

# 2024 Community Meeting on Housing and Homelessness

April 11, 2024

First Presbyterian Church

Cindy Biggs (Moderator) - Wayne County League of Women Voters



# State of Housing & Homelessness



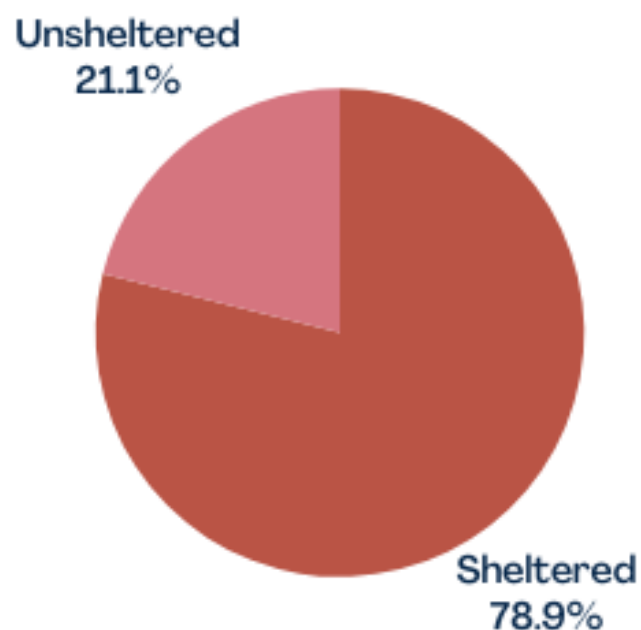
**James Fox**  
CEO of CAWM & Chair of the WCHC



# How we determine and define homelessness

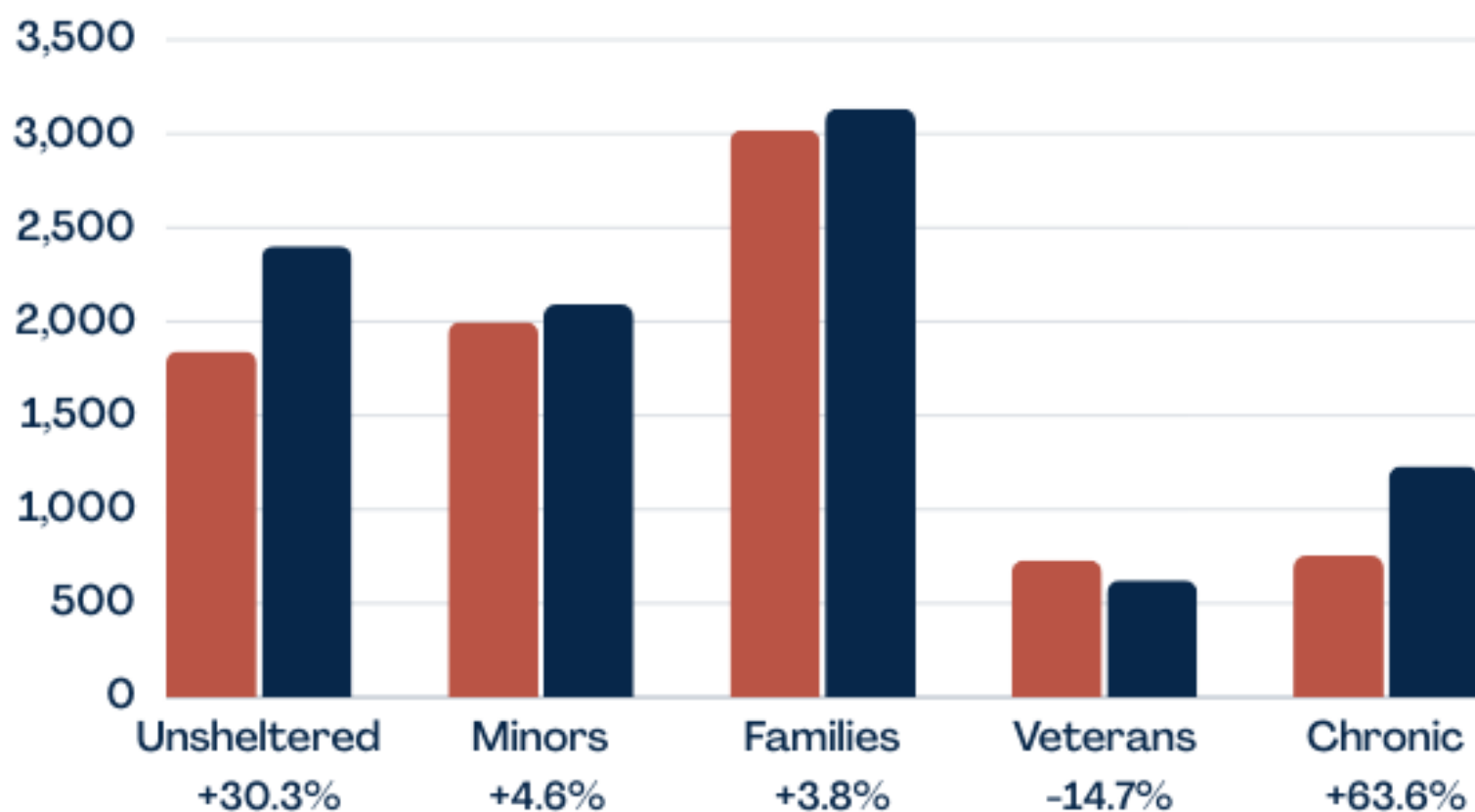
- **Annual Point in Time Count – HUD Requirement**
- **Categories of Homelessness**
  - **Homeless Category 1: Literally Homeless**
    - Individual or Family who lacks a fixed, regular, and adequate nighttime residence
  - Imminent Risk of Homelessness
    - Risk of losing housing within 14 days and lacks the resources or support needed to obtain other permanent housing
  - Homeless Under Other Federal Statutes
    - Unaccompanied youth under 25; No Lease; Persistent Instability; Expected to continue this status due to special needs or barriers
  - Fleeing/Attempting to Flee Domestic Violence

## Sheltered and Unsheltered Homelessness 2023



## Homelessness in Ohio since the Pandemic

- January 2020 | Overall homeless population = 10,655
- January 2023 | Overall homeless population = 11,386



# The Cost of Homelessness

National Prevention  
Science Coalition &

National Alliance to  
End Homelessness

- Hospitalization & Medical Treatment
- Mental Health Treatment & Hospitalization
- Criminal Justice System Involvement
- Emergency Shelter & Social Service Supports
  - On average, a person experiencing homelessness costs taxpayers an average of **\$45,530 per year** in supportive services (Adjusted for inflation based on original 2017 study).
  - **Permanent Supportive Housing costs about \$16,381 per year (64% less)**

# Wayne County Point in Time Count

## January 23, 2023

Category	Number
Unsheltered Street Count	13
Unsheltered Social Service Count	17
Unsheltered Homeless Management Information System (HMIS)	10
Sheltered (OneEighty or Salvation Army)	51
Sheltered (Severe Weather Shelter/Homeward Bound)	19
<b>Total</b>	<b>110</b>

**Based on the estimated cost of homelessness, this could equate to an annual local expense of \$5,008,300**

# Housing in Ohio & Wayne County

- **Wayne County Area Median Income (AMI) = \$82,800/year**
  - Monthly Affordable at AMI = \$2,070
- **Wayne County 2BR (Fair Market Rent) \$861**
  - 1.6 full-time minimum wage jobs to support FMR
- **Wayne Extremely Low Income (30% of AMI) = \$24,840/year**
  - Monthly Affordable rent at 30% AMI = \$621



## Wayne County Housing Continuum



In **Ohio**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$993**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,308** monthly or **\$39,702** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$19.09**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT OHIO:

STATE FACTS	
Minimum Wage	<b>\$10.10</b>
Average Renter Wage	<b>\$18.47</b>
2-Bedroom Housing Wage	<b>\$19.09</b>
Number of Renter Households	<b>1,588,226</b>
Percent Renters	<b>33%</b>

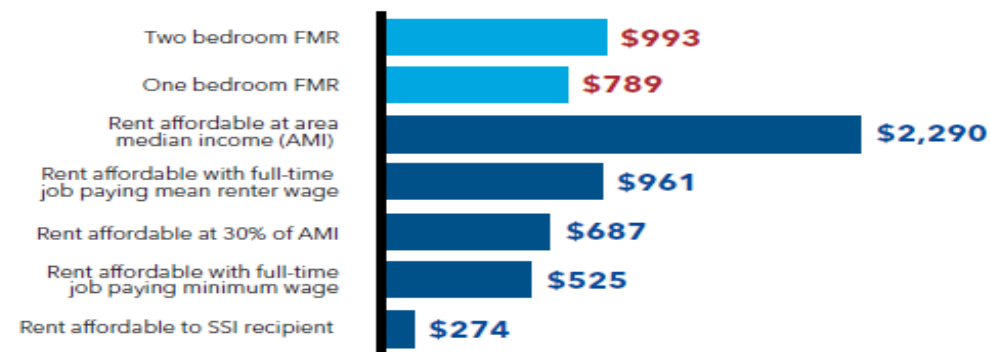
**76**  
Work Hours Per Week At  
Minimum Wage To Afford a 2-Bedroom  
Rental Home (at FMR)

**60**  
Work Hours Per Week At  
Minimum Wage To Afford a 1-Bedroom  
Rental Home (at FMR)

**1.9**  
Number of Full-Time Jobs At  
Minimum Wage To Afford a  
2-Bedroom Rental Home (at FMR)

**1.5**  
Number of Full-Time Jobs At  
Minimum Wage To Afford a  
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Union County	<b>\$22.79</b>
Columbus HMFA	<b>\$22.37</b>
Cincinnati HMFA	<b>\$21.02</b>
Akron MSA	<b>\$19.75</b>
Cleveland-Elyria MSA	<b>\$19.19</b>



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

\* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.



**444,768**  
OR  
**28%**

Renter households that are extremely low income

**-267,382**

Shortage of rental homes affordable and available for extremely low income renters

**\$28,270**

Average income limit for 4-person extremely low income household

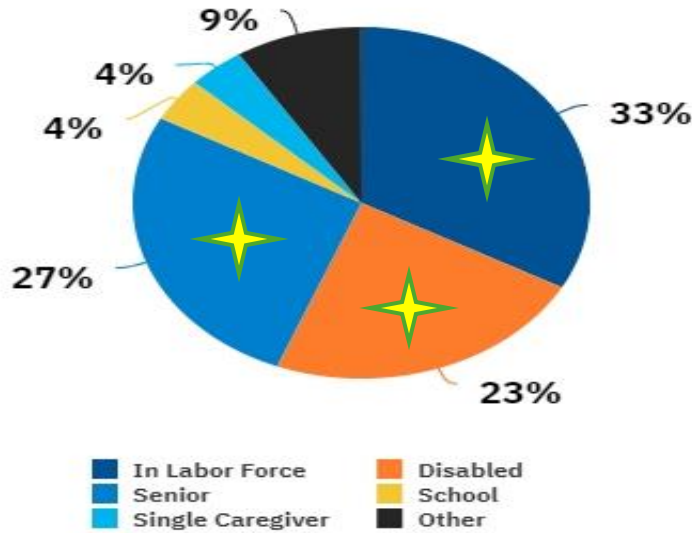
**\$39,702**

Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

**70%**

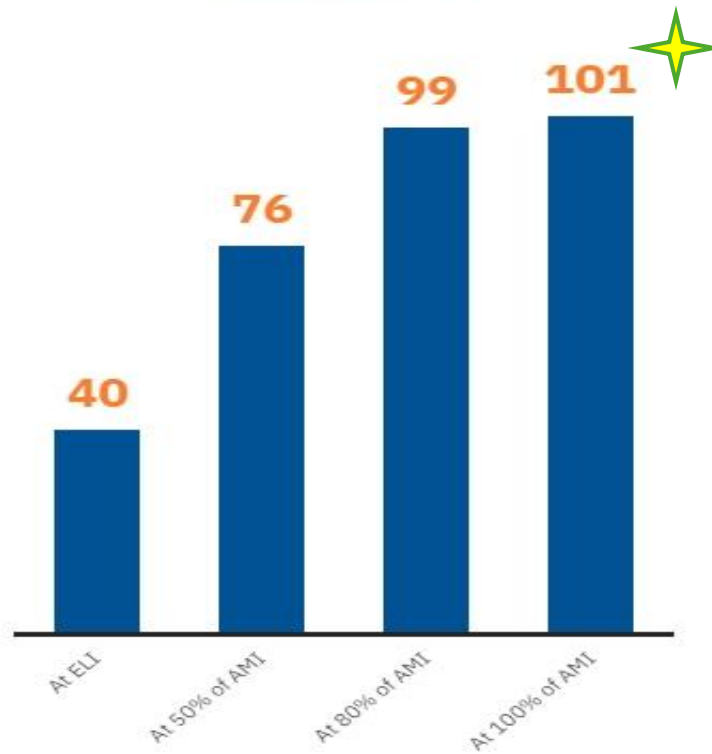
Percent of extremely low income renter households with severe cost burden

**EXTREMELY LOW INCOME RENTER HOUSEHOLDS**



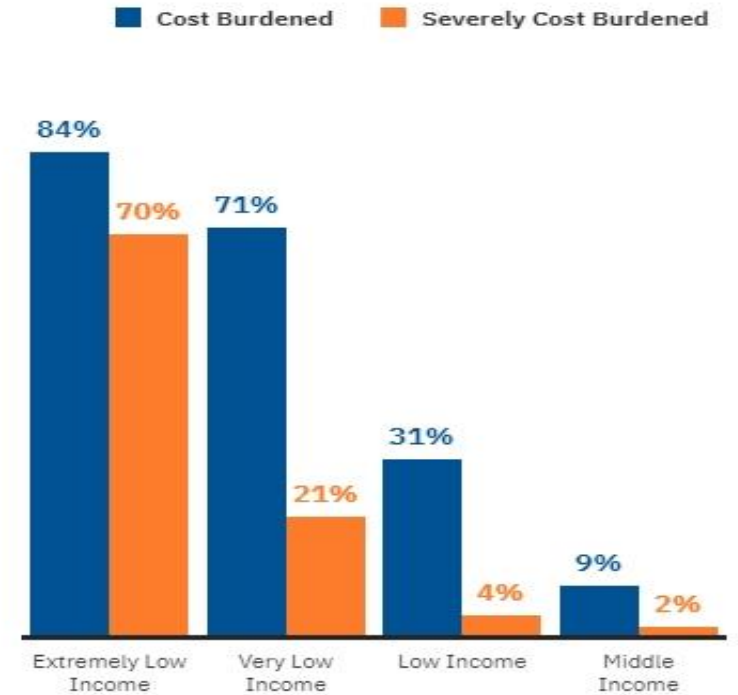
**Note:** Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or a person with a disability, and other. Thirteen percent of extremely low-income renter households include a single adult caregiver, 53% of whom usually work at least 20 hours per week. Eleven percent of extremely low-income renter householders are enrolled in school, 48% of whom usually work at least 20 hours per week. Source: 2022 ACS PUMS  
Source: 2022 ACS PUMS

**AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS**



Source: 2022 ACS PUMS

**HOUSING COST BURDEN BY INCOME GROUP**



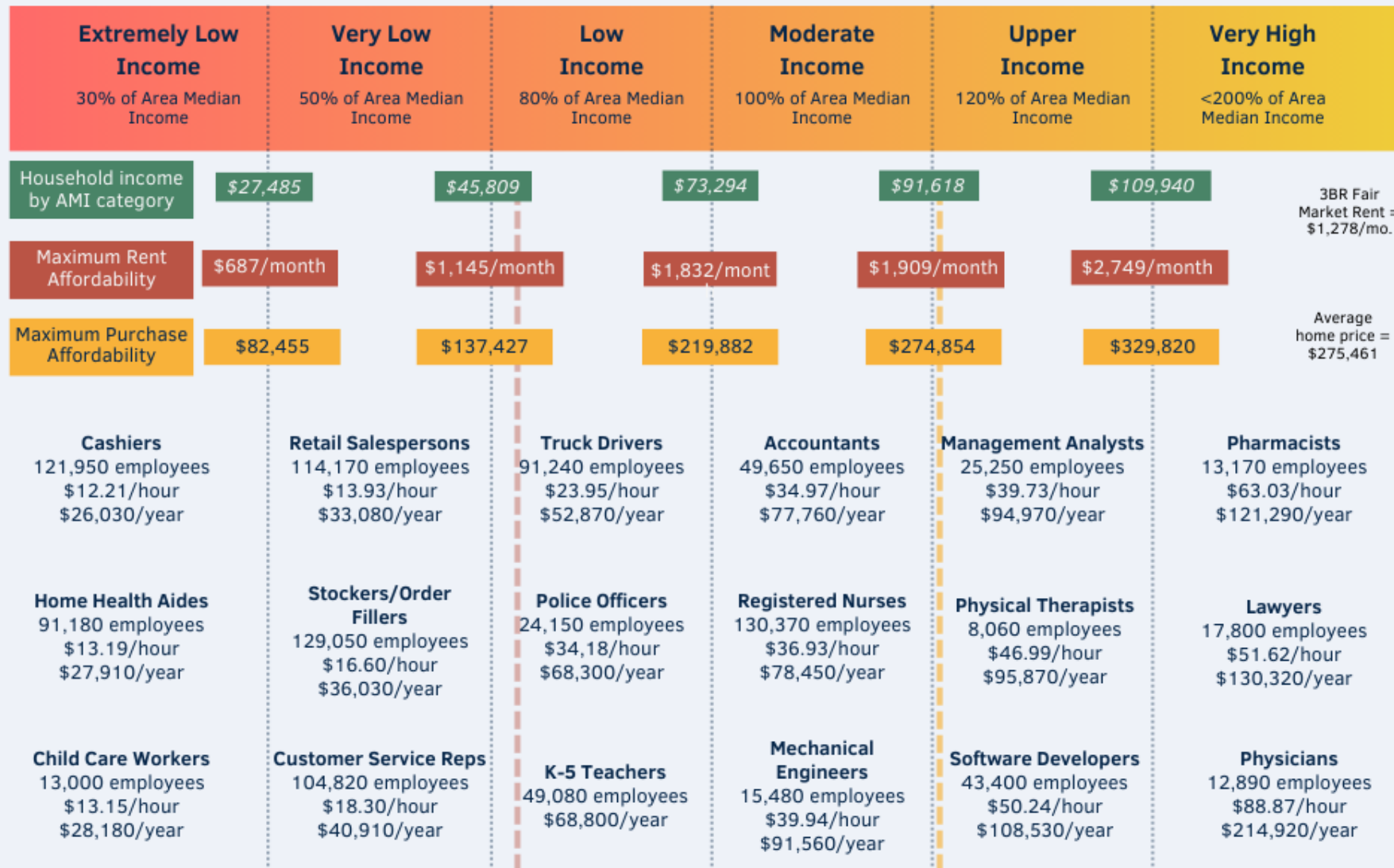
**Note:** Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened.  
Source: 2022 ACS PUMS



Coalition on Homelessness  
and Housing in Ohio

# HOUSING AFFORDABILITY IN OHIO BY JOB AND INCOME

Ohio Four-Person Area Median Income = \$91,618



Sources: National Low Income Housing Coalition "Out of Reach 2023" report (rent affordability based on 30% of income); Ohio REALTORS average home price Sept. 2023 (home purchase affordability based on 3 times annual income); U.S. Bureau of Labor Statistics May 2022 Ohio Occupational Employment and Wage Estimates. Updated December, 2023

# THE PROBLEM:

The U.S. has a shortage of more than **7.3 MILLION** rental homes affordable and available to extremely low income renter households.



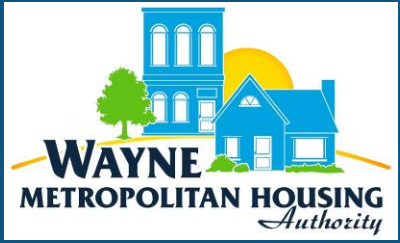
**WMHA Programs  
Current Statistics  
Current & Future Needs**

**Rodney Mitchell**

**Deputy Director**

**Wayne Metropolitan Housing Authority**





COMMUNITY



WMHA Updates 2024

# WHAT IS METRO?

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Wayne Metropolitan Housing Authority (WMHA) offers housing programs to clients who are seeking assistance to help with rent

Public Housing and Housing Choice Voucher/Section 8 are the two major programs that assist around 900 families combined

# What is Public Housing?

Public Housing is the housing program where WMHA is the landlord. The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to WMHA to manage this housing program for low-income to moderate income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing, and managing these developments



# What is Housing Choice Voucher (HCV)/Section 8?

The Housing Choice Voucher program is the federal government's major program for assisting very low-income families so that they can search for affordable housing in the private market. The housing assistance is provided on behalf of the family or individual participants. This is the only housing program where clients are able to move or port-out their voucher to another location.





# Facts & Stats



DISCLAIMER: As of March 2024, the statistic information that is being presented is data from Yardi Voyager Database and viewed and monitored by HUD.

1) What is the percentage of WMHA participants who have zero or no- income?

- 13% out of 791 families reported they have no income. 62% receives SSD/SSI (HCV data)
- 7% out of 216 families reported they have no income. 67% receives SSD/SSI (PH data)

2) What is the average length of stay a participants stays on the program?

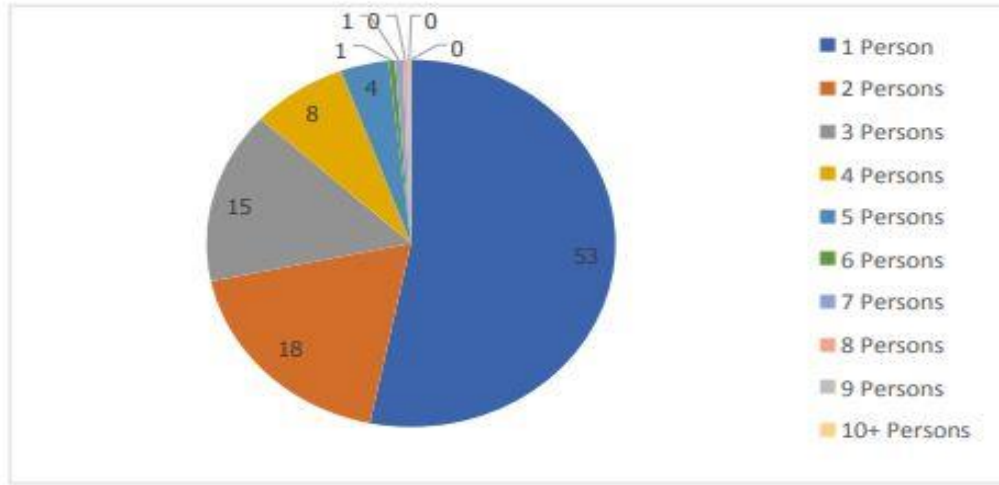
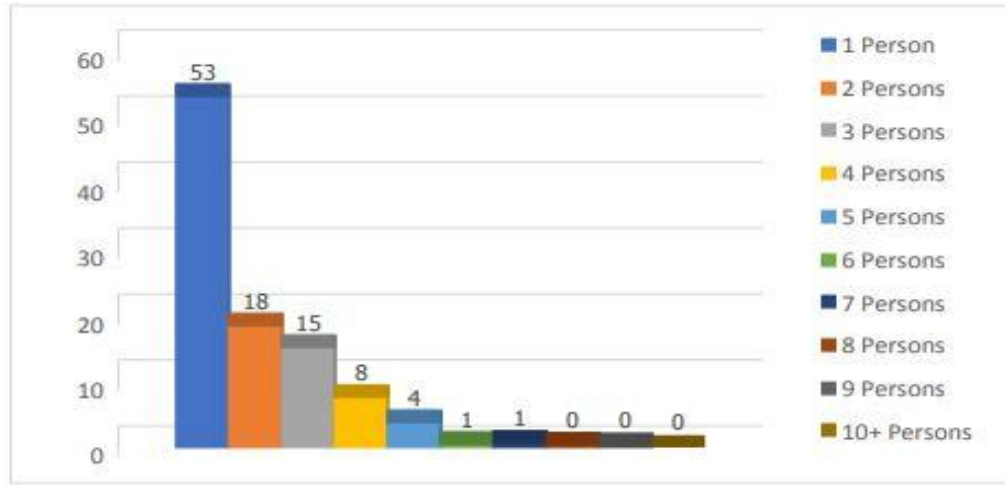
- 6% stay over 20 years and 69% stay 1-2 years. (HCV data)
- 4% stay over 20 years and 61% stay 2 -5 years. (PH data)

3) What is the average annual income of participants on the program?

- Average income for HCV participants is \$13,618
- Average annual income for PH participants is \$16,272

**Distribution by Household Size as a % of 50058**

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons	9 Persons	10+ Persons
53	18	15	8	4	1	1	0	0	0



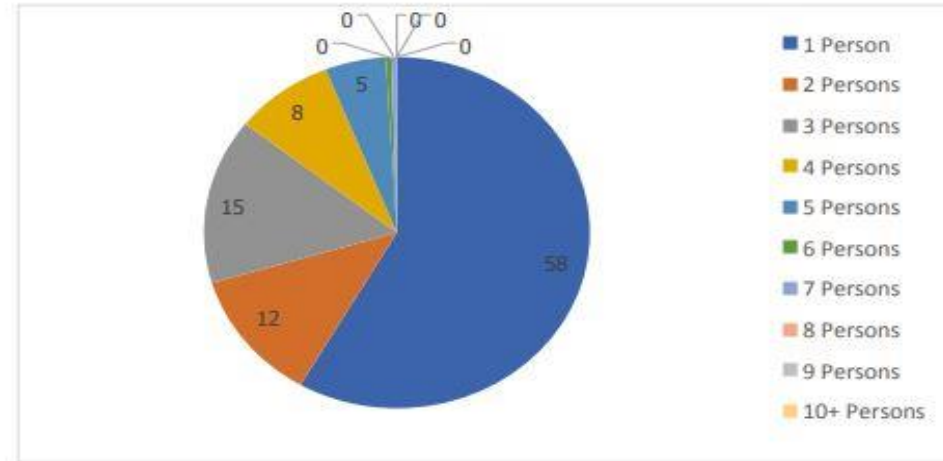
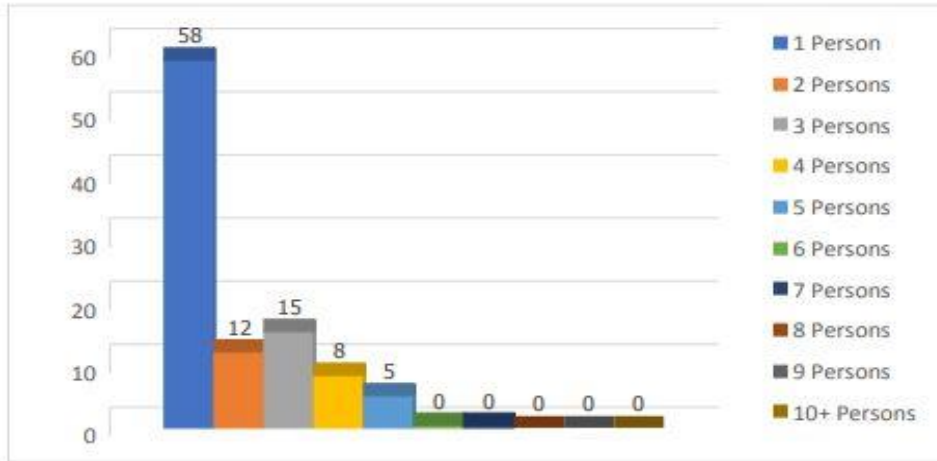
**Total Household Members and Average Size**

Total Number of Household Members	Average Household Size	Number of Households
1,564	2	791

# Household Size in Percentage % (HCV)

**Distribution by Household Size as a % of 50058**

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons	9 Persons	10+ Persons
58	12	15	8	5	0	0	0	0	0



**Total Household Members and Average Size**

Total Number of Household Members	Average Household Size	Number of Households
417	2	216

# Household Size in Percentage % (PH)

# Waiting List Information & Statistics

**WMHA does not provide emergency housing.** Our housing programs have a waiting list involved. An estimated timeframe of when an applicant will reach the top of a waiting list very difficult to obtain. Staff is to inform the applicants to keep checking their status periodically. Public Housing and Housing Choice Voucher applications are online. These two programs along with Interfaith Properties waiting lists are currently closed. We are only receiving applications from Veterans, Elderly/Disabled and Referrals from Partnering Agencies. Must provide proof of preference before receiving an application. Shreve Manor and Secrest Village Apartments that houses our elderly/disabled clients waiting list is open.

# Waiting List

## Statistics



# What Are the Numbers?

- As of March 19, 2024, there are 1,205 applicants on our HCV/Section 8 Waiting List.
  - 79% of total families are considered extremely low income.
  - 54% are families with children.
  - 14% are families with disabilities.
- As of March 19, 2024, there are 1,291 applicants on our Public Housing Waiting List.
  - 82% of total families are considered to have extremely low income.
  - 38% are families with children.
  - 16% are families with disabilities.
  - 60% are waiting on 1-bedroom units.
  - 22% are waiting on 2-bedroom units.

We have 587 families which is 48% of families reporting that they are homeless.

# What is the data telling us?

- 1) The majority of WMHA residents have income or on Social Security Disability.
- 2) On average, a resident who receive assistance usually stays on a program for roughly 2-6 years.
- 3) Majority of residents and applicants are families with children or families with disabilities.
- 4) The average income for residents and applicants is below or near the Federal Poverty Level (FPL). –U.S. Department of Health and Human Services

# What are the Needs?



## Affordable Housing

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One & Two Bedroom Housing



## Landlords

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More Private Landlords who will accept the Voucher



## Supportive Housing

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A highly effective strategy that combines affordable housing with intensive coordinated services to help people struggling with chronic physical and mental health issues maintain stable housing and receive appropriate health care. -Center on Budget and Policy Priorities

# Thank you!



Contact Us:

345 N. Market St.

Wooster, Ohio 44691

Phone: 330-264-2727

For more information, please  
visit our website at  
[waynemha.org](http://waynemha.org).





**City of Wooster**  
**Housing & Comprehensive Planning**



**Jonathan Millea**  
**Development Coordinator**  
**City of Wooster**



# City of Wooster

## *HOUSING & COMPREHENSIVE PLANNING*

How the City of Wooster is working to Support Housing Opportunity

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City of Wooster, April 11, 2024

# *City of Wooster Overview*

- What the City of Wooster is: A home-rule community of 27,232
- What the City of Wooster is not: A county or regional authority.
- How the City is planning for the future: Comprehensive Plan Review
- Partnerships: Housing Coalition, WMHA, CAW/M, Land Bank
- Key Programs:
  - CHIP (Comprehensive Community Impact & Preservation)
  - Community Reinvestment Area (CRA)
  - Transportation Program
  - Fair Housing & Property Maintenance
  - Facilitating Community Planning

# City of Wooster Overview

- Local Government is like a “services and rules company” owned by its residents.



Police & Crime Prevention

911

Street Lighting

Insurance Rate

Fire / EMS

Property Maintenance

Sewer

Street Trees

Waste / Sanitation

Storm-Water

Access to Parks and Recreation

Roadways & Traffic Lights

Leaf Pickup

Sidewalks

Water

## *City of Wooster Overview: Vital Statistics*

- Wooster (Pop. 27,232) is a *home-rule* City in Wayne Co. (Pop. 116,000)
- Because our residents have invested in infrastructure, Wooster is:
  - An employment center (+ 50% of all payroll in Wayne Co.)
    - City maintains an unusually low 1.5% income tax rate.
  - A commercial center (+80% of all retail space in Wayne Co.)
    - City receives **no** sales tax.
  - A **cultural center**
    - Top-ranked schools, top 100 US Hospital, recreational system, logistics hub with robust highways and rails to access ports, center for civics, and features Wayne County's **greatest concentration of housing** and largest inventory of historic structures.

## *City of Wooster Overview: Considerations*

- Wooster residents are less wealthy, but also *younger*, and **growing**.
- 45% of us are Low to Moderate Income vs. 36% avg. for all other areas
- Current county and state policies *increase* costs on our community
- To balance this, we must work efficiently and strategically:
  - Making sure we hear the voice of our residents over special interest
  - Using technology and being creative to improve services
  - Facilitating Planning for the future.
- Housing has been a key priority issue after new construction largely ceased after the Great Recession.
- With local support, several new projects are in development or under construction . . .

# Housing Landscape:

- Wooster has **11,065** occupied units
- Up to **905** new units are possible in next 24-36 months (+8% increase)

## Under Construction

- 234 Units

## Proposed

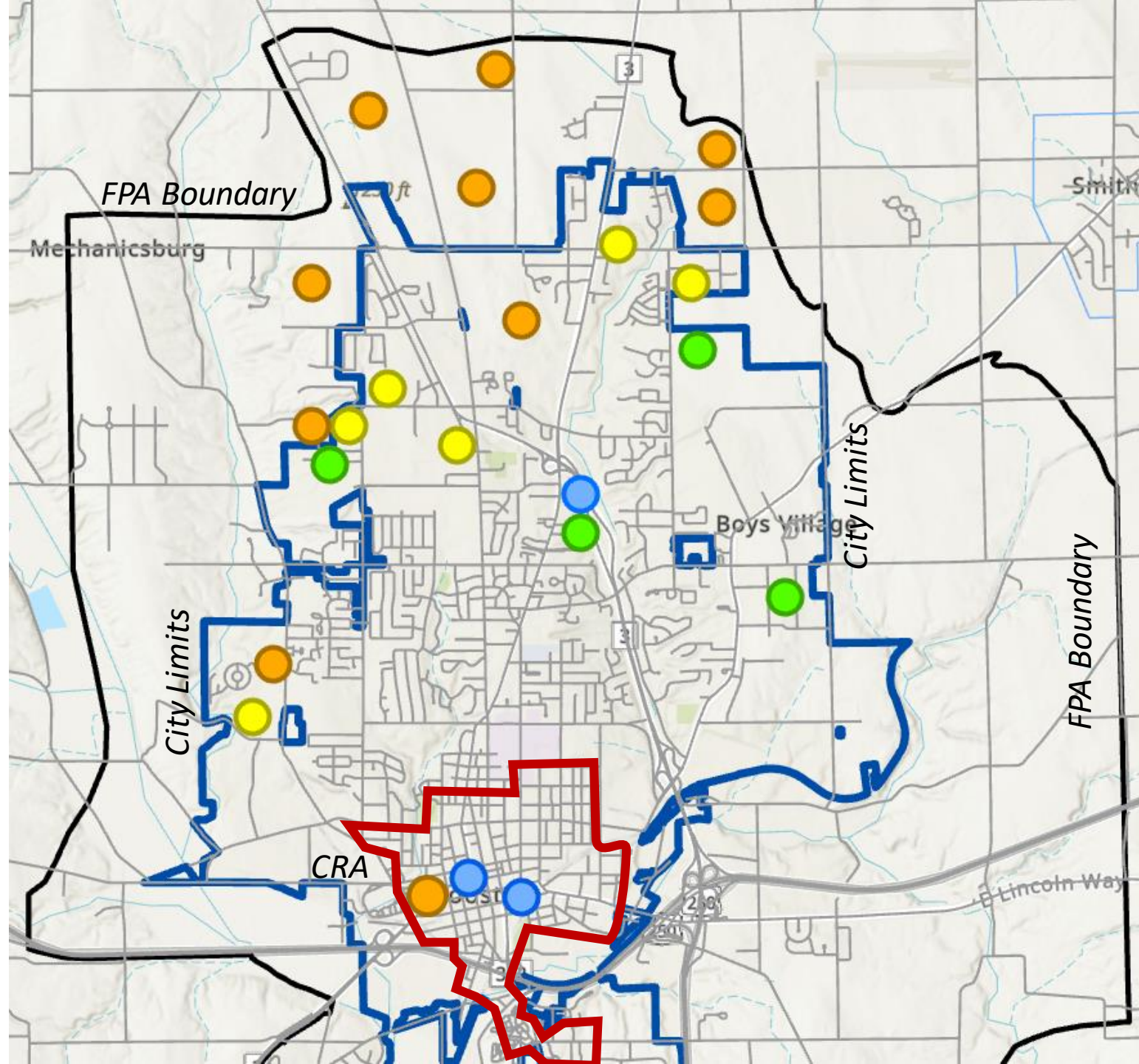
- 671 Units

## Recently Completed

- 28 Units

## Future Opportunities

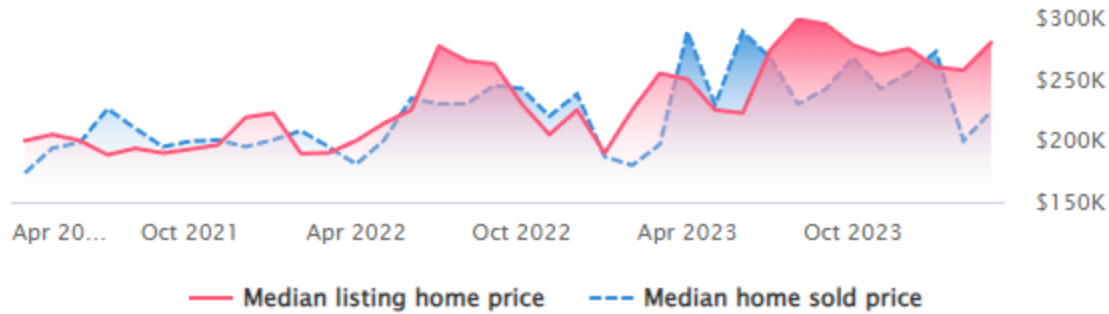
- Developable w/ utilities



## Wooster, OH housing market

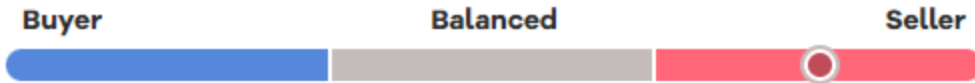
In February 2024, the median listing home price in Wooster, OH was \$280K, trending up 9.8% year-over-year. The median listing home price per square foot was \$157. The median home sold price was \$224K.

### Median listing home price vs. median home sold price



### Sale-to-list price ratio: 97.89%

Homes in Wooster, OH sold for **2.11% below** asking price on average in February 2024



Wooster, OH is a **seller's market** in February 2024, which means that there are more people looking to buy than there are homes available.

Median days on market: 34 Days

## Rent Trends

As of April 2024, the average apartment rent in Wooster, OH is \$722 for a studio, \$803 for one bedroom, \$1,057 for two bedrooms, and \$1,062 for three bedrooms. Apartment rent in Wooster has increased by 4.2% in the past year.

[See Rental Market Trends in Wooster, OH >](#)

Studio 288 sq ft Avg. Sq. Ft.	\$722/mo. Avg. Rent	1 BR 639 sq ft Avg. Sq. Ft.	\$803/mo. Avg. Rent
2 BR 981 sq ft Avg. Sq. Ft.	\$1,057/mo. Avg. Rent	3 BR 1,295 sq ft Avg. Sq. Ft.	\$1,062/mo. Avg. Rent

- Note, average rents are usually introductory and generally do not include utilities and other fees, which may increase overall final monthly costs by +30% on the upper-end.
- Many Wooster area apartment communities **continue** to report waitlists.



# *Comprehensive Plan Review: On Zoning, Generally*

## **Purpose:**

- Facilitating and guiding development through the public process to support safety, efficiency, quality of life, and resiliency

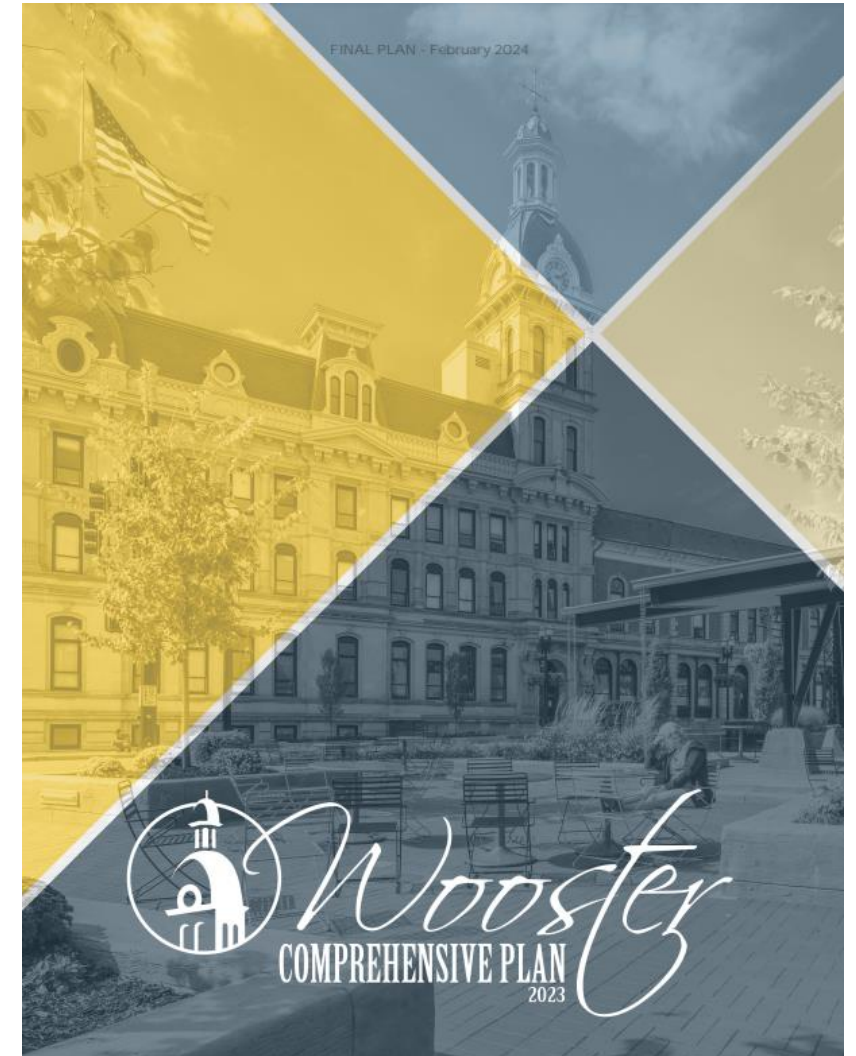
## **How We Do This:**

- Review & Process permits
- Assist planning boards and commissions (volunteer judiciary)
- Enforce planning and zoning code (Landscaping, parking, lighting, signs, etc.), works with Building, Eng., Econ.
- **Facilitate long-term planning**

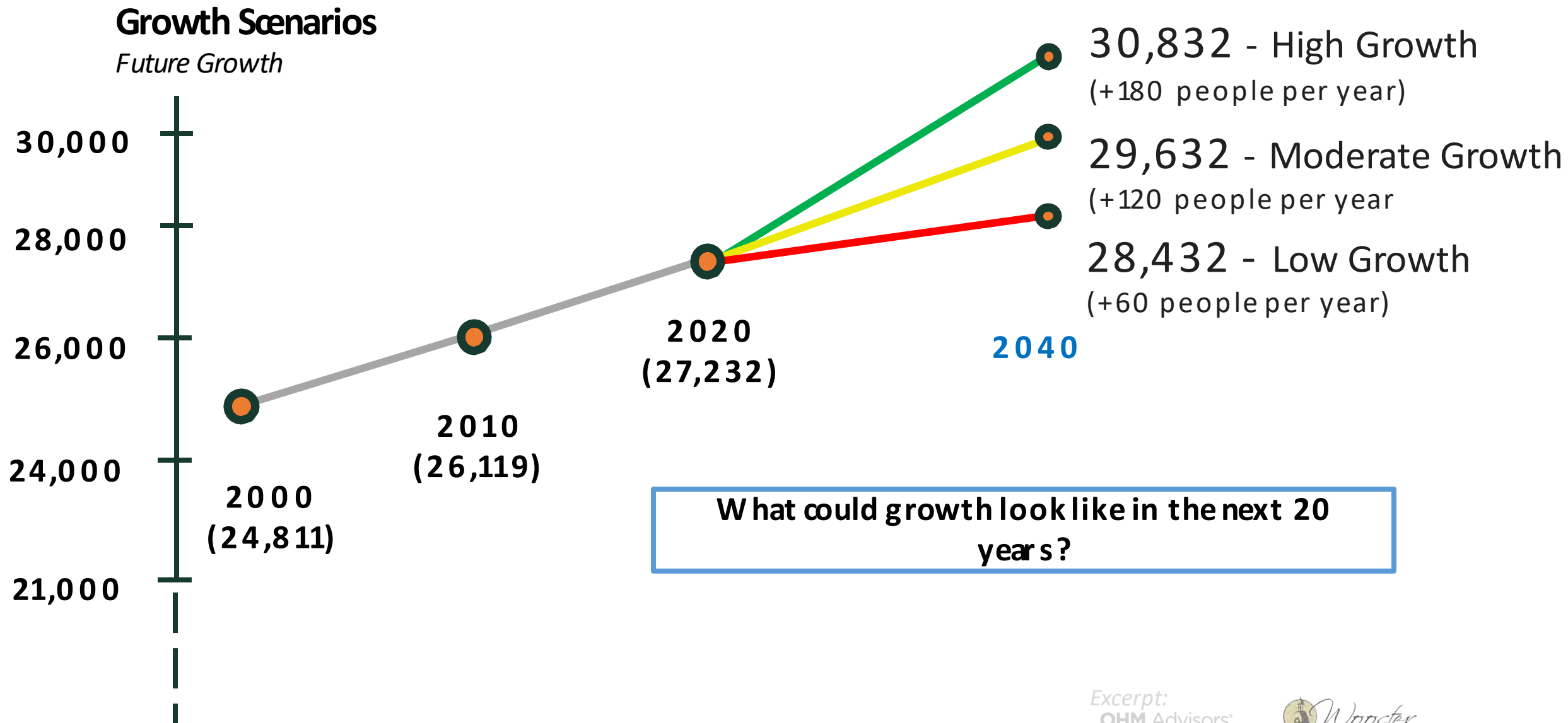


# Comprehensive Plan Review: 2023 Decennial Plan

- Read the Plan:  
[www.woosteroh.com/planning](http://www.woosteroh.com/planning)
- Key Goals:
  - Encourage Range of Housing Options
  - Support Infill Development
    - **Zoning Changes Necessary to Allow**
  - Support Workforce Development
  - Maintain & Enhance Park Network
  - Expand Greenspace
  - Transportation (Infrastructure, Service)
  - Promote Community Identity



# Comprehensive Plan Review: How will we grow?



# What a Comprehensive Plan is:

- **Comprehensive & citywide**
- **Long-range**
- **General**
- Focused on **physical development**
- **Relates physical design proposals to community goals**
- Acts as a **policy document**



# What a **Comprehensive Plan** isn't:

- A zoning ordinance
- A subdivision regulation
- A budget or a capital improvement plan

It is meant to provide the **framework** for the development of these implementation tools.



# Community Engagement Methods

Phase One

## Community Survey

- 1,836 responses

## Stakeholder Meetings

- 6 sessions with over 60 attendees (business, real estate, healthcare, education, arts, and housing groups)

## Public Open House

- 3 sessions, with approx. 100 attendees

# Community Goals

- What is our strategy to meet our goals?

## 2023 Wooster Comprehensive Plan Survey:

Given the relationship between city services, income-generating development and tax levels, **which scenario do you most prefer?**

**67%**  
prefer...

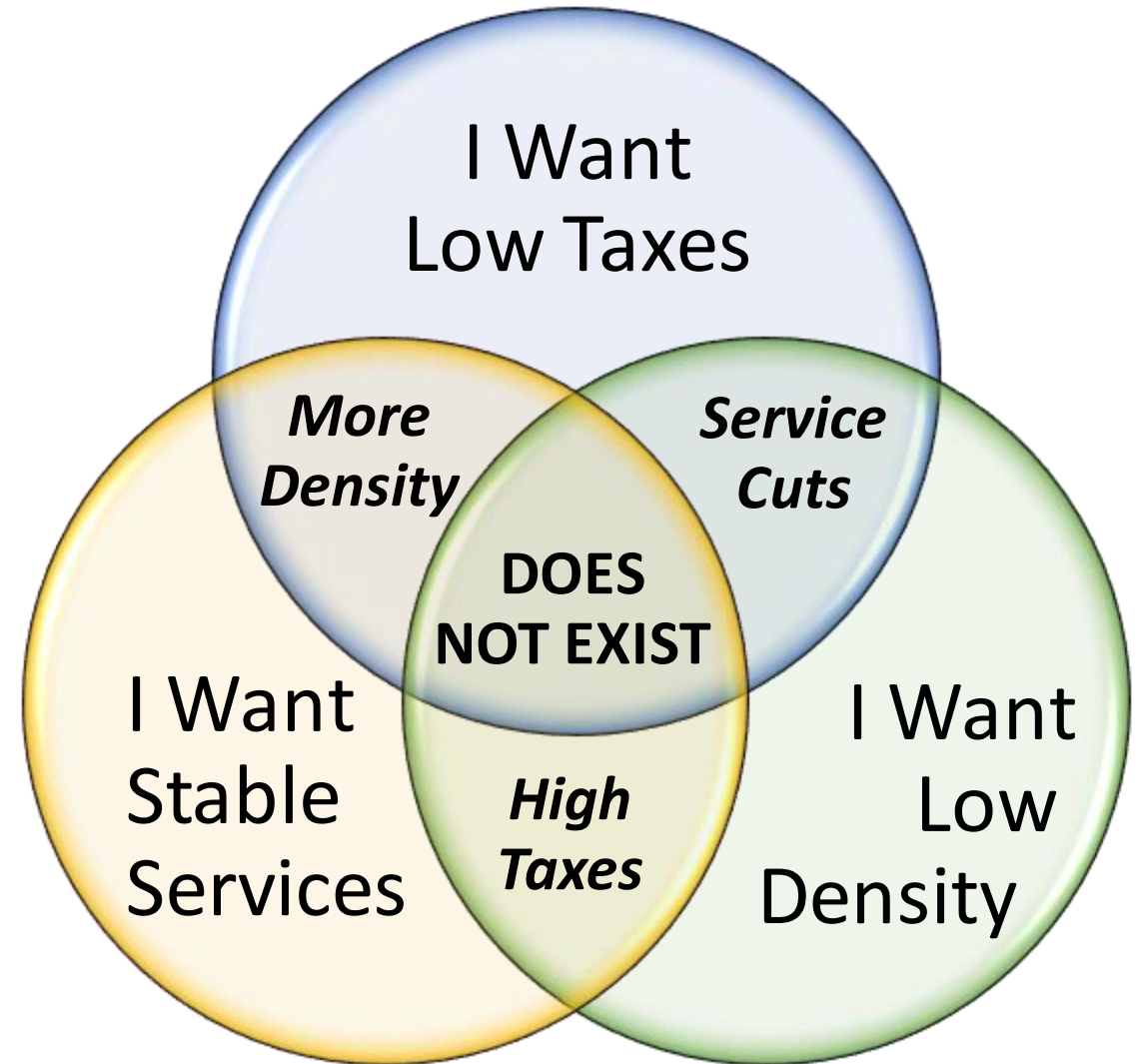
..**lower taxes**, but stable services paid for by new growth and development.

**25%**  
prefer...

..**limited development**, and stable services funded by some tax increase.

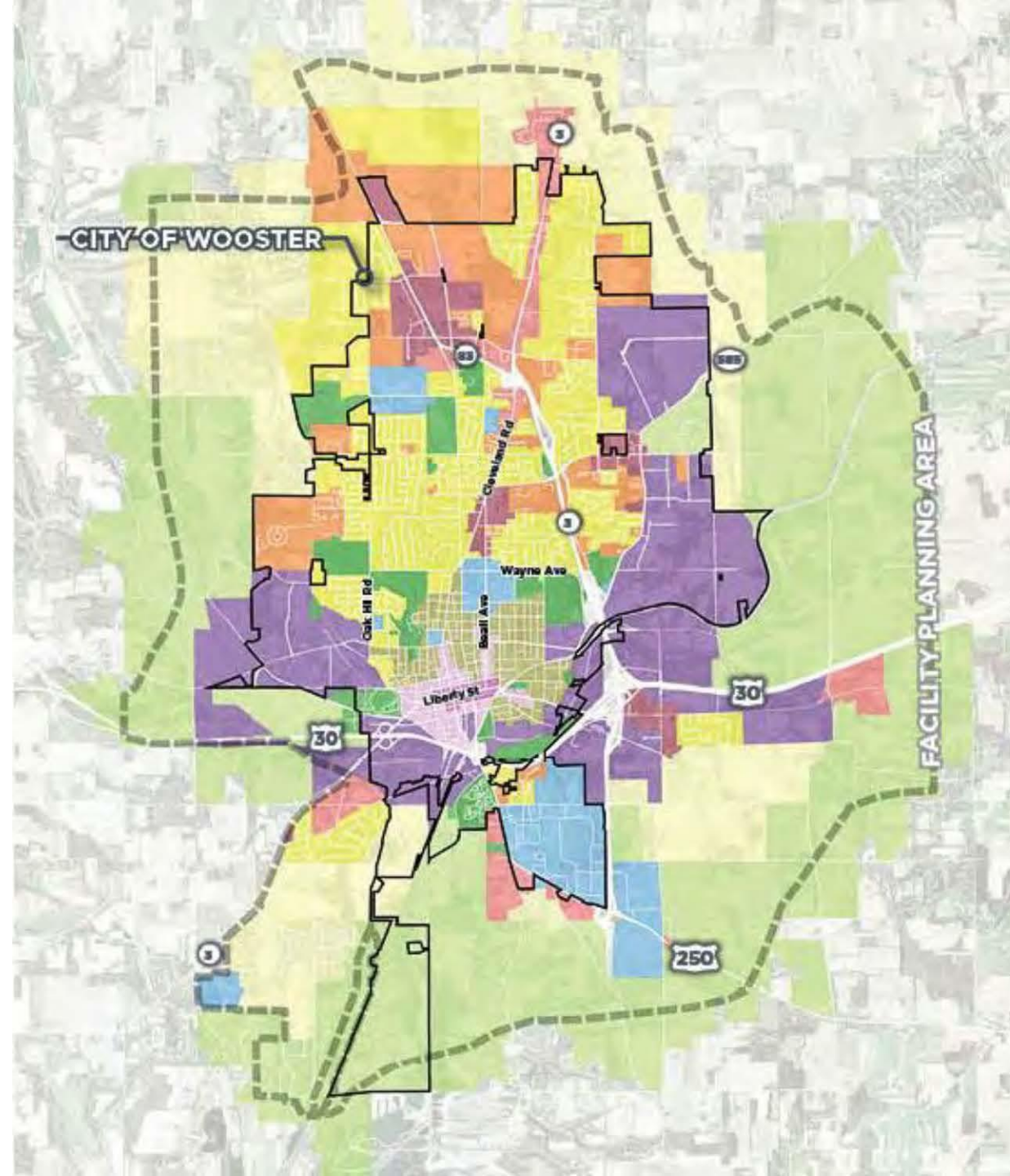
**8%**  
prefer...

..**limited development and lower taxes**, even if it means cutbacks in services.



## *Future Land Use Map:*

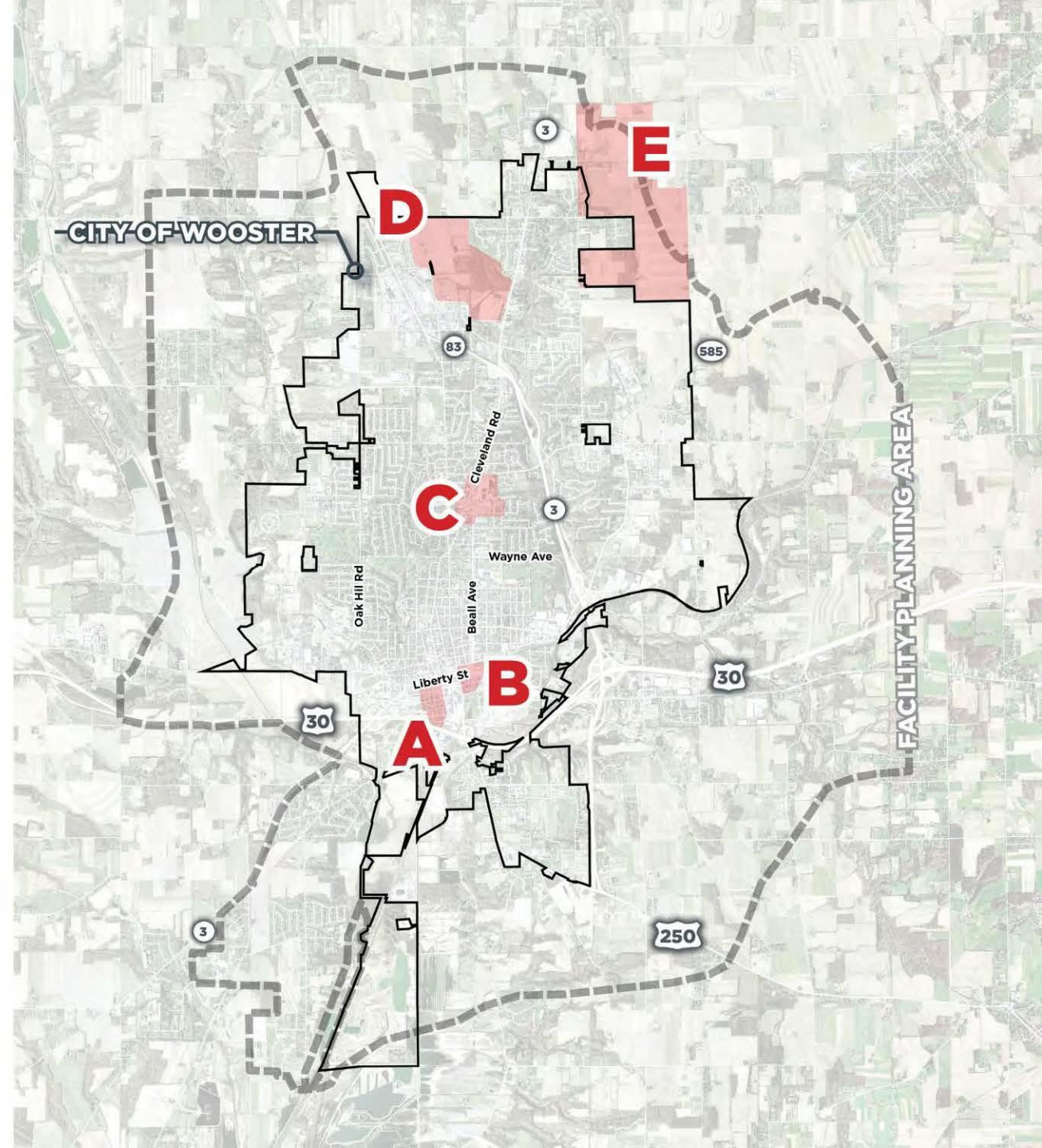
- Exploring demand for future industry, commercial, and residential with changing technology, utility capacities, and regulatory requirements.
- Bringing these realities to the community, through citizen engagement, City is able to fashion a strategy to best handle and support these realities.



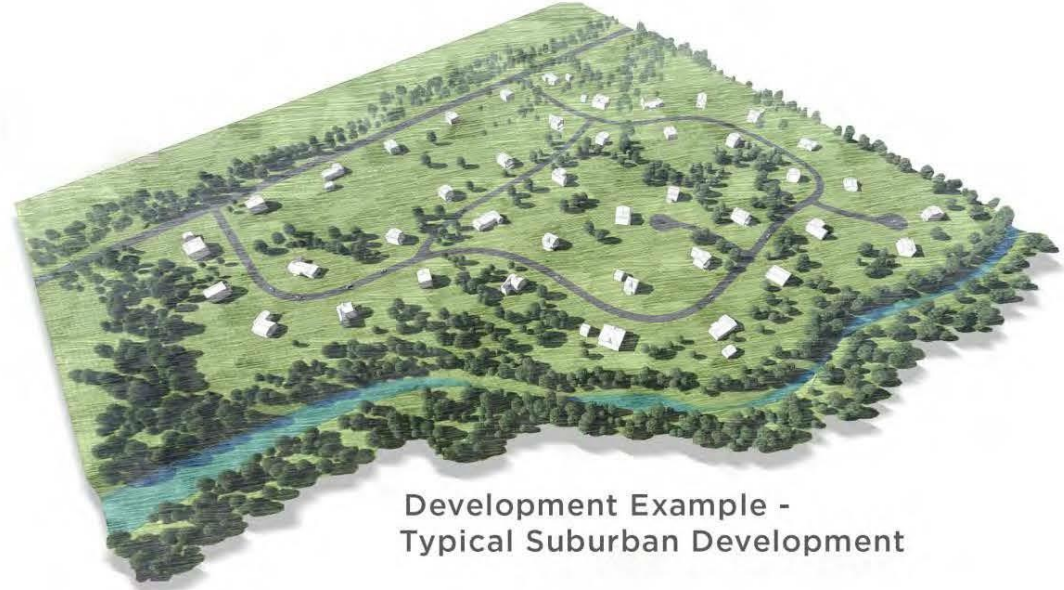


# Focus Areas

- A. The Arts District
- B. East Liberty District
- C. Hospital District
- D. Smithville Western Rd
- E. Geyers Chapel Rd



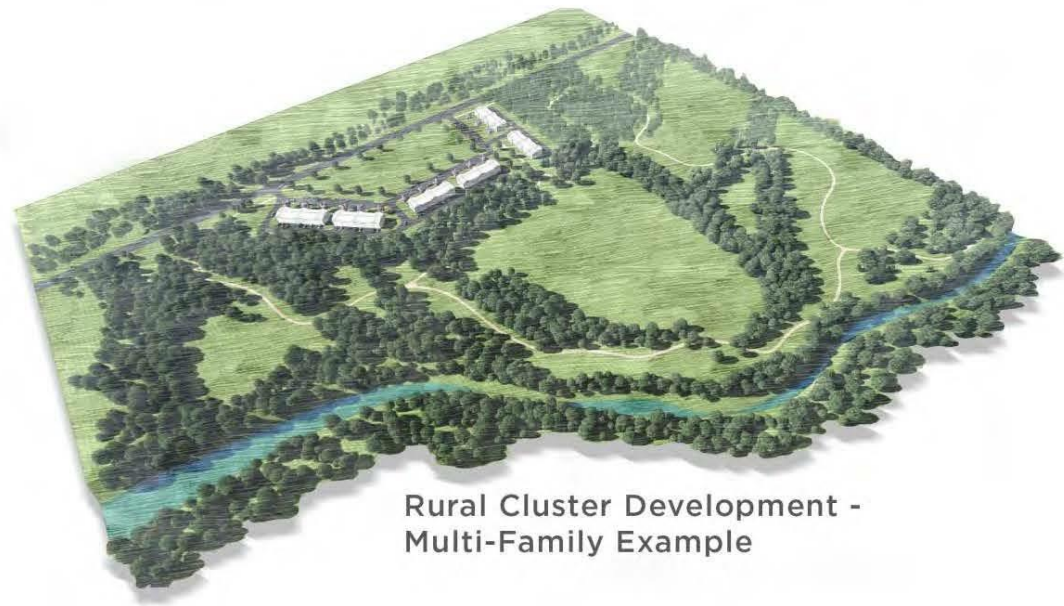
# HOW to accommodate New Development:



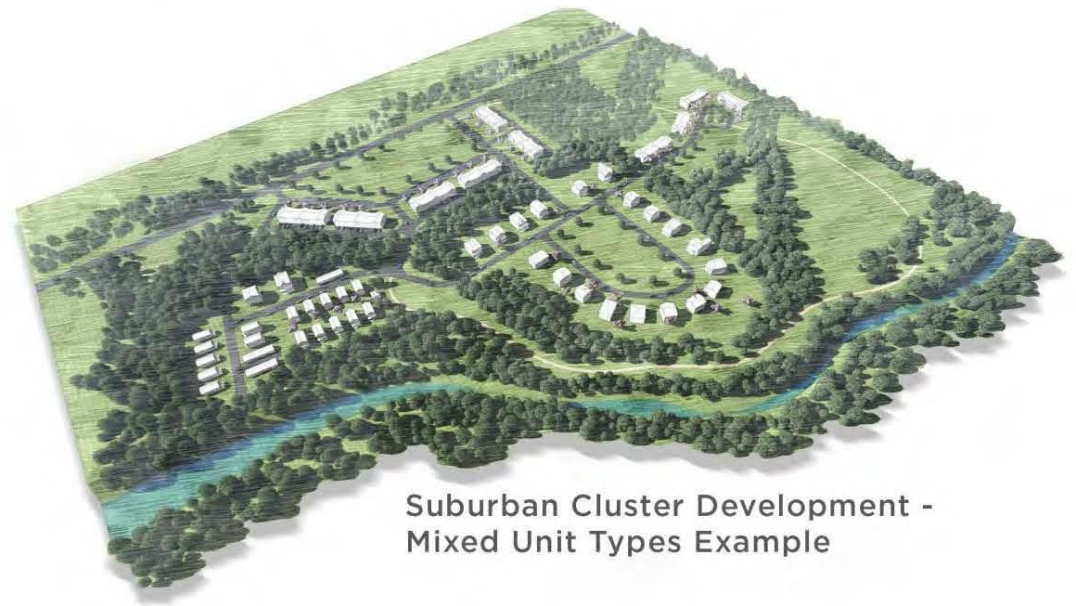
Development Example -  
Typical Suburban Development



Rural Cluster Development -  
Single-Family Example



Rural Cluster Development -  
Multi-Family Example

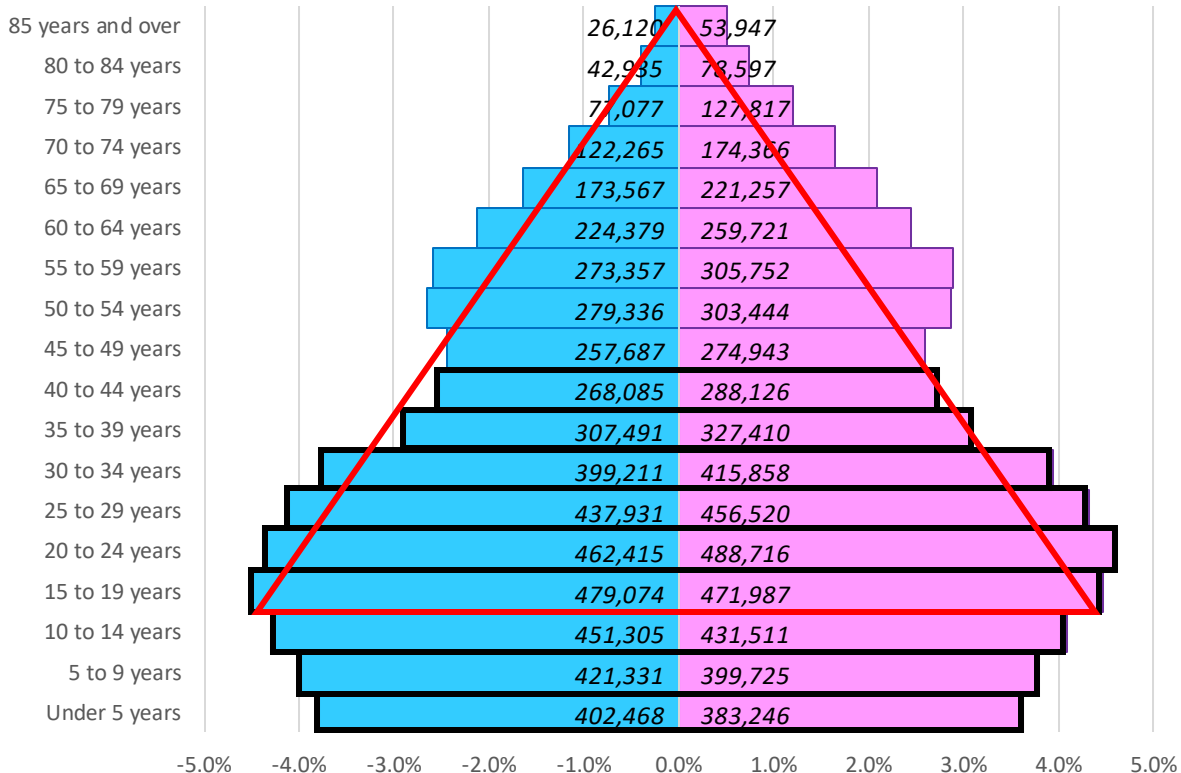


Suburban Cluster Development -  
Mixed Unit Types Example

# Thinking Beyond 10 Years:

- What does future demand for housing and our economy look like?
- What is the **cost** of maintaining housing and neighborhoods?
- What happens to our **existing** neighborhoods?



Ohio Population Cohorts (1970)

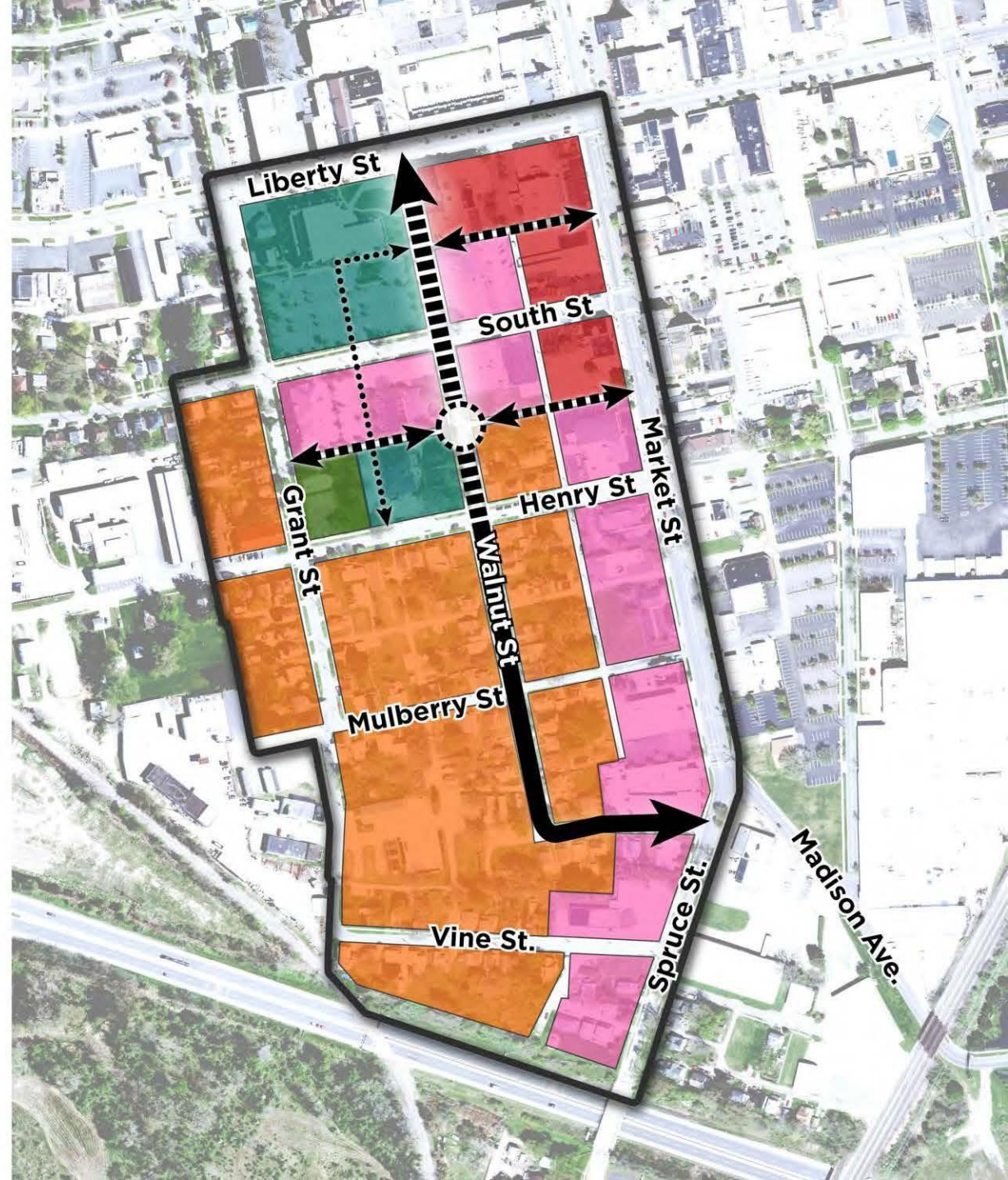


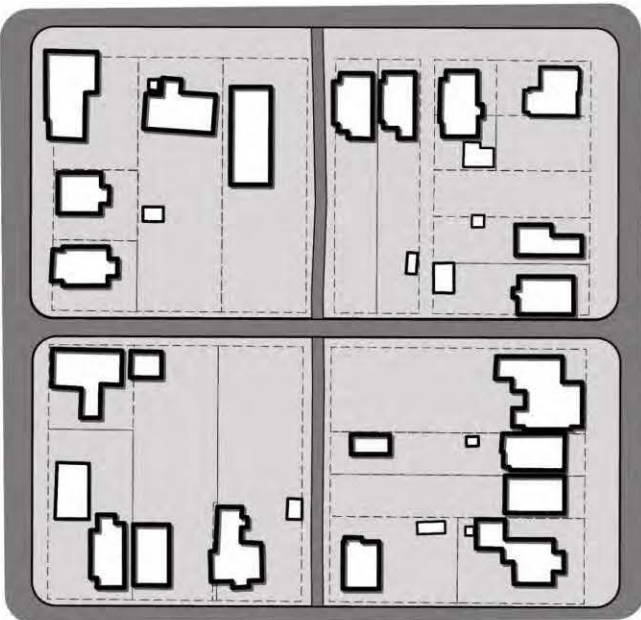
# Example: Arts District

FOCUS AREA:

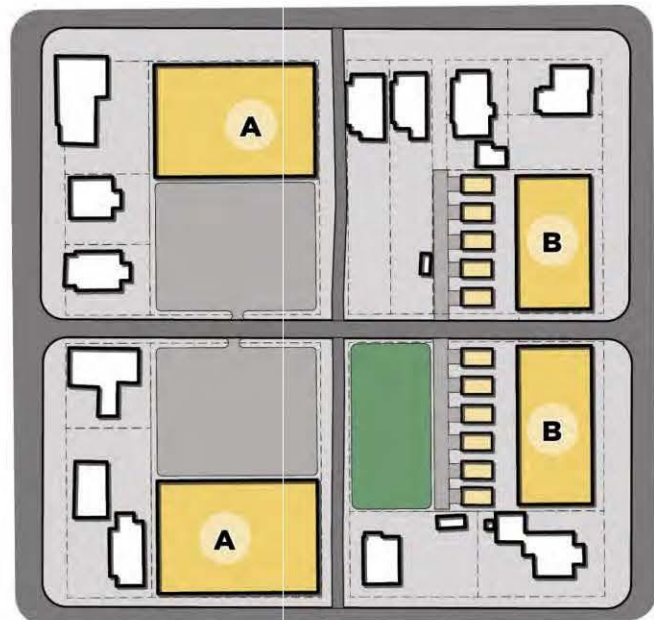
## ARTS DISTRICT

-  INSTITUTIONAL
-  ART PARK / GREEN SPACE
-  3-4 STORY MIXED USE
-  1-2 STORY COMMERCIAL
-  MEDIUM DENSITY RESIDENTIAL
-  EXISTING STREETScape
-  PROPOSED STREETScape "LITE" ENHANCEMENTS
-  PROPOSED ALLEYWAY ENHANCEMENTS
-  PROPOSED PEDESTRIAN PATHWAY ENHANCEMENTS
-  ARTISTIC PEDESTRIAN GATEWAY

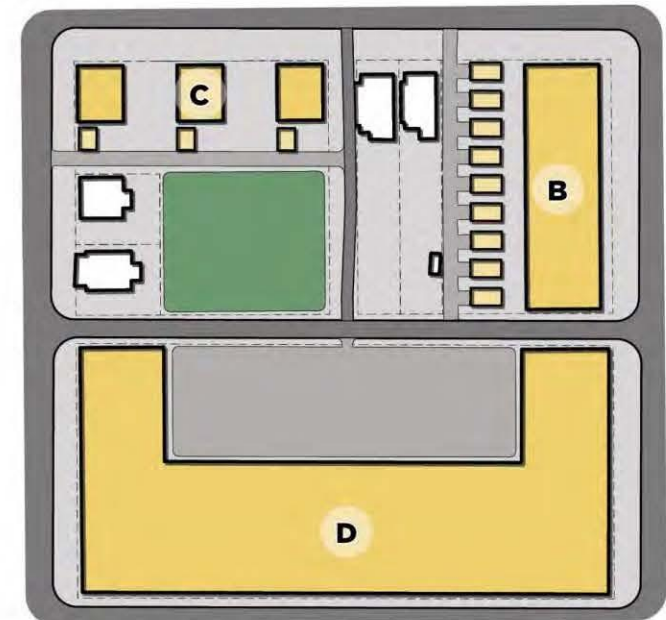




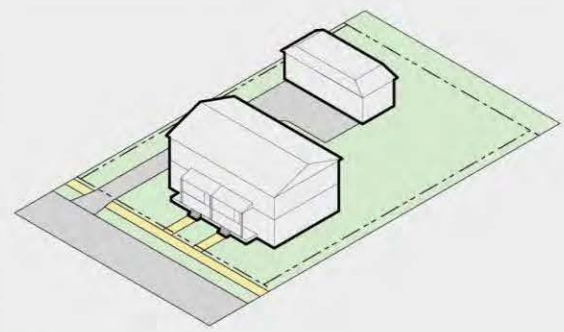
**Sample Block  
Existing Layout**



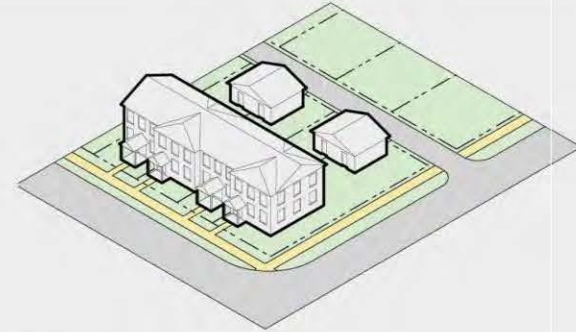
**Sample Block  
Incremental Infill**



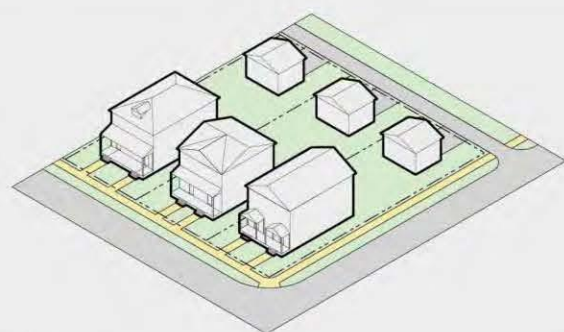
**Sample Block  
Intense Infill**



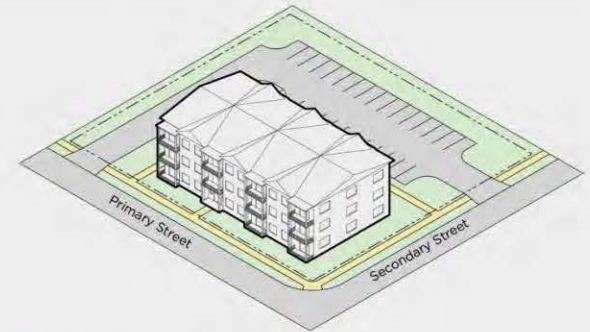
**A.**  
Four-Plex Building



**B.**  
Townhome Buildings



**C.**  
Duplex Building



**D.**  
Multi-Unit Building

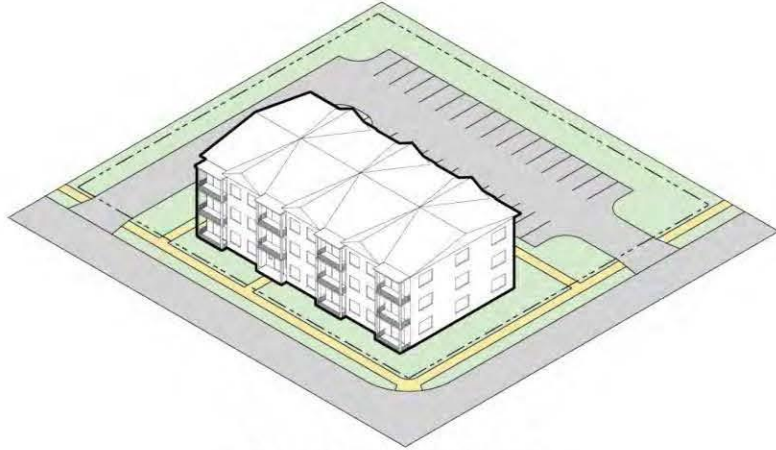
# Neighborhood Level: Beall Ave



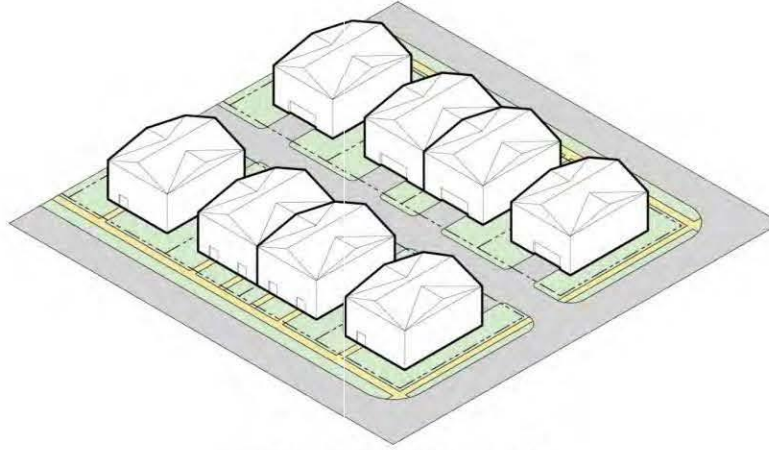
KEY	
CM	2-3 Story Commercial
MU	3-4 Story Mixed Use
FL	Flats
TH	Townhomes

FOCUS AREA:

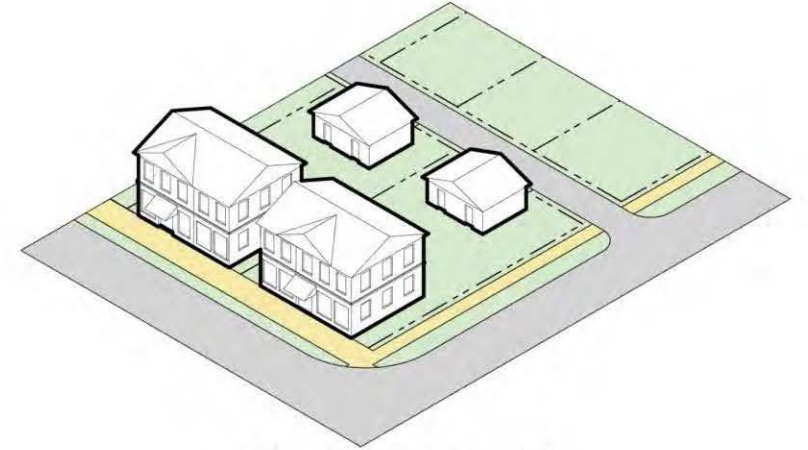
# SMITHVILLE WESTERN RESIDENTIAL DEVELOPMENT TYPES



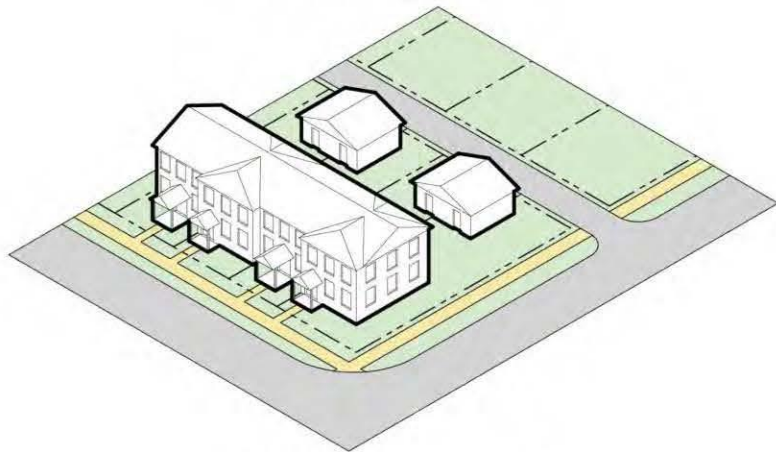
Sample Development  
**Apartments**



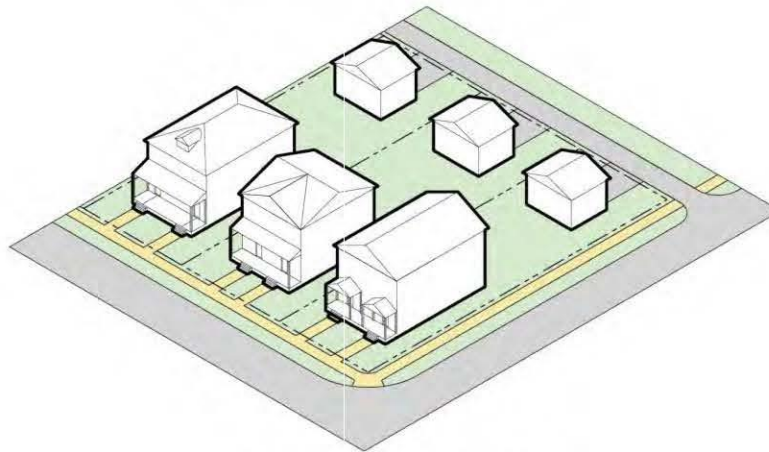
Sample Development  
**Cluster Homes**



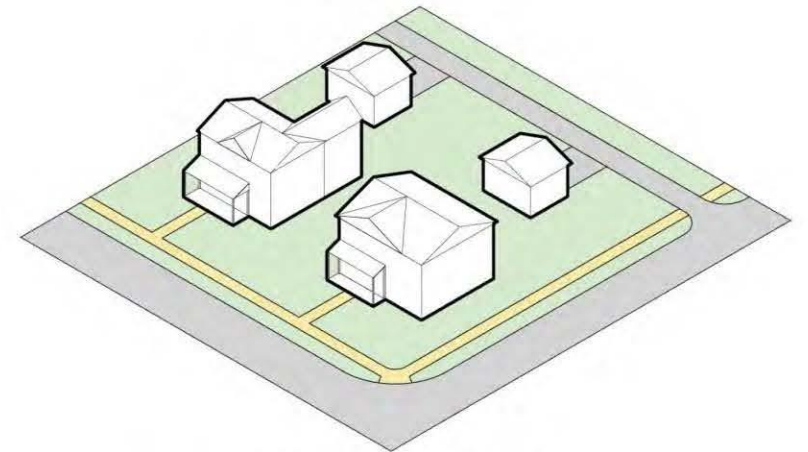
Sample Development  
**Live-Work**



Sample Development  
**Townhomes**



Sample Development  
**Duplex**



Sample Development  
**Single-Family** *(alley loaded)*

## *New Housing Development*

- Generally, will be the **most expensive** housing options, but . . .
- Often *stalls* **increase** in rent and property valuation for other units.
- Can bring in new activities and revenues, *lowering* tax burdens. This is **critical** in Downtown Wooster and its surrounding neighborhoods.

## *Additional Considerations:*

- Senior housing serves to “free-up” existing housing stock.
- CRA (property tax break), can support *strategic* reinvestment.
- City is able to support grants for rent-control projects (CHIP, LIHTC)
- Zoning is critical to encourage reinvestment and efficient development



# Key Partnerships

- City is not a developer nor social services specialist. Wooster relies on and support our *expert* partners.
- Wooster's partners include, among others . . .



## *Key Programming:*

- The City has helped to partner in growing programming to improve housing and quality of life options for our region.

## *Wayne County Land Bank*

- Assists in coordinating moving delinquent and abandoned properties back to re-use.
- Aids in lowering tax-burden for all residents while also gaining-back property valuation.
- Many opportunities for the future, including housing development.
- Learn more: **[www.waynelandbank.org](http://www.waynelandbank.org)**





## *City Transportation Program*

- Funds taxi-pass and fixed-route transit for low-income residents.
- Between 7% and 9% of Wooster households do not use a car in going to and from work *daily*. (Walking is the most common mode.)
- Approximately *half* of recipients use the City's transportation program to access **work**.
- This service makes our neighborhoods more resilient.
- [www.woosteroh.com](http://www.woosteroh.com) (See "Community" | "Transportation-Assistance")

## *CHIP*

- Federal grants to repair and rehab homes for low-income residents.
- Saves up to **36 homes** annually. WMHA manages day-to-day affairs.
- City secures and manages grant for all of Wayne County, and fronts ~\$1.1 MM to perform projects countywide.
- Learn more: **[www.woosteroh.com/chip](http://www.woosteroh.com/chip)**

## *Property Maintenance Program*

- Performs approximately 800 property maintenance and zoning inspections annually, ensuring safe conditions.
- Complaint-driven system, enforced by prosecution.
- Learn more: **[www.woosteroh.com/building-standards](http://www.woosteroh.com/building-standards)**

# Fair Housing Program

- Expert consultation and complaints on Fair Housing concerns
- Referrals to the Ohio Civil Rights Commission and other resources
- In *addition* to property maintenance, Wooster receives about 29 total inquiries to the program annually.
- Provides for classes, research, and analysis.
- Learn more: [www.woosteroh.com/fair-housing](http://www.woosteroh.com/fair-housing)



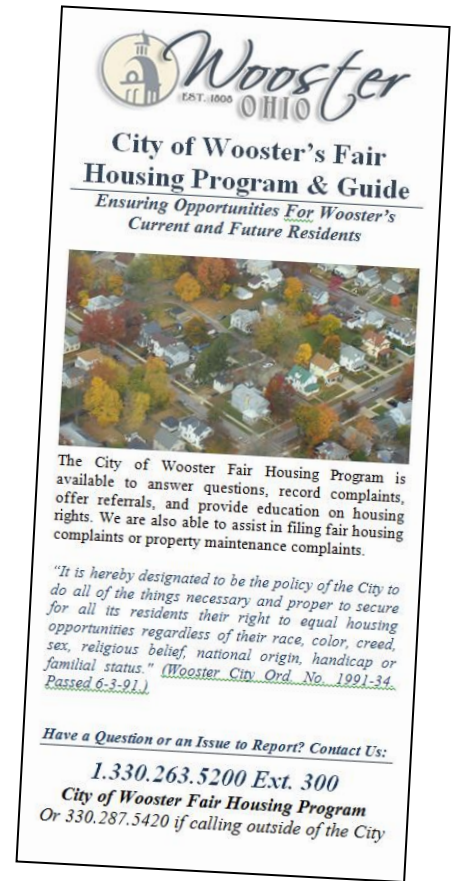
## City of Wooster

Zhila Pezeshkpoor – Fair Housing Officer

330.263.5200 Ext. 300

## Wayne County

330.621.8038



## *Community Reinvestment Area (CRA) Program*

- CRA is an *incentive* for property owners to improve and expand their properties in strategic areas, or to construct new housing altogether.
- Available in certain areas of all cities and several villages in Wayne County. Open to all incomes and also landlords.
- 48 homes + 116 apartments improved or constructed new in Wooster's downtown areas and along State Rt 585 (LIHTC)
- Homeowners gain a \$4,000 benefit per \$20,000 of new valuation in most urban areas:
  - Earned over a 10 to 15 year period with a 100% tax exemption
  - Contact your local City/Village Hall to learn more.
  - More: **[www.woosteroh.com/development](http://www.woosteroh.com/development)** (See "Homeowners")

## *Other Tools City Is Leveraging:*

- **Securing grants** for infrastructure, which offsets costs to invest in community development projects (parks, pools, walkability, etc.)
- **Site selection support** for prospective developers, including assistance with data, development suitability, annexation, etc.
- **Grant application support** for certain strategic developments, such as fiscal analysis for low-income housing tax credit projects.
- **Facilitation of planning** to support long-term development and public-private developments with public benefits.
- **Civic infrastructure** including parks, walkable connections, roadway, and parking serve to support housing.
- **Economic Development Strategic Planning** to support long-term economic opportunities that support residents' economic mobility.



**THANK YOU!**

**Contact:**

*Jonathan Millea, AICP CEcD  
Development Coordinator  
JMillea@WoosterOh.com*

***[www.woosteroh.com](http://www.woosteroh.com)***





# Innovative Programming & Opportunities for Engagement



## James Fox

**CAWM CEO & Chair of the WCHC**

# The Housing Spectrum



Emergency Shelter    Transitional Housing    \*Permanent Supportive Housing    \*Public Housing    \*Project Based Rental Assistance    \*Housing Choice Vouchers    \*Workforce Housing    Market Rate Rental Housing    Home Ownership

\* May include Low Income Housing Tax Credit financing





**The primary purpose of the Wayne County Land Reutilization Corporation (WCLRC) is to return vacant, abandoned, underutilized, and tax-delinquent properties to productive use in ways that support the unique needs and vision of our diverse Wayne County communities.**

**Mission Statement:**

The Mission of the Wayne County Land Reutilization Corporation (WCLRC) is to create vibrant and accessible communities through the development of blighted properties, creation of affordable housing opportunities, and the stabilization and enhancement of property values.

**Vision Statement:**

For all Wayne County communities to be defined by economic stability, quality of life, and positive community development.

## Objectives:

1. To **preserve or increase property values** throughout Wayne County by developing under-utilized and blighted properties.
2. Engage in development projects that support housing for all citizens of Wayne County.

## Strategies (Repurpose, Renew, Reconnect):

1. **Acquire and manage vacant, abandoned, and tax-delinquent properties**
2. **Revitalize neighborhoods** and stimulate economic development
3. Promote **community engagement and collaboration**
4. Support **affordable housing development**
5. **Maximize public benefit**
6. **Increase tax revenue and reduce costs**
7. **Reduce blight and improve public health and safety**



# Land Bank Programs

Administered by:



Program	Program Description
Side Lot Program	WCLRC offers parcel to the adjoining property owner for a nominal fee with the understanding that the property will be maintained or developed for the intent per application.
Home-Ownership Choice Program	The WCLRC can accept offers from buyers who intend to occupy the home as their primary residence or who will sell to an owner occupant. The WCLRC lien against the property is not discharged until the property is renovated per the application plan and owner-occupied.
Land Assembly	The WCLRC may assemble parcels prior to sale for the purpose of securing the most impactful redevelopment outcome. The WCLRC may also assemble land for development partners in neighborhood revitalization or affordable housing, conservation, or for community-based uses such as gardens or parks.



Wayne County  
Land Bank

# Land Bank Grant Programs

Administration by:



Grant Program	Amount	Target Population
Lead Safe Ohio	\$766,000	Lead abatement for 20 Wayne County Properties
Demolition and Site Revitalization	\$500,000	Demolition and site prep for 11 hazardous and dilapidated properties
Welcome Home Ohio (Phase I)	\$2,100,000	New construction of 10 houses for purchase by LMI families
Brownfield Remediation	\$1,000,000	Fredericksburg school building - asbestos contamination
<b>Total Grant Funds</b>	<b>\$4,336,000</b>	<b>50 Properties</b>

*All land bank programming and administration is supported by grants and proceeds of sale.*

# WHO Workforce Housing

- **Phase 1:** Plan for 10 new workforce housing units
  - 6-8 single family homes at Rebecca Street
  - 2-4 infill development on other land bank parcels
- **Future Grant Cycles:** Multifamily development; Renovation; Countywide (Rittman, Orrville, West Salem)
- Homes cannot sell for more than \$180k for a 20 year compliance period.
- Financial literacy and home ownership courses required.






# Workforce Housing Initiatives





Project	Target Population
<p><b>Certified Housing Development Organization (CHDO)</b></p>	<p>Our status as a CHDO nonprofit developer allows CAWM to access state and federal funds for low to moderate income housing development</p>
<p><b>Nonprofit Development Partner CAWM Development, LLC</b></p>	<p>CAWM is the nonprofit general partner with TWG Development that will construct a 42 affordable apartment complex at 2775 Cleveland Road</p>
<p><b>Land Bank Administration</b></p>	<p>General administration and grant management for all Land Bank programs, to include infill and WHO workforce housing development, education, and monitoring</p>
<p><b>Property Management &amp; Program Houses</b></p>	<p>Property management services for owners not interested/able to manage low to moderate income rental units. CAWM program houses support Low income families sustain housing</p>
<p><b>Fair Housing Administration</b></p>	<p>CAWM administers the Fair Housing contract for the City of Wooster and Wayne County</p>




# ENGAGEMENT OPPORTUNITIES

Partner	Opportunities for Engagement	Contact
	<ul style="list-style-type: none"> <li>• Volunteer time at the Severe Weather Shelter</li> <li>• Donate funds, ,meals, or supplies</li> <li>• Coordinate group support of program</li> </ul>	<p><b>Cindy Bonidie</b> cbonidiesws@gmail.com</p>
	<ul style="list-style-type: none"> <li>• Become a WMHA landlord (voucher program)</li> <li>• Donate property for PSH project</li> <li>• Become a housing champion</li> </ul>	<p><b>Rodney Mitchell</b> rmitchell@waynemha.org</p>
	<ul style="list-style-type: none"> <li>• Become a member of the WCHC</li> <li>• Join WCHC Housing Development Committee</li> <li>• Join WCHC Landlord Support Committee</li> </ul>	<p><b>James Fox</b> jfox@cawm.org</p>
	<ul style="list-style-type: none"> <li>• Donation of property for rehabilitation &amp; sale</li> <li>• Donation of property for use as workforce rental</li> <li>• Engage in property management services</li> <li>• Commit your property as a Program House</li> </ul>	<p><b>Zhila Pezeshkpoor</b> zpezeshkpoor@cawm.org <b>James Fox</b> jfox@cawm.org</p>
	<ul style="list-style-type: none"> <li>• Donation of supplies &amp; time for outreach programs</li> <li>• Legislative Advocacy</li> <li>• Participate in the annual Point in Time Count</li> </ul>	<p><b>330-264-8498</b> <a href="http://one-eighty.org/get-invovled">one-eighty.org/get-invovled</a></p>

# ADVOCACY OPPORTUNITIES

Official	Contact/Address	Contact
	<p><b>Senator Al Landis (District 31)</b> Senate Building 1 Capital Square - Ground Floor 038 Columbus, OH 43215</p>	<p><b>Phone:</b> 614-466-5838 <b>Web:</b> <a href="http://ohiosenate.gov/al-landis">ohiosenate.gov/al-landis</a></p>
	<p><b>Representative Scott Wiggam (House District 77)</b> 77 South High Street - Floor 13 Columbus, OH 43215</p>	<p><b>Phone:</b> 614-466-1474 <b>Fax:</b> 614-719-0003 <b>Web:</b> <a href="http://ohiohouse.gov/scott-wiggam">ohiohouse.gov/scott-wiggam</a></p>
	<p><b>Senator Sherrod Brown</b> 503 Hart Senate Office Building Washington DC 20510</p>	<p><b>Phone:</b> 202-224-2315 <b>Email:</b> <a href="http://brown.senate.gov/contact/email">brown.senate.gov/contact/email</a></p>
	<p><b>Senator J.D. Vance</b> 288 Russell Senate Office Building Washington DC 20510</p>	<p><b>Phone:</b> 202-224-3353 <b>Email:</b> <a href="http://vance.senate.gov/share-your-opinion">vance.senate.gov/share-your-opinion</a></p>

# ENGAGEMENT OPPORTUNITIES

Meeting	Public Meeting Information	Contact
<p><b>City Council</b></p>	<p><b>City Council: 1st and 3rd Monday of each month, City Hall at 7:30 PM</b> (not July or August unless a special session). Meetings that fall on Mondays that are Federal Holidays are held the next day on Tuesday).</p> <p><b>Recordings of meetings can be found at:</b>  <a href="https://www.youtube.com/user/CityofWooster">https://www.youtube.com/user/CityofWooster</a></p>	 <p><b>website:</b> <a href="https://www.woosteroh.com">https://www.woosteroh.com</a>  <b>phone:</b> 330-263-5200</p>
<p><b>Planning Commission</b></p>	<p><b>1st Thursday of the month, City Hall at 6:30 PM</b> (meeting time is subject to change)</p>	
<p><b>Board of Building &amp; Zoning Appeals</b></p>	<p><b>1st Thursday of the month, City Hall at 7:30 PM</b> (meeting time is subject to change)</p>	<p><b>Website:</b>  <a href="http://www.woosteroh.com/planning">www.woosteroh.com/planning</a>  <b>phone:</b> 330-263-5241</p>
<p><b>Citizen's Academy &amp; Comp Plan</b></p>	<p><b><u>Citizens' Government Leadership Academy</u></b>          "To partner with our community to deliver services, conserve resources, protect quality of life, and plan for the future. Government exists to serve the public; educated public input is critical."  <a href="https://www.woostercomprehensiveplan2023.com/resources">https://www.woostercomprehensiveplan2023.com/resources</a></p>	<p><b>email:</b> <a href="mailto:ahamilton@woosteroh.com">ahamilton@woosteroh.com</a>  <b>phone:</b> 330-263-5242</p>

# Thank you for your time, commitment, and advocacy!

*We encourage you to visit the sponsor agency  
information tables in the Hallway*

