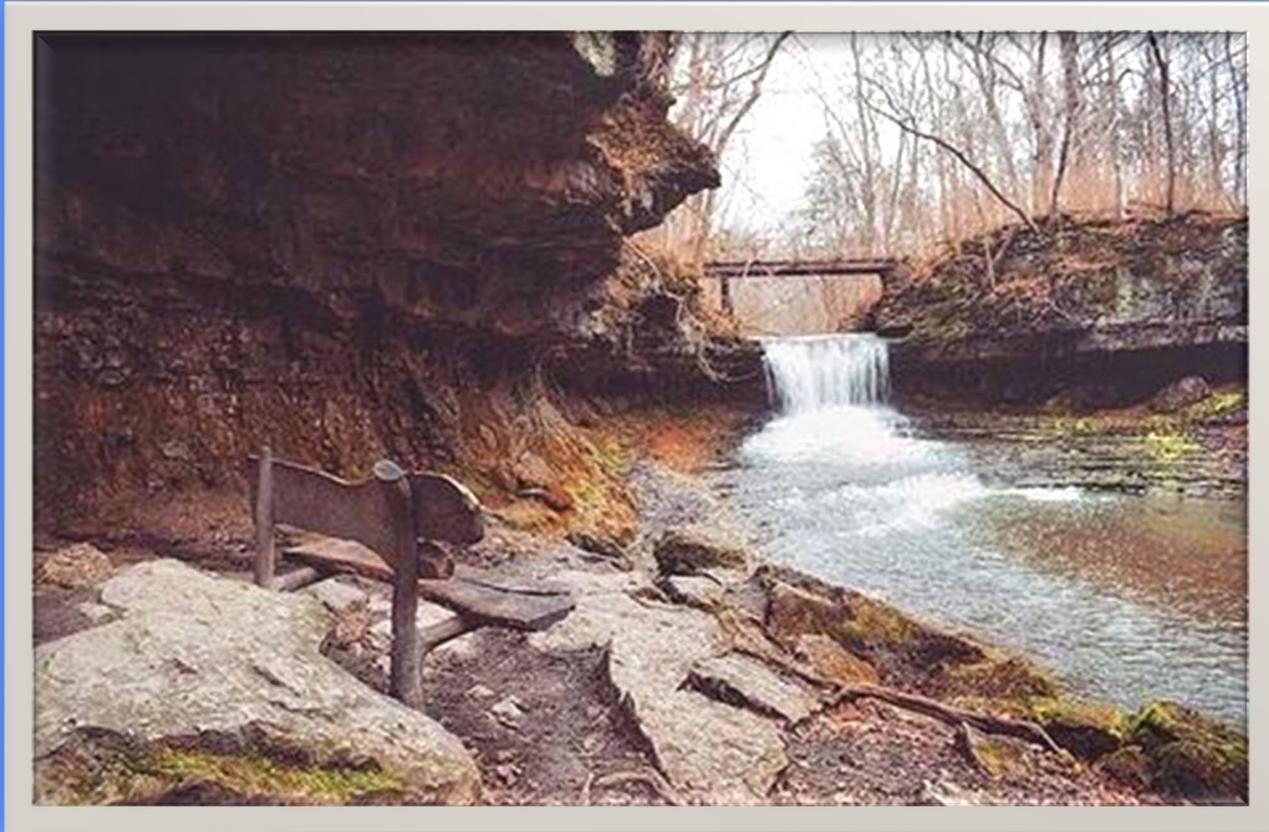


Project History:

- Friends Care Center (prior to 2012), Barr Property
- 2012, Yellow Springs Home, Inc./Buckeye Community Hope Foundation, LIHTC, Barr Property
- 2012, Senior Housing Working Group Formed
- Top priority site selected due to proximity to amenities of benefit specifically for seniors
- 2012-2017, Worked to attain site control, Wright State University
- 2018 Land Purchased with PRI from Morgan Family Foundation
- 2018-19, Yellow Springs Home, Inc./St. Mary Development Corporation LIHTC Application
- 2019-20, Yellow Springs Home, Inc./LIHTC Application
- 2021-2022: A New Approach

The Cascades

A 32-Unit Senior-Focused Project Advancing Housing Democracy, Equity, and Inclusion



The Cascades at Glen Helen (photo credit Steve Zeinner)

Cascade: noun

- 1) A steep usually small fall of water**
- 2) Something arranged or occurring in a series or in a succession of stages so that each stage derives from or acts upon the project of the proceeding**
- 3) Something falling or rushing forth in quantity**

The Acute Need for Senior-Focused Housing in Yellow Springs*

- **In 2017, nearly 60% of all senior renters in Yellow Springs made less than \$24,999/year – (IV-29)**
- **500+ people in Yellow Springs have a disability, with limited housing that is accessible (VII-19).**
- **57% of all renter households in Yellow Springs make less than \$35,000 per year (II-10).**
- **There is potential for nearly 200 new rental units in Yellow Springs affordable to households making less than \$34,999/year**
- **When local stakeholders were interviewed, 76.9% listed rental housing as a high demand, and 73.1% listed low- to moderate-income housing as a high demand (II-9)**

**2018 Housing Needs Assessment (500+ local participants and evaluation of statistical data)*

“There is limited availability of rental and for-sale housing alternatives available in Yellow Springs, so when needs change and family sizes change, residents have limited options. This is a disadvantage of Yellow Springs over other nearby communities (II-6).

“Since our occupancy rates are so high, there is little market mobility and this can often cause rents to skyrocket (VII-4).”

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Today, 275+ households on are on the Home, Inc. rental interest list.

Community Survey & Listening Sessions

June, 2022

90+ Residents Engaged

June, 2022 Community Input

90+ community members weighed in during the month of June.

Prior Design: Top Likes:

1. Affordable rents to seniors of low-to-moderate income
2. Energy efficiency features for climate resiliency and reduced utility costs
3. Outdoor gathering/green space
4. Community-centered housing to reduce isolation
5. Serving as many seniors as possible

Write-In Responses: "Location; Close to Downtown;



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2. Prefer wider range of incomes served
3. Would prefer more of a cottage look like Glen Cottages



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*"Any progress for seniors is **good** – don't let the perfect kill the good!"*

Considering a project of up to 32 units, would these images be useful design inspiration for the new project? What is the reason for your answer?

Sampling of Responses Consistent with Feedback

- *“Yes, these are awesome designs! I especially love the big house on the bottom!”*
- *“Yes - these would blend in more with the neighborhood”*
- *“Yes. If possible, I would prefer to look at and/or live in a place more like this than the huge complex. I'd rather have my own exit rather than having a shared hallway.”*
- *“#3 because they have porches”*
- *“Yes, this is much more attractive than the original design. It feels more homey.”*
- *“Pictures are entertaining, but not practical.”*
- *“These images are great starts on re-envisioning the way the planned housing will look; they seem to be more in line with village aesthetics than the previous model — they look more like homes than a hospital.”*
- *“The second image looks too trendy”*
- *“Yes”*
- *“Yes. Attractive styles and doesn't look like a nursing home or high rise type building.”*
- *“Yes, I like these designs. The scale and mixture of materials/textures/colors seem appropriate for this location.”*



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We also asked about:

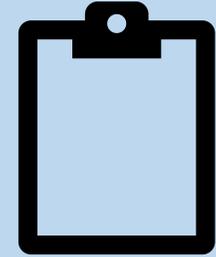
- Parking (1:1)
- Community Partnerships
- In-Unit Amenities
- Pets Allowed? (Yes)
- Outdoor Amenities

- Full accessibility vs. second-floor units to serve as many seniors as possible in the senior rentals
 - If second-floor units, accessibility considerations?
 - How many second-floor units?

- For-sale homes: senior-focused or senior-restricted?
 - Square footage?
 - Number of Bedrooms?



Some Neighbor Feedback Takeaways:



- Deer live in woods near the development—leave as open space to the extent feasible, esp. June – August
- Be mindful of traffic (during/after construction)
- Be mindful of construction disturbances (light, noise, runoff, etc.)
- “Everyone likes porches”
- Sound environmental design “a must”
- Stormwater retention/mitigation important
- Emergency vehicle access
- Guest parking
- Buffer to extent possible

Any additional comments?

“Think various housing types and income range is a good idea.”

“Great that you are helping seniors stay in Yellow Springs; I have seen a few people who felt they had to move away.”

“...I really liked the previous plans for the senior living community and hope to see this one succeed without so much pushback.”

“So excited for this project!”

“Make it lovely and homey. A place that anyone would be happy to live.”

“Should be open to anyone.”

“Let’s get this right this time. The project is long past due. Half the people who started down this project road [are] now gone. We did not value them enough to make this happen.”

“Thanks for involving community input, this is such a necessary project!”

“This would meet a great need in the village.”

AIA Ohio Gold Medal Firm



MISSION

We design spaces and places that complement their surroundings, add to a city's vitality, and reflect our clients' values. We aspire to create the **people places** that promote a sense of community.

CORE VALUES

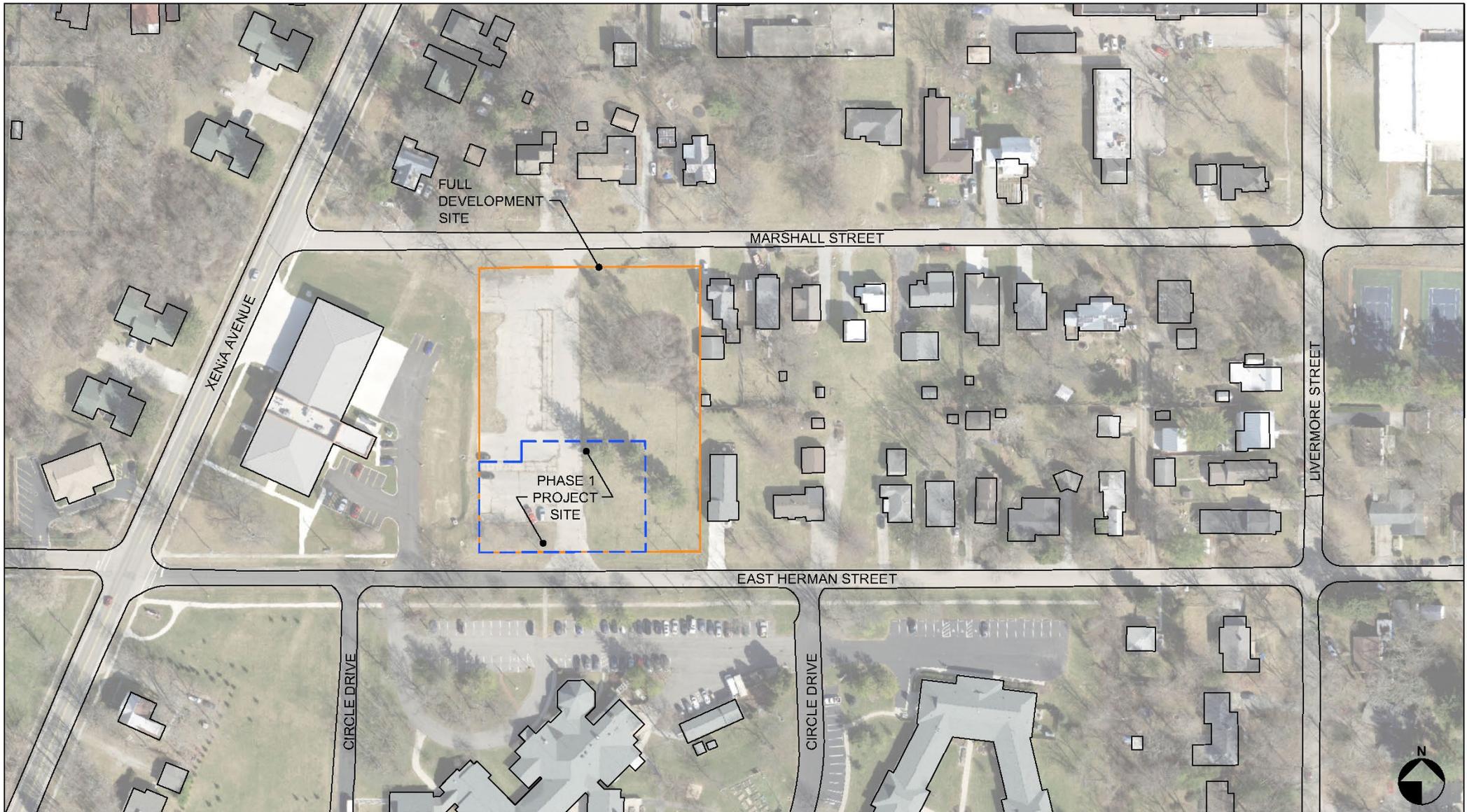
CONNECT - Our work is of service to others. We include, we listen, and we care deeply about representing people.

CHAMPION - We value and celebrate the unique context of each community. We recognize that inviting people into our process makes our work better. Our approach challenges the industry standard.

ENDURE - We continue to honor and live our founding principles of social consciousness and civic duty. We improve places for people in order to support diverse, resilient communities.

LEAD BY DESIGN - Our process is focused and intentional. We get up in the morning inspired to positively impact the lived experience.

Krysta N. Pesarchick, AICP, EcoDistricts AP, LEED Green Associate, City Planner / Urban Designer, **City Architecture**



HERMAN-MARSHALL RESIDENTIAL DEVELOPMENT

CONTEXT MAP

NOVEMBER 2022



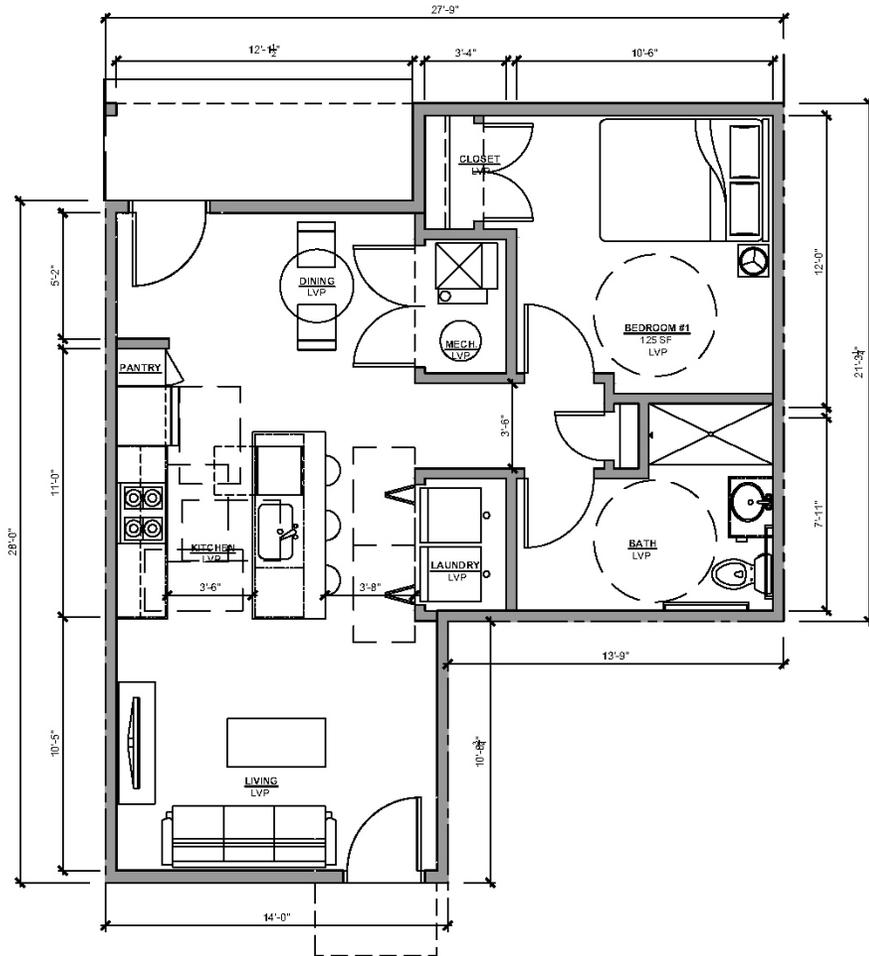
**YELLOW SPRINGS
SENIOR APARTMENTS**

PROPOSED NEW BUILDING
MARSHALL STREET
YELLOW SPRINGS, OHIO 45387

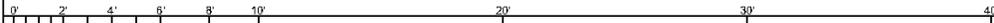


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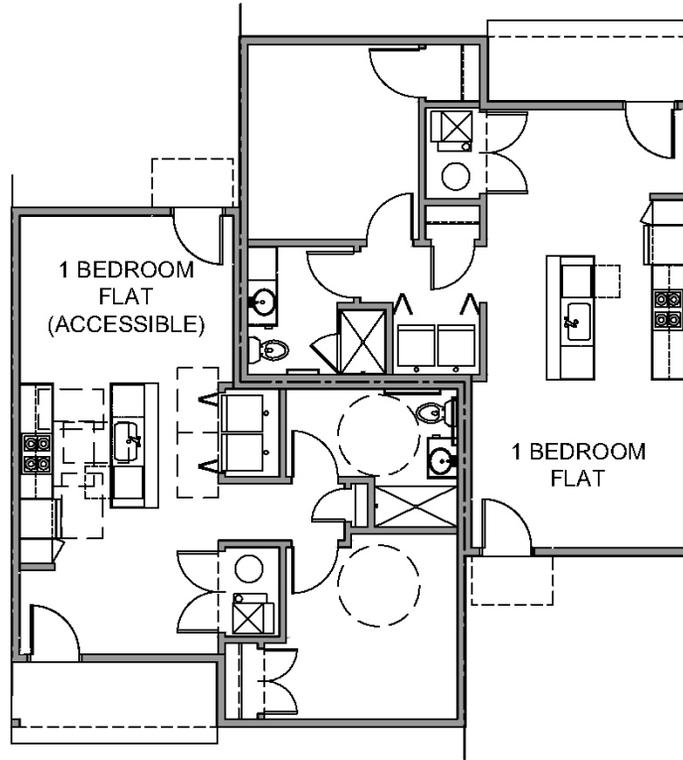
1 BEDROOM UNIT - ACCESSIBLE



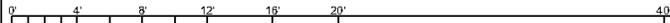
HERMAN-MARSHALL RESIDENTIAL DEVELOPMENT

UNIT PLAN - FIRST FLOOR UNIT - ACCESSIBLE

NOVEMBER 2022



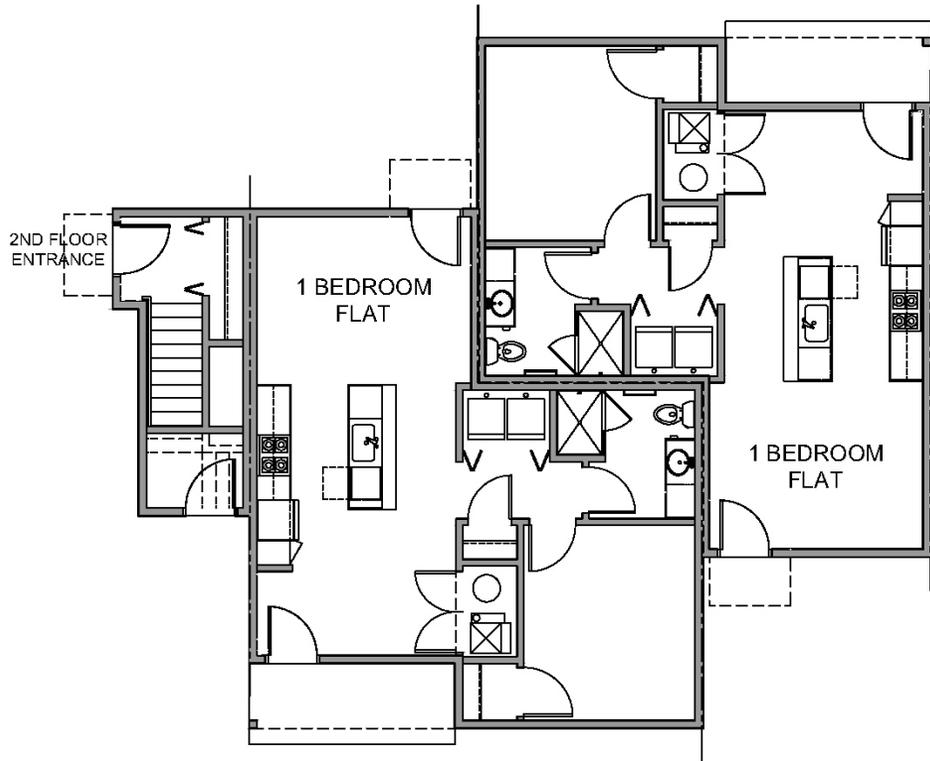
FIRST FLOOR



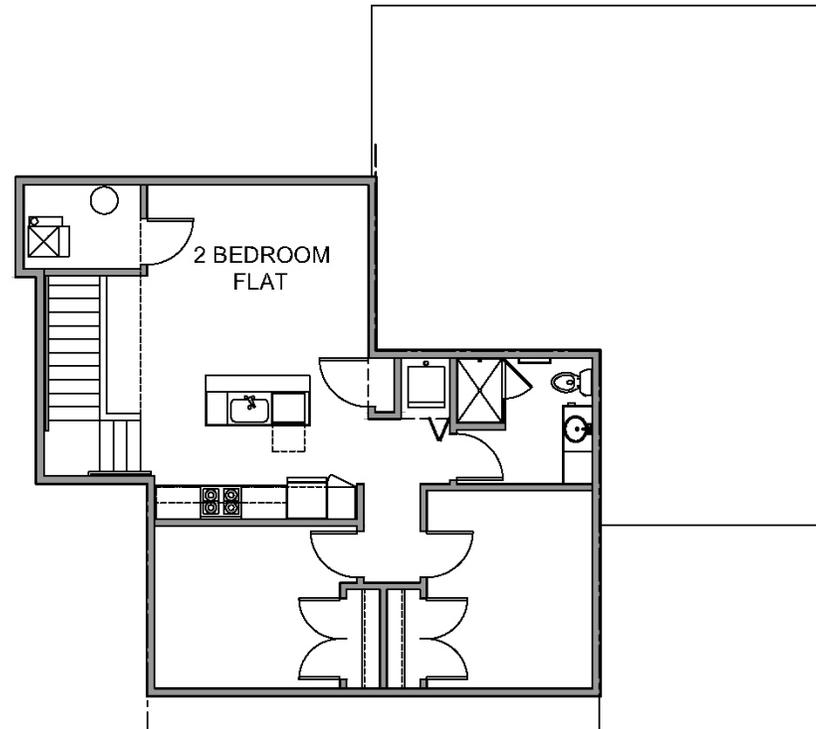
HERMAN-MARSHALL RESIDENTIAL DEVELOPMENT

DUPLEX A PLANS

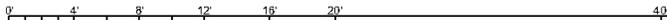
NOVEMBER 2022



FIRST FLOOR



SECOND FLOOR



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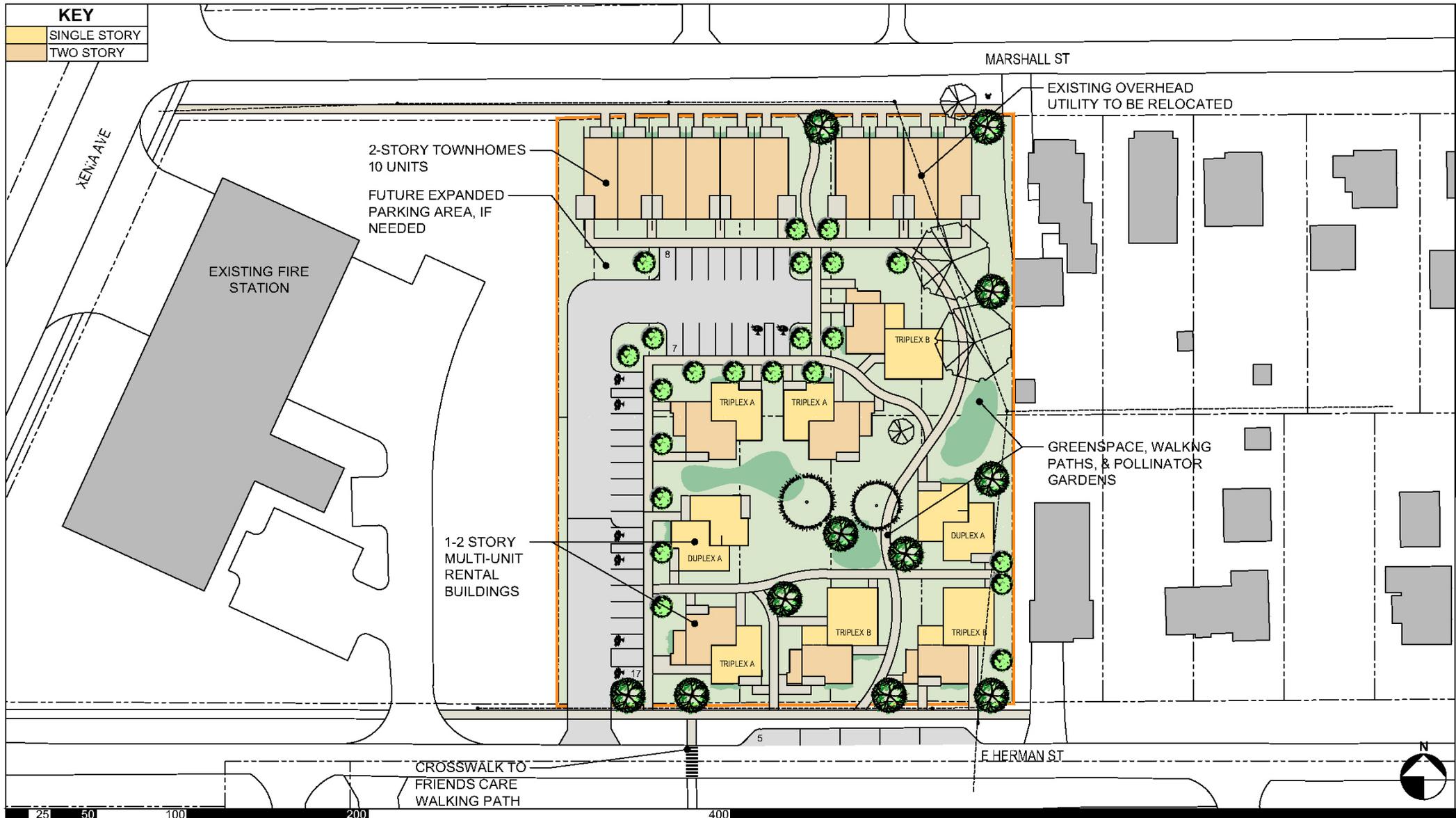
TRIPLEX A PLANS

NOVEMBER 2022

KEY

SINGLE STORY

TWO STORY



HERMAN-MARSHALL RESIDENTIAL DEVELOPMENT

SITE PLAN - FULL DEVELOPMENT

NOVEMBER 2022

KEY

- SINGLE STORY
- TWO STORY

XENA AVE

MARSHALL ST

EXISTING FIRE STATION

TH. PHASE
10 UNITS

PHASE 3
8 UNITS

PHASE 2
6 UNITS

PHASE 1
8 UNITS

25 50 100 200 400

F HERMAN ST



HERMAN-MARSHALL RESIDENTIAL DEVELOPMENT

SITE PLAN - FULL DEVELOPMENT

NOVEMBER 2022









*Thank you
Village of
Yellow
Springs for
being
affordable
housing
champions!*



Featured Project Partner: St. Mary Development Corporation

Tim Bete, President, St. Mary Development Corporation

Our Approach: The Social Determinants of Health

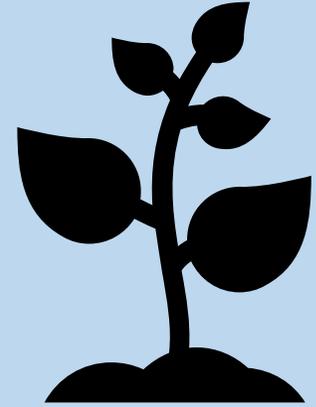
Our quality of life depends on many things, including having a decent place to live, access to healthcare, adequate finances to pay for necessities, and loving family and friends.

St. Mary Connect links residents in affordable apartment communities to services such as healthcare, insurance, meal programs, and transportation. St. Mary Connect does not provide direct services but rather evaluates resident needs and helps residents connect to more than 100 partner organizations with issue-specific expertise.



Supportive Service Partnerships Already in Place:

- Yellow Springs Senior Center
- St. Mary Connect
- Greene County Board of Developmental Disabilities
- Greene County Council on Aging
- Greene County Job and Family Services
- Greene County Workforce Development
- Greene CATS (transportation services)
- GraceWorks Lutheran Credit Counseling
- Miami Township Fire and Rescue
- Miami Valley Career Tech
- Riding Centre
- TCN Behavioral Services
- Yellow Springs Community Children's Center
- Yellow Springs Food Pantry
- Yellow Springs Home, Inc. Support Coordination/Financial Coaching



What's Next?

- **Phase I: 8 senior rentals along Herman Street**
 - **Total Development Cost: \$1,938,755**
 - **Committed to Date:**
 - **\$385,500** (VYS, Finance Fund, Ohio Dept. of Dev. Disabilities),
 - **Donated land**, and
 - **Construction Financing** with new partners Wright Patt Credit Union
- **Gap funding:** Requests in progress (OHFA, FHLB, VYS, Miami Township, and area foundations)
- **We hope to break ground as early as Q4 of 2023**



Thank you!



- Emily Seibel, Executive Director, Emily@yshome.org
- Website: yshome.org
- Phone: 937-767-2790
- Email: info@yshome.org or rentals@yshome.org
- Apply today: yshome.org/home-buyer-application.html or yshome.org/rental-interest.html
- Join in our work by becoming a member today: yshome.org/donate.html