



AFFORDABILITY IN YELLOW SPRINGS

Presented by the Inclusive & Resilient Yellow Springs Coalition



Agenda

- Introduction
- What is Affordable?
- Local Affordability Data
- Living Wage Estimate for Greene County
- How does Yellow Springs Differ?
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Introduction

Who are the Inclusive & Resilient Yellow Springs Coalition?

Our mission is to support diverse communities in Yellow Springs by identifying and removing barriers to opportunity and success.

Primary Affiliations of Coalition Members:

- The 365 Project
- Village of Yellow Springs
- Yellow Springs Community Foundation
- Yellow Springs Senior Center
- Yellow Springs Public Schools
- Yellow Springs Home, Inc.
- Antioch College/Coretta Scott King Center
- Livable, Equitable, Age-Friendly Yellow Springs

What is affordable?

The question should be: “Affordable to whom?”

Affordability may be defined as having enough resources to make ends meet without having to sacrifice dignity, health, or safety.

Affordability is often connected to housing

- **Affordable Housing:** In general, housing for which the occupant(s) pay no more than 30 percent of their income for gross housing costs, including utilities. Please note that some jurisdictions may define affordable housing based on other, locally determined criteria, and that this definition is intended solely as an approximate guideline or general rule of thumb. (HUD)
- **Cost and Quality:** Affordability means not being Housing Cost Burdened, which is paying so much for your housing each month that a household has to choose between other necessities such as food and medication to make ends meet. Affordability can also mean living in housing that does not compromise health, safety, or accessibility.

Local Affordability Data

Bowen National Research conducted a Yellow Springs Housing Needs Assessment (2018 5-Year estimates).

Key findings include:

- Households in Yellow Springs Generally have Higher Incomes than the Surrounding Area, Yet Many Children in Yellow Springs Live in Poverty – nearly one-quarter (24.1%) of children in the PSA live in poverty.
- The Yellow Springs Renter Household Base is Primarily Comprised of Households Making Less than \$50,000 Annually, which is Projected to Grow
 - Over 40% of renter households in the PSA make less than \$25,000 annually
 - Nearly two-thirds (66.1%) of renters earn less than \$50,000 a year
 - A notable share (20.6%) of renter households earns between \$50,000 and \$74,999

According to the American Community Survey as published by the United States Census Bureau (2022 5-Year estimates):

- 49.9% of all households in Yellow Springs make less than \$74,999/year. Of these,
- 31.7% of all households in Yellow Springs make less than \$49,999/year. Of these,
- 14.4% of all households in Yellow Springs make less than \$24,999/year.

Living Wage Estimate for Greene County, OH

LIVING WAGE CALCULATION FOR GREEN COUNTY OHIO (FROM https://livingwage.mit.edu/counties/39057)												
	1 ADULT				2 ADULTS (1 WORKING)				2 ADULTS (BOTH WORKING)			
	0 Children	1 Child	2 Children	3 Children	0 Children	1 Child	2 Children	3 Children	0 Children	1 Child	2 Children	3 Children
Food	\$4,033	\$5,945	\$8,917	\$11,853	\$7,394	\$9,204	\$11,854	\$14,453	\$7,394	\$9,204	\$11,854	\$14,453
Medical	\$3,071	\$7,987	\$7,847	\$8,427	\$6,326	\$7,847	\$8,427	\$7,920	\$6,326	\$7,847	\$8,427	\$7,920
Transportation	\$9,817	\$11,361	\$14,311	\$16,467	\$11,361	\$14,311	\$16,467	\$16,448	\$11,361	\$14,311	\$16,467	\$16,448
Internet & Mobile	\$1,362	\$1,362	\$1,362	\$1,362	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932
Civic	\$2,889	\$5,083	\$6,398	\$7,409	\$5,083	\$6,398	\$7,409	\$6,926	\$5,083	\$6,398	\$7,409	\$6,926
Other	\$4,086	\$7,294	\$7,756	\$10,720	\$7,294	\$7,756	\$10,720	\$10,305	\$7,294	\$7,756	\$10,720	\$10,305
Child Care	\$0	\$13,412	\$25,265	\$32,751	\$0	\$0	\$0	\$0	\$0	\$13,412	\$25,265	\$32,751
Housing	\$9,755	\$13,431	\$13,431	\$17,461	\$10,503	\$13,431	\$13,431	\$17,461	\$10,503	\$13,431	\$13,431	\$17,461
Required annual income after taxes	\$35,013	\$65,876	\$85,287	\$106,449	\$49,893	\$60,878	\$70,238	\$75,444	\$49,893	\$74,291	\$95,504	\$108,195
Annual taxes	\$5,504	\$8,921	\$11,544	\$16,462	\$6,936	\$7,356	\$7,420	\$6,534	\$6,806	\$9,668	\$11,925	\$12,744
Required annual income before taxes	\$40,517	\$74,797	\$96,831	\$122,911	\$56,829	\$68,234	\$77,659	\$81,978	\$56,699	\$83,959	\$107,429	\$120,939

Where Does Yellow Springs Differ?

- Definition of Median Income
- YS - 80% of Median Income
- Local Affordability Stats
- Housing Market Data
- Findings from Bowen Housing Assessment
- Gini Index
- Housing

Median Income

- **“Median”** means denoting or relating to a value or quantity lying at the midpoint of a frequency distribution of observed values or quantities, such that there is an equal probability of falling above or below it. The median household income in Yellow Springs was \$62,620 in 2020.
- Interestingly, there is some variation in median household income between the census block groups comprising Tract 2555 which contains the majority of the municipality. As of 2019, median household income is significantly lower in census block groups to the northeast of the village (\$43,550) compared to the southwest (\$82,500; see Table 2.2).

Current 80% of Area Median Income by Household Size in Yellow Springs

The following chart shows current (2024) Area Median Income in Yellow Springs by household size. 80% of Area Median Income is considered low-to-moderate income and represents 40% of the population. Most affordable housing projects typically serve residents making 80% or less of Area Median Income, which is considered low-to-moderate income.

Household Size	1	2	3	4	5	6
Income (\$)	52,050	59,450	66,900	74,300	80,250	86,200

AMI data is available through HUD

Yellow Springs Housing Market Data

There is active demand for 263 rental units for households making less than \$75,000/year including 205 rental units for households making less than \$50,000/year. Demand for for-sale housing is estimated at 128 units priced above \$225,000 with 60 units priced under \$225,000 (40 of these under \$150,000). The Spring Meadows development is slated to provide 90 units of housing priced above \$225,000.

Yellow Springs Housing Needs Estimates (2017 to 2021)	
Housing Segment	Number of Units*
Subsidized Rental Housing (Senior & Family)	~100
Low-Income Rental Housing	~80
Affordable Workforce Rental Housing	~70
Market-rate Rental Housing	~60
Senior Care Housing	15 (Beds)
Entry-Level For-Sale Homes	~40
Moderate-Income For-Sale Homes	~30
High-Income For-Sale Homes	~120

Yellow Springs Housing Market Data (cont'd.)

- Additional evidence for the pent-up demand for affordable housing is evidenced by the Yellow Springs Home, Inc. homebuyer and rental interest lists.
- Currently more than 350 households are on the list (as of 4/2024), with calls every week.
- More than 25 applications were received by the latest unit for rent at the Village-owned Lawson Place apartments (2023).

Additional Key Findings from the YS Housing Needs Assessment

- Some of the Housing Stock in the PSA is Old and is Reaching a Stage that Requires Repairs and/or Modernization
- The Combination of Limited Workforce Housing Options in the PSA and the Large Number of Employees Commuting into the Village May Impact Local Employers...The development of workforce housing could benefit the community, including both residents and employers.
- There is Limited Availability Among Existing Housing Stock, Putting Yellow Springs at a Competitive Disadvantage
- Given the Relatively Large and Growing Base of Seniors and the Lack of Available Senior-Oriented Independent Living Rentals and For-Sale Alternatives, There Appears to be a Need for Additional Senior Housing

Additional Key Findings from the YS Housing Needs Assessment

- The Lack of Modern and Good Quality Housing will Make it Difficult to Meet the Needs of the Growing Base of Millennials...Given the lack of available product and very limited modern, good quality product, Yellow Springs runs the risk of losing these young persons to surrounding areas. The village would benefit from new residential development that meets both the affordability and product expectations of millennials.
- Persons with Disabilities and the Homeless Population are Prominent, Yet Housing Specifically Serving These Segments is Minimal Based on American Community Survey data, there is a total of 534 people in Yellow Springs with a disability. This represents 14.8% of the 3,606 people in Yellow Springs.
- Support Affordable Rental Housing for Seniors, Low-Income Households and Workforce Households

Source: Bowen National Research

Gini Index

The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 1 implies perfect inequality.

This means that a Gini index of 1 would indicate that one person receives all of the income, while everyone else receives none. A Gini index of 0 would mean that every person receives the same income. World Bank identifies a Gini Index between 0.3 and 0.4 as adequate.

The 2020 ACS estimate for Yellow Springs is 0.474, meaning that Yellow Springs has an unequal distribution of wealth.

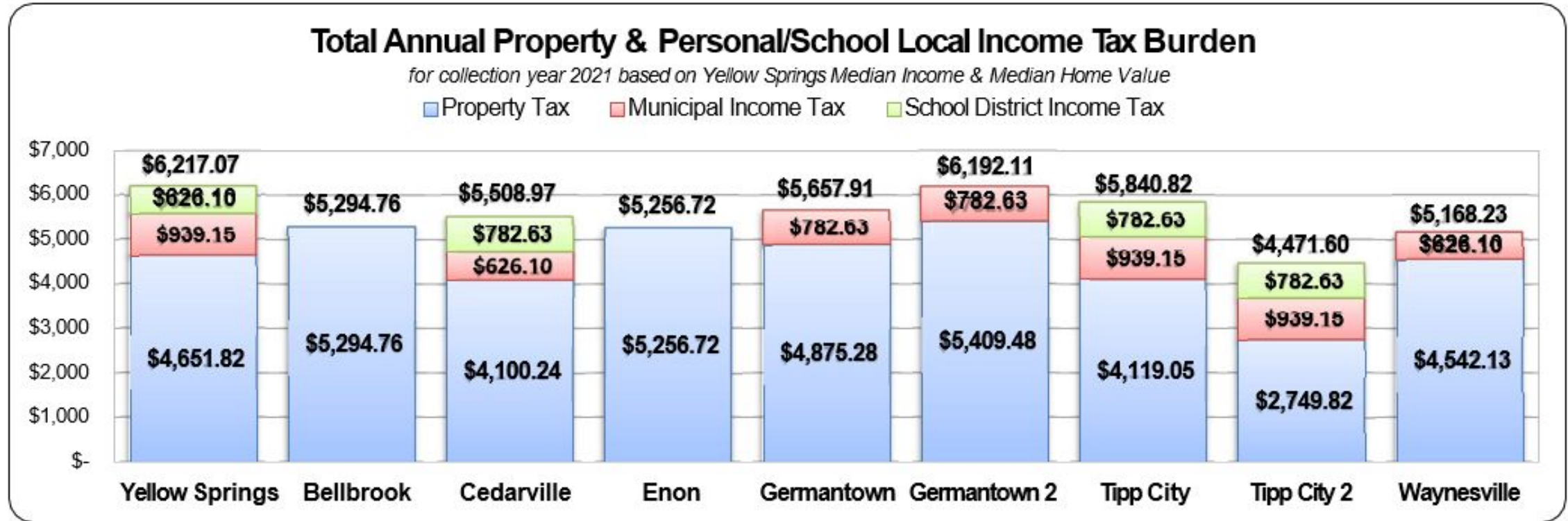
Housing Cost Burden in Yellow Springs

- An estimated 251 (43.3%) of renter-occupied households in Yellow Springs are paying more than 30% of their income towards rent and considered housing cost burdened.
- There are also approximately 214 owner-occupied housing units in Yellow Springs that are housing cost burdened.

(Source: Yellow Springs Housing Needs Assessment)

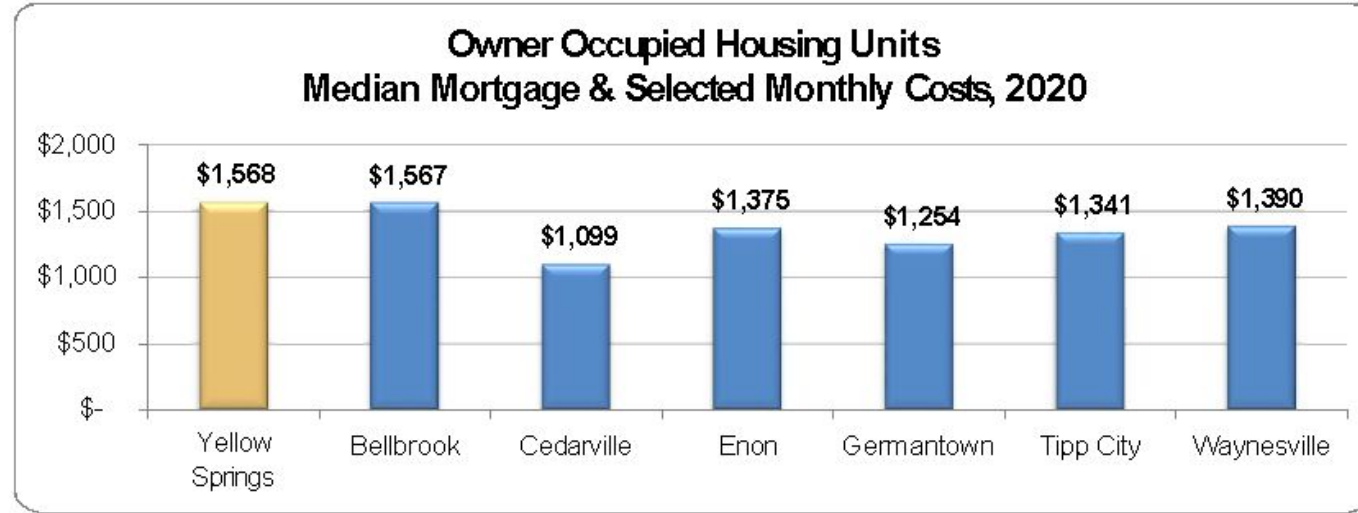
2022 Yellow Springs Cost-of-Living Report III

Median Homeowner Property & Local Income Tax Burden



Calculations include property tax without Homestead Exemption (less 10% non-business credit and 2.5% owner occupied credit) based on the Yellow Springs median home value (\$237,000, pg. 21) and municipal/school income tax based on the median income of Yellow Springs residents (\$62,610, pg. 9) for all comparison communities for comparability.

Median Monthly Homeowner Costs – Local Comparison



	Yellow Springs	Bellbrook	Cedarville	Enon	Germantown	Tipp City	Waynesville
Median Monthly Mortgage	\$1,568	\$1,567	\$1,099	\$1,375	\$1,254	\$1,341	\$1,390

Source: U.S. Census Bureau, 2016-2020 American Community Survey

Selected Monthly Owner Costs include homeowners with and without mortgages who have ongoing monthly costs. The selected costs used for these estimates are:

- payments for mortgages, or other debts on the property
- real estate taxes
- fire, hazard, and flood insurance
- utilities (electricity, gas, and water and sewer)
- fuel (oil, coal, kerosene, wood, etc.)
- monthly condominium fees (when applicable)
- mobile home costs (when applicable)

The Urgent and Growing Yellow Springs Affordability Gap

\$348,850



\$181,350

2023 Median Home Sale Price in Yellow Springs according to [Dayton REALTORS](#) – current median listing price as of 2/28/2024 is **\$429,000** on [Realtor.com](#)

Affordability gap as of 12/31/2023

\$167,500

What a three-person family at 80% of Area Median Income (AMI) can afford

Based on an affordability analysis, we estimate that with a conventional, 30-year fixed mortgage and 3% down payment, **a family of three** with a great credit score and no limiting debt **would require an income of \$118,000, or 142% of AMI, or nearly \$57/hour, to afford this market rate home, with a monthly housing payment of \$2,950 prior to utilities.**

A Working Definition of Affordability in YS

Yellow Springs is an affordable community when everyone who lives, works, and/or goes to school here has access to enough resources to make ends meet without having to sacrifice dignity, health, or safety. An affordable Yellow Springs is inclusive, whole, and unbroken. Affordability in Yellow Springs is the active acknowledgement that everyone who is part of our village contributes to a greater whole, and our health as a community may be measured by residents' lived experience and access to opportunity.

DRAFT Definition - Inclusive & Resilient YS Coalition, April 2024

Questions?

Please share your feedback on the working definition of Affordability - irys@yshome.org

Next Steps - Village Café

- Round 1: Tell us a story about a personally meaningful challenge you've had with money. What were the circumstances, how did it feel? How did you deal with it or what help did you receive?
- Round 2: Given your story and those you've heard, think about what help might have made it easier. What can the community do to make this available?
- Round 3: If you have an idea you'd like to work on, write it on a card. If you want, go to the wall, write your idea down and explain it to others who are interested. Get their names and emails.