

## Yellow Springs Community Meeting FAQ

### ***Affordable Housing and Development***

Q: Why is the Village not partnering with Home Inc.?

A: Home Inc. partnered with a different affordable housing provider, St. Mary's, to submit a proposal to the Village. A selection committee reviewed all proposals, and the St. Mary/Home Inc. proposal did not rank as highly as the Woda Cooper proposal.

Q: What is the timeline for the OHFA scoring process?

A: Below is the projected timeline for the project:

<b>Projected Timeline &amp; OHFA Submission</b>	
<b>Date</b>	<b>Item</b>
12/17/24	Woda Cooper Selection as Developer
01/03/25	Pre-Application Package to OHFA
02/06/25	Community Meeting #1
02/07/25	Proposal Application to OHFA
05/01/25	Results of Proposal Application
05/12/25	Community Meeting #2
06/02/25	Community Meeting #3
09/18/25	Final Applications to OHFA
Summer 2026	Closing on Land and Construction Start
Fall 2027	Construction Complete

Q: Are pets allowed?

A: Yes.

Q: Will these units remain permanently affordable?

A: The Low-Income Housing Tax Credit (LIHTC) program mandates a minimum of 30 years of affordability. Woda Cooper specializes in affordable housing and plans to retain ownership, ensuring long-term affordability.

Q: What is the possibility of partnering with Home Inc to guarantee affordability?

A: WCCI guarantees affordability for the life of the project. As a reminder, the statutory minimum number of affordable years is 30 per OHFA. The project team is open to revisiting ways to include Home, Inc. once the project receives its tax credit award.

Q: If federal funding to OHFA is rescinded, would it impact the LIHTC program?

A: No, LIHTC is funded through a stable federal source that makes it impossible to be rescinded for 2025-2026.

Q: What is the relationship between Diversity, Equity, and Inclusion (DEI) and LIHTC?

A: Woda Cooper Companies is committed to fostering an inclusive environment and ensuring equal opportunity. The company makes employment decisions based on merit and strictly prohibits discrimination on the basis of race, color, creed, gender, religion, marital status, age, national origin, disability, medical conditions, sexual orientation, or any other characteristic protected by law. These principles align with DEI initiatives and federal, state, and local regulations.

Q: How do you define affordability?

A: Affordability is typically defined by the guideline that no more than 30% of a household's income should be spent on housing costs, including rent and utilities. This standard takes into account the total number of individuals in the household. The U.S. Department of Housing and Urban Development (HUD) establishes income limits for tenants of affordable housing. The updated HUD income limits for 2024 are listed below.

FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income <a href="#">Click for More Detail</a>	FY 2024 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Dayton-Kettering, OH MSA	\$92,900	Very Low (50%) Income Limits (\$) <a href="#">Click for More Detail</a>	32,550	37,200	41,850	<b>46,450</b>	50,200	53,900	57,600	61,350
		Extremely Low Income Limits (\$)* <a href="#">Click for More Detail</a>	19,500	22,300	25,820	<b>31,200</b>	36,580	41,960	47,340	52,720
		Low (80%) Income Limits (\$) <a href="#">Click for More Detail</a>	52,050	59,450	66,900	<b>74,300</b>	80,250	86,200	92,150	98,100

NOTE: **Greene County** is part of the **Dayton-Kettering, OH MSA**, so all information presented here applies to all of the Dayton-Kettering, OH MSA.

### ***Design and Community Input***

Q: Will there be other opportunities, either local government or any other local agency, to provide any input towards the design?

A: Yes. Design details may change until building permits are filed. Additional community meetings will be held if the project receives funding, and a site plan approval process will follow with the Village.

Q: What aspects of the project can be modified based on public feedback?

A: Potential modifications include:

- Landscaping
- Building orientation and location
- Unit mix
- Parking requirement
- Amenities

The project team can receive all comments and look to include edits as the design involves, within the requirements set by the Ohio Housing Finance Agency (OHFA) and normative building design.

Q: Have you contacted the fire department regarding safety requirements?

A: Yes. The fire department will review the site plan before the final application is submitted to OHFA to ensure compliance with safety regulations.

Q: Will native plants be used for landscaping?

A: The design team aims to incorporate native plants where feasible, as they are more efficient and sustainable.

### ***Building and Site Logistics***

Q: How many access points will the building have?

A: The building will have four controlled access points, plus additional entrance for maintenance staff. All units will be accessed through a central hallway, and no units will have direct exterior doors.

Q: Does the "L" shape have to be done to achieve 71 units?

A: Yes. The building needs to remain under three stories and the only way to get a higher number of units is through an elevator building. Elevators are cost prohibitive to put in multiple smaller buildings, making the single elevator building option the most cost effective. The L shape allows for the greatest number of units for a single building.

Q: Will there be fencing or barriers around the property?

A: A fence and landscape buffer will be considered, particularly on the south side of the property.

Q: At what point do you plan to do a traffic study given the heavy traffic from the High School and entry into Yellow Springs?

A: A traffic study will be conducted before applying for building permits.

Q: What are the parking requirements from a zoning perspective, and would it allow for the "L" building to be fronting the street rather than the parking fronting the street?

A: The zoning code requires two parking spaces per unit, but Woda Cooper has received a variance to allow 1.75 spaces per unit. The location of the building can be revisited after the award and during the site plan review process.

Q: Can the number of parking spaces be reduced further?

A: A variance has already been approved to reduce parking to 1.75 spaces per unit.

Q: What is the ideal number of parking spaces for the unit breakdown?

A: Woda Cooper estimates that 1.5 parking spaces per unit would be ideal but has planned for 1.75 spaces per unit and received a Variance for 1.75 space per unit.

### ***Construction and Regulatory Considerations***

Q: How might tariffs impact construction costs?

A: It is difficult to predict the exact impact, but tariffs typically increase costs for materials and construction. Woda Cooper does not have a cost estimate for anticipated increases at this time.

### ***Project Feasibility and Alternative Options***

Q: Is a scattered-site development or a different location an option?

A: For this application cycle, the project needs to move forward with the current site. The development team would be open to the possibility of another site pending updated location-based scoring metrics from OHFA. For Scattered Site Developments, points are determined based on the location that has the highest number of units.

Q: Can the project be built as multiple smaller buildings instead of one larger building?

A: Splitting the project into multiple buildings would increase costs significantly. A single building with an elevator is the most cost-effective and accessible solution.

Q: Can the number of three-bedroom units be increased?

A: The project team is looking at unit mixes that create the best application while meeting the needs of the Village.

Q: Is 71 units a fixed number?

A: The project team is looking at unit mixes that create the best application while meeting the needs of the Village.

Q: What happens if Woda Cooper goes out of business while owning the site?

A: WCCI has no intention of going out of business. The property is legally required to remain affordable for at least 30 years, regardless of ownership.

### ***Sustainability and Environmental Concerns***

Q: How will water runoff be managed?

A: Water runoff will be contained on-site and released into the Village stormwater system at a regulated flow rate.

Q: How will light pollution concerns be taken care of?

A: Light pollution is not a concern. Building and parking lot lighting will all be angled down or be insurmountable enough to avoid any unnecessary light pollution.

Q: What are Woda Cooper's sustainability credentials?

A: Woda Cooper has developed over 100 certified green projects, including:

- 8 LEED Platinum communities
- 18 LEED Gold communities
- 2 Passive House communities
- Multiple Department of Energy Zero Energy Ready Home certifications

Most of Woda Cooper's new projects must at minimum be LEED Silver or similar as a result of regulations from each State Housing Finance Agency.