

Committee Members:

- John Harrington, President of Council
- Brian Bauman, Ward 5
- Holly Frische, Ward 1
- Randy Greeno, At-Large
- Dennis Hellmann, Ward 2
- Jim Niemeyer, Ward 6
- Josh Palmer, Ward 7
- Grant Russel, At-Large
- Jim Slough, Ward 4
- Beth Warnecke, Ward 3
- Jeff Wobser, At-Large

Staff:

- Christina Muryn, Mayor
- Donald Rasmussen, Law Director
- Rob Martin, Service-Safety Director
- Jeremy Kalb, City Engineer
- Jim Staschiak, City Auditor
- DON ESSEX (HABITAT ONLY)
- JACKLYN HOLTMAN
- CHIEF MATTHIAS (CAMERA ONLY)
- SGT WALTERS (CAMERA ONLY)

Meeting Start Time: 5:00 PM

Guests: MATT COZDOWIEZ

Meeting End Time: 6:43

WENDY M. COZMICK - HABITAT FOR HUMANITY
(18) PUBLIC ATTENDEES HABITAT (1) CAMERA
SCOTT RHODES - HABITAT BOARD PRESIDENT

Agenda:

Call to Order ✓

Roll Call ✓

Approval of Minutes ✓ N/A

New Items

- ✓ Carlin property (Habitat for Humanity)
- ✓ demonstration of body worn cameras

Adjournment MOTION BAUMAN SECOND GREENO

ALL IN FAVOR! 8
NAY 0




John Harrington, President of Council

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

A **COMMITTEE OF THE WHOLE** meeting was held on Wednesday, August 9, 2023 to discuss the Carlin property (Habitat for Humanity).

ROB MARTIN INTRODUCED WENDY MCCORMICK, EXECUTIVE DIRECTOR OF HABITAT FOR HUMANITY, A POWER POINT PRESENTATION DESCRIBING HABITATS DESIRE TO TRANSFER (2) PARCELS LOCATED ON CARLIN ST. TO THE BLANCHARD VALLEY PORT AUTHORITY FROM THE CITY OF FINDLAY. AFTER TRANSFER TO THE (BVPA) IT WOULD THEN BE TRANSFERRED TO HABITAT FOR HUMANITY. THE POWER POINT WAS INTRODUCED BY SCOTT RHODES, BOARD PRESIDENT. (2) HANDOUTS WERE INCLUDED


John Harrington, President of Council

COMMITTEE OF THE WHOLE

DATED: August 9, 2023

COUNCIL MEMBERS PRESENT

BAUMAN, GREENO, HELLMAN, RUSSEL, SLOUGH, WARNECKE, WOSSET, PALMER

ADMINISTRATION / STAFF PRESENT

HARRINGTON, STASCHIAK, RASMUSSEN, MARTIN, KALB, CORDONNIER, ESSEX, HOHMAN, MATTHIAS, WALTERS

PUBLIC PRESENT

(16) FOR CARLIN

(1) FOR CAMERA

(HANDOUT) ①



COLDWELL BANKER
FLAG CITY

June 15, 2023

Habitat for Humanity of Findlay/Hancock County
Wendy McCormick, Executive Director
1200 Commerce Pkwy.
Findlay, OH 45840

Dear Wendy:

This letter is to convey my heartfelt support and enthusiasm for the Hope Springs development proposed for this community.

It is no secret that Findlay and Hancock County have a shortage of needed housing for consumers at most price points. While this is not isolated to our local real estate market, it is known that we have such a large percentage of the workforce who commutes into the area each day. It behooves us, as part of a long-term growth strategy, to give every opportunity to our workforce to plant deep roots in the community. When the workforce is rooted in a community, the community bears fruit.

Habitat is well-known for providing quality housing opportunities to consumers who are well-vetted, and these persons actively engage in a lengthy process to change the way they think about finances. The Financial Opportunity Center (FOC) at our local Habitat chapter is changing lives, and what better way to prepare one for financial success than to own real estate. Additionally, the tangible benefit is cause for celebration when a Findlay neighborhood can gain qualified buyers who have invested their blood, sweat, and tears into learning how to manage money, and in owning their own home.

New construction will raise the value of nearby comparable properties through the appraisal principle of progression. Quite simply, progression is where the aesthetics and appeal of a new property increases the values of the existing homes.

I am proud to support the efforts of Habitat for Humanity, and I stand with you in the creation of what will be a fantastic addition to the City of Findlay.

Sincerely,

Brian J. Whitta, CRB, CRS
Principal Broker / President

Doug Finney
Key Realty
1601 Tiffin Ave.
Findlay, OH 45840



Findlay City Council
City of Findlay Municipal Building
318 Dorney Plaza
Findlay, OH 45840

August 7, 2023

To whom it may concern,

I had the privilege of meeting with Wendy McCormick, the Executive Director of Habitat for Humanity of Findlay/Hancock County about their plans for the development of a pocket neighborhood, Hope Springs. Habitat for Humanity has a great history in helping to secure housing for underhoused, moderate-income members of our community. Their previous work in West Park has been a key part of the revitalization of that neighborhood. This proposed project would be a great step in furthering Habitat's benefit to the area.

When I met with Wendy, she asked my opinion on how adding 68 moderately priced homes over several years might affect the larger community. With the great shortage of inventory in all portions of the local real estate market, I believe that adding a few homes each year would serve not only to improve the local housing shortage, but also enhance the local housing market. As each Habitat home is occupied, the new homeowner's previous home becomes available for other homebuyers or renters in the community.

With a project such as this, combining community participation and homeowner involvement, the pride of homeownership would improve in the immediate area and have a beneficial impact on the community at large.

I would greatly like to offer my support for Hope Springs, and as a community member, look forward to partnering with Habitat for Humanity to see this dream realized.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Finney", with a long horizontal line extending to the right.

Douglas H Finney
Principal Broker
Key Realty

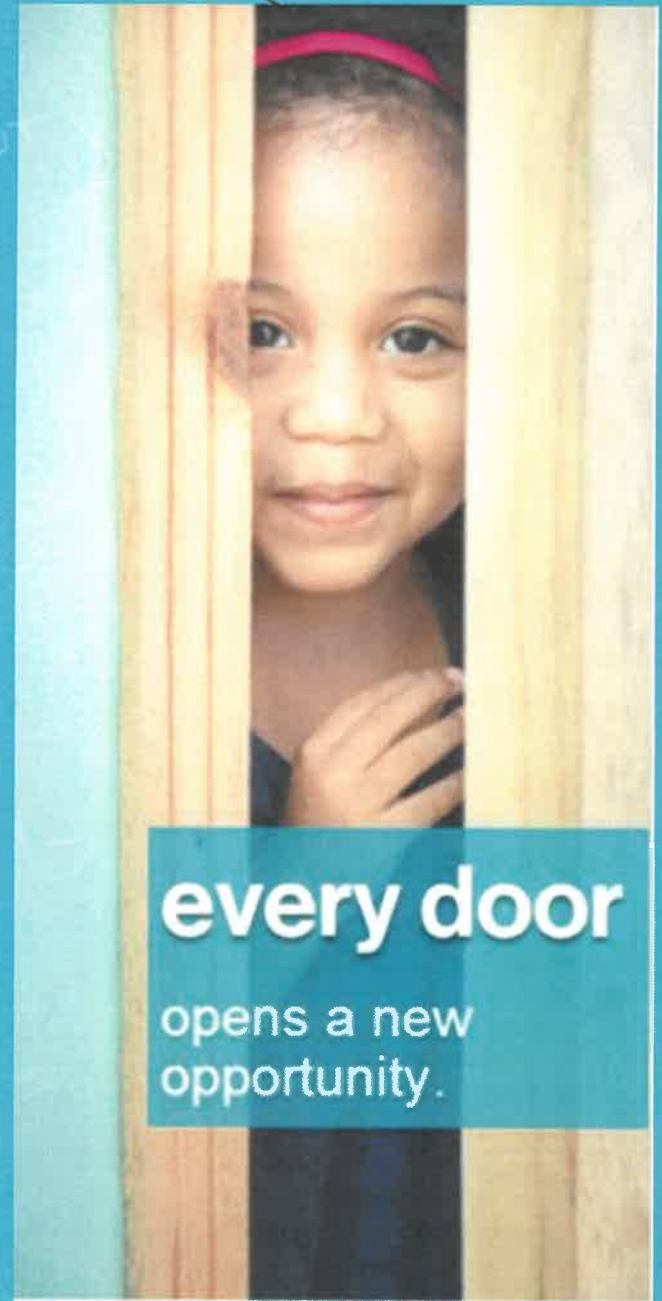


Habitat
for Humanity®
of Findlay/Hancock County

Hope Springs

A Habitat Community Development

Presented to
Findlay City Council
August 9, 2023



every door

opens a new
opportunity.



Habitat
for Humanity®
Findlay/Hancock County

**We BUILD Community
Shelter. Strength. Stability.**

(HANDOUT) 2

(HANDOUT)

Our Vision

A world where everyone has a decent place to live



OUR MISSION:

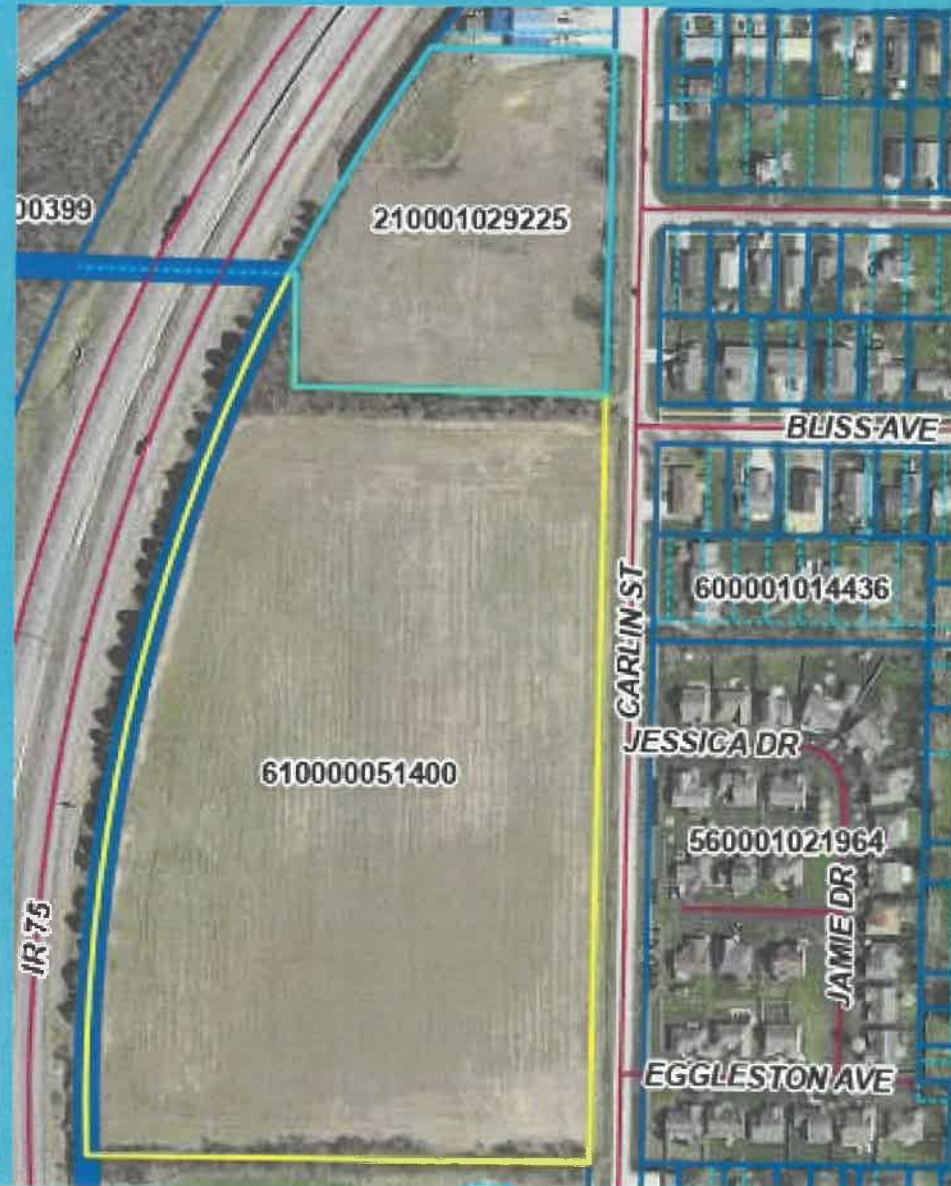


Project Request

- City of Findlay transfers public property via the Blanchard Valley Port Authority to Habitat Findlay
- Two parcels
 - 20.45 acres & 5.72 acres

Parcel ID	210001029225
Map Number	101026218002000
Property Address	CARLIN ST FINDLAY OH 45840
Brief Tax Description	T1N R10 S26 PT NW1/4 NW1/4

Parcel ID	610000051400
Map Number	101026218003000
Property Address	CARLIN ST FINDLAY OH 45840
Brief Tax Description	T1N R10 S26 SPT W1/2 NW1/4 E I-75



Return on Investment



Currently \$4,800 farm rental annually

Assuming a 3% annual increase, will generate \$129,000 in 20 years



Currently \$2,100 property tax on each Habitat Home

With 68 homes in 10 years, with the same 3% increase, will generate \$3.2 million in 20 years

2023 Investment
\$150,000

=

4-Year Income
\$148,000

=

20-Year Income
\$3.2 million

Our Community Need

- \$15/hr = affordability of \$780/mo
- Average 1 bedroom rental = \$850
Average 2 bedroom rental is \$950 = Cost Burden
- 8,000 people are choosing daily between paying for housing, food, utilities, and medical expenses
- 250 housing unit deficit for families making below \$35,000

Our Track Record

- 55 homes built since 2000
- No foreclosures
- 97% homeowners are current
- No HUD or Section 8 housing
- Families maintain their homes to build equity
- Families break the cycle of generational poverty
- Continual education and support



Our Partner Families



Our Partner Families

- Are hard working ... typical jobs include manufacturing, distribution centers, STNAs, service industry ... earning ~\$17/hour
- 70% are single parents, of which 25% have married since moving into their homes
- Are resilient .. persevered to overcome challenges such as poor credit, debt, medical debt, and low wages
- Work on average an additional 8 'sweat equity' hours per week to fulfill their Habitat responsibilities

Partner Family Requirements

- Income must be between \$26,850 - \$53,700 (family of 4)
- Cannot qualify for a conventional loan
- Current shelter is not safe, healthy, and/or affordable
- Signs and demonstrates the ability to pay a 30-year low-interest mortgage
- Average time in the program:
 - 18 months pre-homeownership
 - 12 months with advocates after closing
 - Partners with Habitat for the duration of the mortgage
- Learns budget/homeownership skills from Financial Opportunity Center coaches
- Completes 400 - 600 Hours of “Sweat Equity”
- Invests \$500 toward their purchase
- Cannot “flip” the home for 10 years, home equity is protected

It's All About the Children....

- Children of homeowners:
 - are more likely to graduate high school
 - are less likely to have children by age 18
 - have improved test scores and reduced behavioral problems
- A lack of stable housing is associated with stunted growth and other illness



#40

Our Standard Home

- 1100 Square Feet
 - 3 bedroom
 - 1 bath
 - attached garage
- Energy efficient
- Low maintenance
- Built to age in place



Introducing HOPE SPRINGS!

- 10-year build out
- 68 homes for Habitat families and entry-level market-rate buyers
- 26-acre development designed to encourage interaction in a diverse, closely-knit community, creating what research shows are economic, social, and educational benefits for the region
- Located in Findlay West Park
- Zoning: single family, southern parcel is R3, northern parcel is R1 (will need rezoned to R3)



Development Model

Pocket Neighborhood

Clustered groups of neighboring houses gathered around a shared open space - a garden courtyard, playground, water feature, a pedestrian street, a series of joined backyards, etc. - all of which have a clear sense of territory and shared stewardship and community



Project Area

◆ Current Habitat Homes & West Park Playground



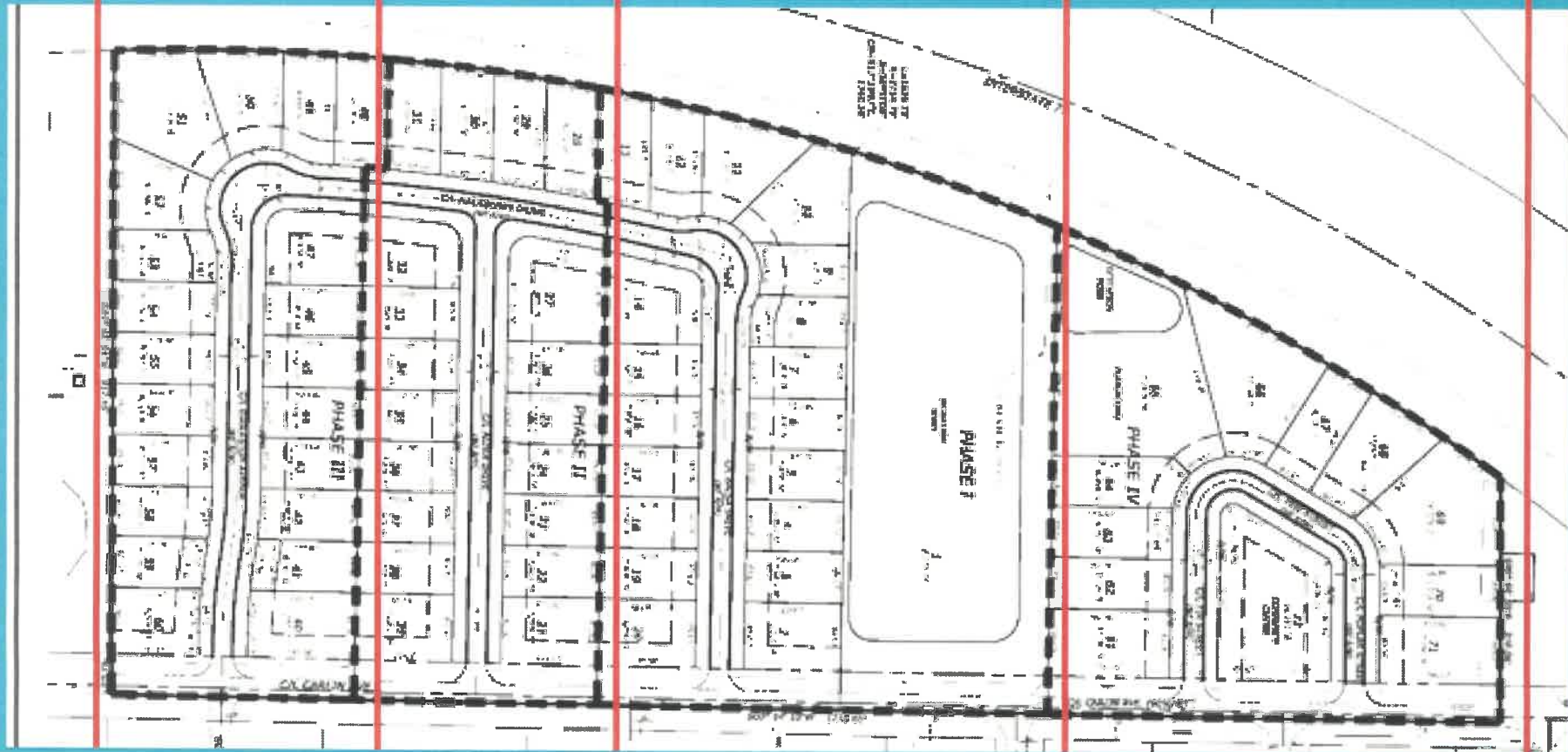
10-Year Project Plan

Phase III
infrastructure
20 homes

Phase II
infrastructure
20 homes

Phase I
Initial infrastructure
drainage/detention
20 homes

Phase IV
Infrastructure
playground
8 homes



Site Development

- Land acquisition - \$1
- Site infrastructure - \$2.9 million
 - four-phased approach
 - 10% contingency



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of Findlay/Hancock County

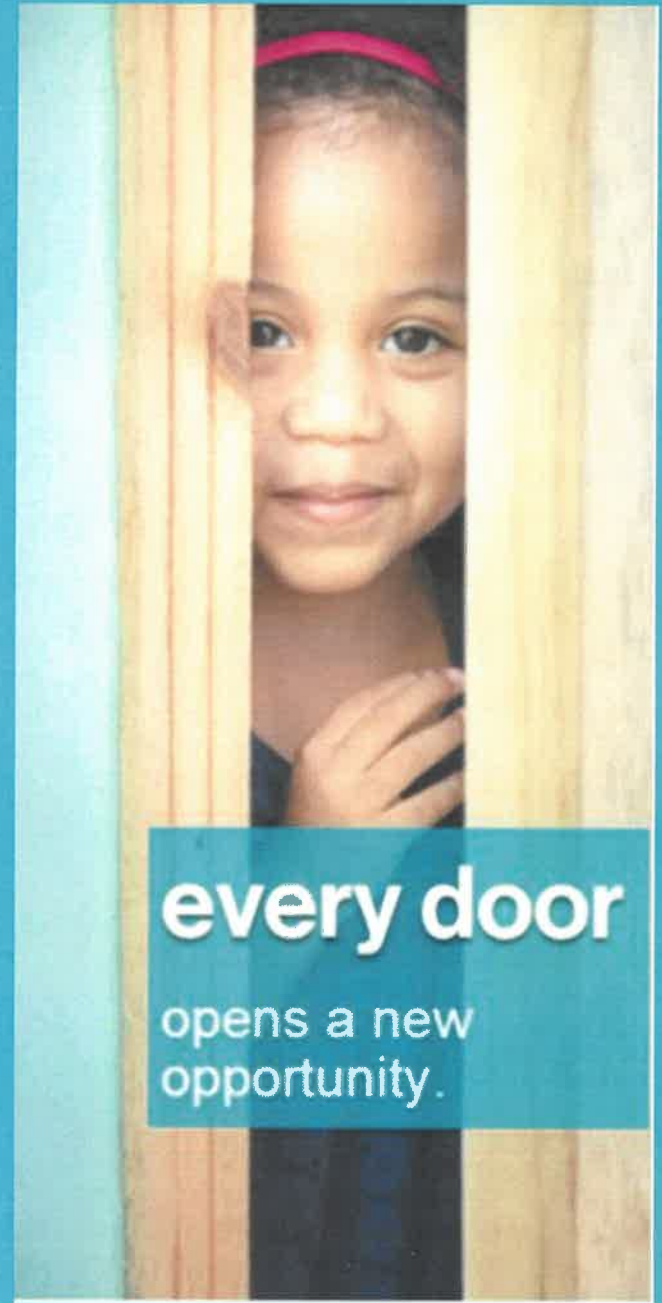
Thank You

Wendy McCormick, Executive Director

Scott Rhodes, Board President

Habitatfindlay.org

419-429-1400



every door

opens a new
opportunity.



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Shelter. Strength. Stability.**

COMMITTEE REPORT

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A **COMMITTEE OF THE WHOLE** meeting was held on Wednesday, August 9, 2023 to provide a demonstration and discuss body worn cameras.

CITIZEN MARTIN AND SGT. WALTERS PRESENTED A POWERPOINT PRESENTATION DESCRIBING THE CITY OF FINDLAY POLICE DEPARTMENT BODY WORN CAMERAS, MANUFACTURED BY AXON, A DEMO BY SGT WALTERS, HARDWARE, SOFTWARE, RECORD RETENTION, AND POLICY WERE DISCUSSED.



John Harrington, President of Council

COMMITTEE OF THE WHOLE

DATED: August 9, 2023