

MEMO: Summary of Housing Retreat (April 9, 2026) Next Steps

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First, again a huge thank you to council members and staff present for taking the time to make space and energy to focus on discussing the critical housing issues as related to the work of the Village of Yellow Springs. We believe it is the first time in over 10 years such an extensive amount of time has been dedicated to the topic about options for proactive approaches taken by the Village.

One of the main discussion topics - and a thread throughout the entire day - was, “Why do we, as the Village, care about affordable housing? What is the guiding principle of why we are making this a priority topic?” The answers to this will continue to be formulated into our housing mission statement, but here is an early draft version:

The Village of Yellow Springs cares about housing because it is one of the most critical aspects of determining a resident’s sense of safety, stability, and security, both a physical and emotional determinant of well-being. Housing is by far the largest expense for most individuals and households. A particular priority is affordable housing (no more than 30% of gross income spent) for income earners making 60% or less of AMI, because that is the housing stock that is severely lacking in our community and has not been built for decades.

Because our Village cares about having a diverse population, we need diverse options for housing to ensure all types of people have real and viable ways to call Yellow Springs home. We believe that people who work here deserve to live here, and hence workforce housing must also be a priority.

The following summarizes the draft of upcoming goals and parties responsible. This version will be firmed up and then integrated into the Village goals for 2026-2027.

- Goal setting about housing
 - Set targets for types of housing needed in the Village, using updated data from the new Bowen report (i.e. X rentals at X% AMI) (received in April 2026) (AH/PZA)
 - Clarify housing mission statement, definitions, and priorities of the Village (AH/PZA)
- Rentals (SP)
 - Dedicated conversation about code enforcement in rentals
 - Dedicated conversation on rental registry
- Glass Farm
 - Appraisal -> would like to have one for all Village properties to understand options for housing projects (JB/EG)
 - Put out RFP (by Dec 2026, potentially sooner) (JB/EG)

- Community engagement process (SP)
 - Poll to understand community opinions on glass farm (GDL)
 - Summary/compilation of existing documents (JB/EG)
- Zoning (AB/JK/PZA)
 - Evaluation of current zoning code to identify pain points and how to best make progress towards housing goals (2027)
 - Update definitions using Yellow Springs or Dayton statistical area data
- Lawson Place (JB/EG)
 - Develop approach based on data and full review conducted by end of 2026
- Fees on vacant properties (SS)
 - Look into options and examples and present learnings

Structure and Parties Responsible:

Discussion was around continuing the work currently as a committee as we finalize the priorities and goals and undertake background research on areas of interest. We will revisit (pending June meeting) the structure of a commission as the next phase of the work develops and more input/involvement is needed.

We agreed at the retreat to discuss at the next council meeting which council members will serve on the housing committee/future commission.

Note: The housing committee needs to be added back into the list of committees/commissions (it was previously removed when on hiatus).

Parking Lot: (future housing topics for discussion or consideration)

- Senior housing needs/down
- Downtown buildings
- Property management
- How to engage with other projects in the village (i.e. Antioch Village)



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