

CSU Center of Community Planning and Development  
**Oberlin Comprehensive Housing Study**  
**Steering Committee Meeting #3**  
**October 15, 2016**  
5:30-7:30 pm, Oberlin Fire House Training Room  
Notes 10-18-16 K. Date

## **Meeting Notes**

These notes are provided as a summary of key issues addressed during the meeting, and general direction of committee input. They do not represent word-for-word statements of committee members, and members are not identified.

### **Attendees:**

- Kirby Date, Center of Community Planning and Development, CSU
- Kathy Hexter, Director, Center for Community Planning and Development, CSU
- Carrie Handy, Planning Director
- Peter Crowley, Oberlin Planning Commission member, Steering Committee (SC) member
- Liz Shultz, Heritage Society, SC member
- Barbara Thomas, Kendal at Oberlin, SC member
- Linda Slocum, Oberlin City Council, SC member
- Centralia Scott, resident, SC member
- Pradnya Martz, realtor, SC member
- Sharon Pearson, Oberlin City Council
- John McMahon, Lorain Metropolitan Housing Authority, SC member

Residents and other community members were also present in the audience.

### **Powerpoint Presentation**

After introductions, a powerpoint presentation was given by Kirby Date, CSU, showing highlights of data collection to date. See separate powerpoint pdf. Key issues addressed were:

#### Introduction

- Purpose of the study
- Purpose of today's meeting
- Overview of Study process

#### Community input findings: Open House 9/15/16, interviews

- Assets and attractors
- Challenges
- Opportunities

Closer look: walkability and bikeability

Closer look: housing condition in Oberlin

Positioning Oberlin in the Northeast Ohio market: City Comparisons (Oberlin, Amherst, Avon, Elyria, Hudson, Lakewood, Lorain City), city American Communities Survey data (2010-2014 5-year estimates)

- People, households, housing
- Income and home value
- Public assistance, student free/reduced lunch
- Household vehicle access
- Home characteristics by size, age, value, type
- Median and gross rent
- Tenure and vacancy
- Property and income tax rates

Positioning Oberlin in the NE Ohio market: sales 2013-August 2016 (NORMLS data)

- Home sales by price, type, size, age

Positioning Oberlin in the NE Ohio market: Employee choice (employer data)

- Top 10 communities
- Homes by value, price, type, size, age

Market niche analysis

- Rental homes
- Homes for sale
- Seniors
- Low income

Development and infill potential

Recommendations

- The market
- Broad action steps

Next steps

- Program and policy solutions
- Code review
- Draft summary report

## Discussion and questions:

(note that some of these questions, as noted, are more appropriate for a comprehensive planning process than this data-driven housing study)

- Seniors market: note that Kendal at Home provides services to 50 seniors
- Provide an income breakdown if possible – further breakdown, more detail
- Check the comprehensive plan from 2005, 1998 (?) for a well-discussed, extensive public input discussion of the need for housing.
- Connectivity to the SE quadrant off Oberlin Road is important
- Need to look at more detailed data about employee choice – blue collar workers are more likely to live out of town, are not liberal/progressive compared to college employees
- Need to search real estate data for sales in the \$70K range – Realtor.com, National Association of Realtors, Zillo. Need to quantify what is selling, what isn't. Homes in Avon aren't selling – there is a “glut” on the market. Don't depend solely on interviews for information.
- Kendal has learned recently about the “livability index”, would be interesting to see how Oberlin compares to other comparison cities.
- Two items that stood out and need highlighting: the tax situation and changes in the homebuilding industry (type of home, availability of credit, etc). If we limit ourselves to “custom only”, we lose much of the market.
- Are prices noted as “market rate” inflated at the County auditor level? May be higher than the actual market price.
- Note that walkability in Oberlin is actually  $\frac{3}{4}$  mile, many people will walk/bike that distance – south end of City is within that distance
- Larry Funk's project (Oberlin Commons) had Nord funding – was too expensive, didn't sell
- Question the “bike culture” among students – many have cars, cause parking problems
- Note that the 39 section 8 vouchers shouldn't really be considered as “housing supply” – they are just the 1% of voucher holders in the County who choose to, or can, find rentals in Oberlin that meet their needs

End/KD