

Comprehensive Community Housing Study and Needs Analysis



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INTRODUCTION AND STUDY AREA

In the fall of 2014, the City of Kent (“city” or “Kent”), in partnership with Kent State University (“KSU” or “university”), engaged the team composed of Allegro Realty Advisors and Cleveland State University’s Maxine Goodman Levin College of Urban Affairs Centers for Community Planning and Development and Economic Development (collectively the “consulting team”) to create a Comprehensive Community Housing Study and Needs Analysis (“study”). As stated in the request for proposals, the study has three objectives:

- Provide data that can guide public policy decisions in the area of housing and identify proposed action items that can be implemented to promote the appropriate blend of housing opportunities throughout the city.
- Provide a measured assessment of housing supply, present and future, unmet housing demand across various demographic categories and provide a comprehensive understanding of short-to-longer term housing supply and demand.
- Provide community specific housing priorities, policy alternatives and intervention strategies.

This study is composed of a comprehensive report and associated narrative describing the results of the research and makes recommendations for the city’s consideration on how to positively affect the state of housing in Kent. The narrative is supported by a number of appendices that provide more detailed information on select topics and provide the methodologies used to derive certain findings. The report and narrative are divided into five sections that collectively address the three objectives. The sections are categorized as follows:

- Quantification of the existing housing stock
- Quantification, analysis and projection of pertinent demographic characteristics of households and economic attributes of the community
- Examination of the nature and extent of short- to mid-term housing supply and demand and relevant associated metrics and factors
- Analysis of other relevant housing issues and trends
- Identification and summation of gaps, trends, anticipated changes, public policy, and action items related to housing stock, demographic and economic condition, housing supply and demand, and other relevant housing topics

The research identified in the study was conducted using various tools and data sources such as aggregating publicly available data and data provided by the City of Kent, Portage County and Kent State University; GIS mapping software; subscription real estate databases; and information collected in interviews, surveys and a community housing forum.

Study Area

The City of Kent is the largest city in Portage County, Ohio, and is located six miles west of the county seat, 10 miles east of Akron, and 31 miles south of Cleveland. This location puts Kent in the middle of Northeast Ohio with 300,000 households within a 15 minute drive from downtown Kent, and four million people within an hour drive of Kent. The City of Kent covers an area of approximately 9.29 square miles. Kent is home to Kent State University, the largest public multicampus system in Northeast Ohio, with eight campuses and a population of more than 41,000 students, 4,017 full-time faculty and staff members and 227,000 alumni.

The university's Kent Campus has a student body of 28,891 and a thriving residential population of more than 6,400. More than 22,500 undergraduate students and 6,453 graduate students are enrolled representing all 50 states and 110 countries.

The seven Regional Campuses draw full- and part-time students, now totaling nearly 13,000 from their communities: Kent State Ashtabula, Kent State East Liverpool, Kent State Geauga, Kent State Salem, Kent State Stark, Kent State Trumbull, Kent State Tuscarawas, the College of Podiatric Medicine in Independence and the Regional Academic Center in Twinsburg. This study will only focus on the Kent Campus and not include the seven Regional Campuses in the analysis.

The city's economy is influenced by Kent State University as the city's largest employer, but Kent also is home to the world headquarters for The Davey Tree Expert Company, Smithers-Oasis Company and Ametek Corporation.

In partnership with Kent State University, the City of Kent is completing the final items associated with a \$110 million redevelopment project in the downtown central business district. During the last six years, there has been more public and private investment in the Kent economy than has occurred in decades. During this same time period, the city also developed more neighborhood initiatives, enacted more neighborhood legislation and expanded neighborhood services more than at any other time in the last 25 years.

Definition of Study Area

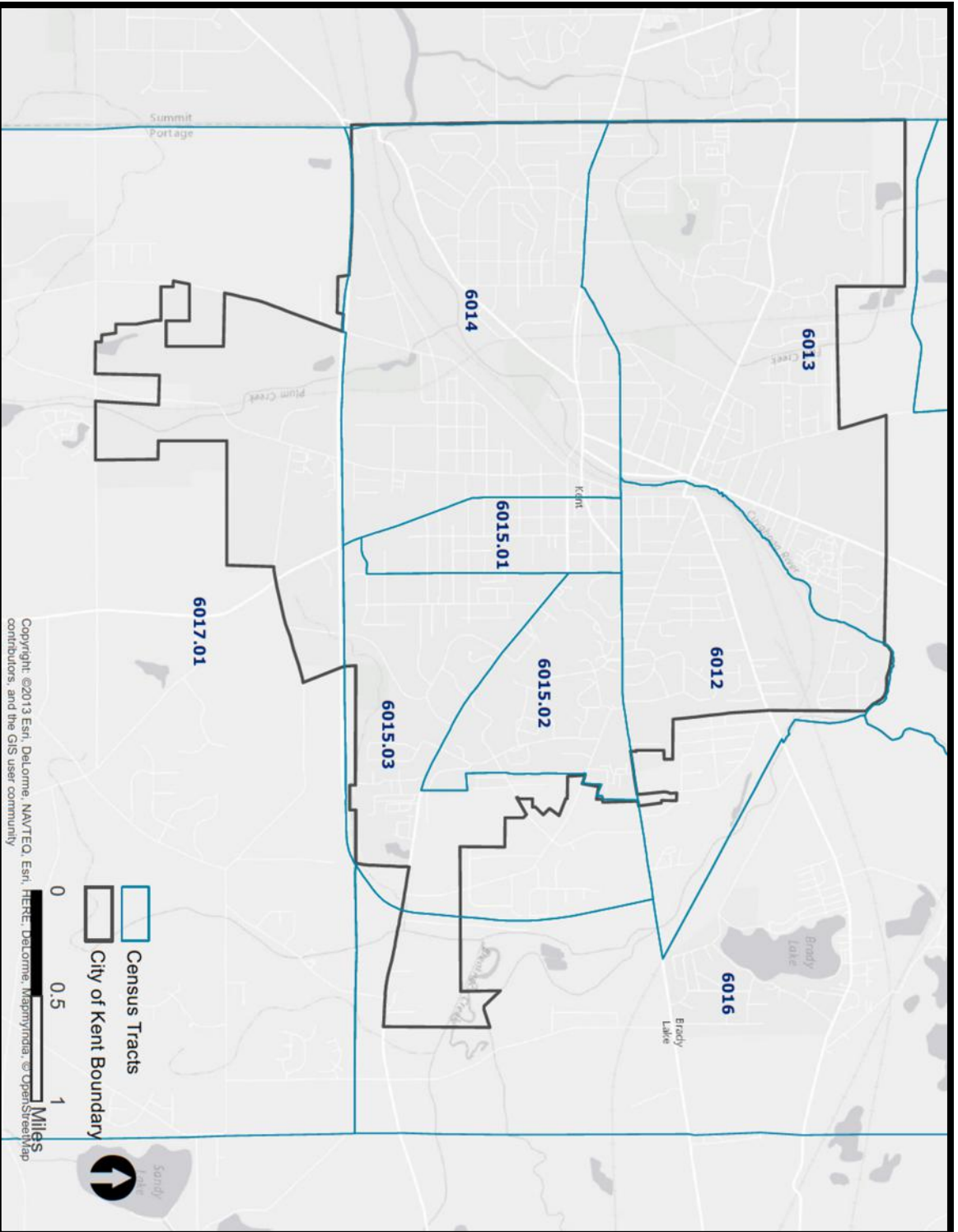
The focus of this study is the City of Kent. The jurisdictional boundary of the city is outlined on the map on the following page.

This study utilizes many different data sources. Some data was not available specific to the jurisdictional boundary of Kent. Two examples are the Multiple Listings Service ("MLS") and the Home Mortgage Disclosure Act ("HMDA"). MLS utilizes the Kent City School District Boundary. Data from the HMDA is aggregated by United States Census Tract. Eight different Census Tracts overlap the City of Kent, but five of the eight Census Tracts also contain areas outside of the city's jurisdictional boundary. This boundary discrepancy is illustrated in the following map and is further explained in Appendix A.

Throughout the study, the geographic area germane to a particular data set will be identified. In all cases, the data presented is relevant to the City of Kent; however, the differences may lead to particular data not perfectly aligning with other data in the study.

Housing markets do not always adhere to jurisdictional boundaries. The authors of this report were required to take some license in identifying the most relevant area to evaluate for particular data points. The rationale for deciding the relevant area is included in the study, as appropriate.

Map of Study Area



SECTION 1 - HOUSING SURVEY

The first step in understanding the housing market is to quantify the existing stock. This quantification provides a baseline for analysis and evaluation of any change to housing market conditions. This section delineates the housing stock in terms of tenure, type, value, age, condition and amenities. This section also identifies pending housing developments, rental properties and properties where the owner resides off-site and in particular outside of the City of Kent.

Housing Stock by Tenure

Tenure refers to the financial arrangements under which someone has the right to live in a house or apartment. The most frequent forms are tenancy in which rent is paid to a landlord and owner-occupancy.

Before delineating housing by tenure, the total housing stock in the city must be identified and adjusted for currently unoccupied units. Tenancy cannot be determined for unoccupied units because financial arrangements have not necessarily been set for occupancy. Currently, there are approximately 12,655 housing units in the City of Kent of which 10,885, 86 percent, are occupied. For purposes of comparison, 90 percent of the total units in all of Portage County are occupied.

According to the American Community Survey and referenced in Table 1.1, 60 percent of total occupied units in the City of Kent are occupied by renters. This percentage is significantly higher than the 32 percent of total occupied units

Table 1.1: Housing by Tenure

Housing Stock by Tenure				
	City of Kent		Portage County	
	No.	%	No.	%
Total Housing Units	12,655	100%	67,487	100%
Occupied Housing Units	10,885	86%	60,992	90%
Owner-Occupied Housing Units	4,313	40%	41,607	68%
Renter-Occupied Housing Units	6,572	60%	19,385	32%

Source: American Community Survey Five-Year Estimate (2009-2013)

occupied by renters in all of Portage County. In fact, the 6,572 renter-occupied units in the City of Kent make up approximately one-third of all renter-occupied units in Portage County.

Residence halls on the Kent Campus are not included in the housing unit counts. The United States Census Bureau classifies Kent Campus housing as Non-Institutional Group Quarters, which is defined as "a place where people live or stay other than the usual house, apartment, or mobile home, such as college or university dormitories, military barracks, group homes, shelters, missions, and flophouses. Group quarters may have housing units on the premises for staff or guests." On-campus housing is covered in detail under the Housing Stock by Type subsection.

Housing Stock by Type

Housing type generally refers to the physical arrangement of housing units within a structure. The most common housing types are single-family detached and multifamily units. In the City of Kent, on-campus housing also comprises a significant portion of the housing stock. In addition to these three housing types, this study will analyze affordable and age-restricted housing units. Table 1.2 shows the delineation of all housing units by type. Of the 12,655 total housing units in the City of Kent, 44 percent are single-family detached and 38 percent are multifamily units in structures with five or more units.

Table 1.2: Housing Type

Housing Stock by Type				
Unit Description	City of Kent		Portage County	
	No.	%	No.	%
Single-Family Detached	5,561	44%	44,308	66%
Single-Family Attached	744	6%	4,196	6%
Multifamily: 2 Units in Structure	649	5%	2,039	3%
Multifamily: 3 to 4 Units in Structure	833	7%	2,240	3%
Multifamily: 5 or More Units in Structure	4,856	38%	9,844	15%
Other (mobile home, RV, boat, etc.)	12	0%	4,860	7%
Total Housing Units	12,655	100%	67,487	100%

Source: American Community Survey Five-Year Estimate (2009-2013)

According to the American Community Survey and referenced in Table 1.2, nearly half of the approximately ten thousand multifamily units in structures with five or more units in Portage County are located within the City of Kent. The single-family detached component of the Portage County housing stock is 22 percentage points greater than that of the City of Kent.

The American Community Survey ("ACS") Five-Year Estimate (2010-2014) data was released after the analysis portion of this study, and it shows a 584 unit decrease in the number of single-family detached housing units in the City of Kent. This appears to be an adjustment for a large portion of the 636 single-family detached units added to the data set in 2012 and 2013. Across all housing types in the City of Kent, the ACS is showing a decrease in 897 housing units in 2014. This demonstrates that the ACS data is better suited for high-level and comparative analysis.

Parcel-Level Analysis of Housing Stock by Type

Another method of quantifying the housing stock by type is to identify the land use of each land parcel¹. The Portage County Auditor's computer-aided mass appraisal system ("CAMA") analyzes data at the parcel level. The system contains more specific and up-to-date data than the Census. The American Community Survey data used above is collected from questionnaires completed periodically by occupants of a representative sample of housing units.

The Portage County Auditor's computer-aided mass appraisal system ("CAMA") identifies 5,223 parcels within the city that are classified as residential. The table on the next page illustrates the composition of the city's residential land use in comparison to Portage County. CAMA uses different categories of housing types in its quantification of parcels than the American Community Survey uses in its quantification of housing units, which makes it difficult to compare the two data sets. However, useful comparisons can be made between the City of Kent and Portage County as a whole.

The Portage County Auditor's CAMA data in Table 1.3 shows that 14 percent of residential land parcels in the City of Kent are classified as multifamily or condominium compared to only 5 percent in Portage County as a whole.

¹ A parcel is a delineated plot of real property with a unique identification number.

Table 1.3: Parcels by Housing Type

Parcels by Housing Type				
Use Description	City of Kent		Portage County	
	No.	%	No.	%
Single-Family	4,448	85%	50,363	89%
Multifamily: 2 Units in Structure	513	10%	2,160	4%
Multifamily: 3 Units in Structure	56	1%	196	0%
Multifamily: 4 or More Units in Structure	30	1%	84	0%
Condominium	90	2%	812	1%
Other (mobile home, RV, boat, etc.)	86	2%	2,667	5%
Total Residential Parcels	5,223	100%	56,282	100%

Source: Portage County Auditor (as of 2/21/2015)

Note: Due to rounding, columns containing percentages may not appear to total to 100%

Single-Family Detached Housing

As shown in Table 1.2, there are 5,561 single-family detached housing units in the City of Kent. During the past 25 years, seven major single-family housing planned unit developments have been built, which comprise only 625, or 11.2 percent, of the total single-family detached units in the City of Kent. These six most recent developments are listed in Table 1.4 below. This total does not include single-family detached housing that was not part of a larger development, such as development of single small vacant parcels.

Table 1.4: Single-Family Detached Developments

Recent Single-Family Detached Housing Developments			
Development	Year Approved	Number of Lots	Vacant
Fieldstone	1993	104	0
Forest Lakes	1996	150	2
River Bend (East & West)	1989 West/1997 East	103	27
University Woods	1998	41	2
White Oak Hills	2001	73	13
Lakes at Franklin Mills	2001-2013	189	3
Lincoln Commons	2003	15	3
	Total	675	50
		Net New	625

Source: City of Kent

The most salient point that can be discerned from this list is the limited amount of single-family development that occurred between 2001 and 2008, which was a time of great housing growth across the country.

Table 1.5: Kent Campus Residence Hall Occupancy²

Kent Campus Residence Hall Occupancy		
Semester	Total Capacity	Occupancy
Spring 2015	6,480	95.2%
Fall 2014	6,478	98.0%
Spring 2014	6,367	95.0%
Fall 2013	6,367	99.5%
Spring 2013	6,402	92.2%
Fall 2012	6,402	98.0%
Spring 2012	6,402	95.1%
Fall 2011	6,402	99.0%
Spring 2011	6,402	91.2%
Fall 2010	6,402	98.0%

Source: Kent State University

On-Campus Housing

The Kent State University Kent Campus has a significant impact on the City of Kent and the corresponding housing market; therefore, it is imperative to include on-campus housing as a housing type in this study. Occupancy levels for fall semesters between 2010 and 2014 have been 98 percent or higher, as shown in Table 1.5.

The following table provides a comprehensive inventory of all Kent Campus residence halls including year built, year of last major renovation, number of rooms and bed capacity. The data provided by Kent State University indicates that 6,481 beds within

² The figures in these tables are inclusive of the 144 beds that are occupied by the resident assistants (RA) on annual basis.

3,460 rooms were available on the Kent Campus as of the 2015/2016 academic year. This inventory includes rooms and beds occupied by resident assistants but does not include overflow, professional staff or office space.

Table 1.6: Kent State University Residence Halls by Room & Bed Count

Kent Campus Residence Halls by Room and Bed Count				
Residence Hall	Year Built	Year of Renovation	Rooms	Beds
Alyn Hall	1963	2012	131	255
Beall Hall	1966	2015	133	256
Centennial Court 'A'	2002		113	225
Centennial Court 'B'	2002		108	219
Centennial Court 'C'	2003		206	206
Centennial Court 'D'	2004		108	231
Centennial Court 'E'	2003		108	281
Centennial Court 'F'	2003		95	250
Clark Hall	1964	2013	132	257
Dunbar Hall	1959	2006	130	256
Engleman Hall	1937	1999	33	85
Fletcher Hall	1963	2014	132	257
Johnson Hall	2006		118	255
Koonce Hall	1968	2014	287	548
Korb Hall	1964	2016	113	221
Lake Hall	1961	2017	128	253
Leebrick Hall	1968	2014	341	341
Manchester Hall	1963	2014	132	257
McDowell Hall	1966	2015	136	261
Olson Hall	1961	2017	128	253
Prentice Hall	1959	2013	127	250
Stopher Hall	2006		99	215
Allerton A	1962	Demolition completed in 2015		
Allerton B	1962			
Allerton C	1962			
Allerton D	1962			
Allerton F	1962	Demolition completed in 2013		
Allerton J	1962			
Allerton K	1962			
Allerton L	1962	Demolition completed in 2012		
Allerton M	1962			
Van Campen Hall	1962	2009	23	60
Verder Hall	1956	2014	135	261
Wright Hall	1968	2013	264	528
Total			3,460	6,481

Source: Kent State University

If total rooms of on-campus housing on Kent Campus are combined with the total number of multifamily housing units in structures of five or more units in the City of Kent, the figure nearly doubles. In order to develop a consistent quantification of housing in the City of Kent, it will be necessary to count using a consistent metric. In the following section, multifamily housing units will be quantified by number of beds.

Multifamily Housing

Multifamily housing is the largest component of the City of Kent housing stock. According to the American Community Survey in 2013, multifamily housing made up 50 percent of all housing units in the City of

Kent. Due to the presence of the Kent Campus, some multifamily operators cater their offerings to college students. This catering does not preclude a nonstudent from renting and residing in any multifamily housing unit. A preclusion such as that would be an infraction of Fair Housing law. The catering of units and amenities is merely done to make the multifamily complex attractive to students and compete against other complexes. A common practice in multifamily housing catered to college students is to rent on a per-bed basis instead of on a per-unit basis. A rent per-bed model rents individual bedrooms that share a kitchen, living room, and other spaces with other rented bedrooms; whereas, a traditional rent per-unit model utilizes a single lease for the entire unit including bedrooms, kitchens and living rooms. The rent per-bed practice is in fact the norm for new developments in the City of Kent, as evidenced by the four of the seven new developments listed in Table 1.7 that rent on a per-bed basis. The Landmark at Kent is only development to open since 2012 that operates on a rent per-unit basis.

Table 1.7: New Multifamily Housing Developments³

New Multifamily Housing Developments							
Project	Location	Year Built	Units	Beds	Average Rent per Bed	Average Rent per Unit	Occupancy
University Edge	1150 Rhodes Rd.	2012	201	608	\$699	NA	100%
The Province at Kent	609 S. Lincoln St.	2012	258	596	\$750	NA	100%
University Oaks	500 Golden Oaks Dr.	2012	158	576	\$659	NA	100%
The Landmark at Kent	210 S. Depeyster St.	2014	32	NA	NA	\$1,388	100%
345 The Flats	345 S. Depeyster St.	Under Development	155	280	\$819	NA	NA
Avant 220	220 S. Depeyster St.	Under Development	52	52	NA	\$750+	NA
Old Kent Municipal Courthouse	214 S. Water St.	In Planning Stage	100+	TBD	NA	TBD	NA
Total / Average			956+	2,112	\$732		

Source: Independent Research

These new multifamily housing developments accounted for 649 units and over 1,800 beds since 2012. In 2016, an additional 155 units with 280 beds will be added at the 345 The Flats development and an additional 52 units with 52 beds will be added at Avant 220, which are discussed in further detail later in this study. Currently, 100 or more units are being proposed at the former location of the Kent Municipal Court. These units are proposed to be rented on a per-unit basis.

As the rent-per-bed model has become the standard for new housing in the Kent rental market, the rent-per-unit inventory has been reduced including the loss of 1,000 units with the demolition of Allerton family housing on the Kent Campus between 2012 and 2015 as shown in Table 1.6.

In addition to the multifamily housing developments listed above that cater to college students, other existing complexes are also recognized as having primarily student tenants. The City of Kent and KSU track occupancy levels for large, multifamily housing complexes that are oriented towards Kent Campus students. These complexes are delineated in Table 1.8. Some existing complexes also rent on a per-bed basis.

Table 1.8 is an inventory of multifamily housing complexes with more than 50 units and which were built before 2012. The data includes multifamily developments outside the City of Kent that are within proximity to the jurisdictional boundary and market themselves to Kent Campus students. These properties can impact housing supply and demand in the City of Kent. This table does include developments with some age-restricted and affordable housing.

³ Pricing is subject to promotional rates and time of lease. The occupancy level for 345 The Flats is a pre-leasing during construction as of 10/28/2015.

Table 1.8: Multifamily Housing Complexes with More than 50 Beds Built before 2012

Multifamily Housing Complexes with More than 50 Beds Built before 2012			
Building Name	Location	Total Beds	Student Oriented
Villages at Franklin Crossing	1214 Anita Dr.	944	N
Whitehall Terrace	1975 Courtland Dr.	808	Y
Campus Pointe Apartments	1841 Ashton Ln.	630	Y
Indian Valley Apartments	1928 Mohawk Pl.	588	N
Eagles Landing	640-1160 Morris Rd.	538	Y
Pebblebrook Apartments	6115 Pebblebrook Ln.	528	N
College Towers	1800-1840 Rhodes Rd.	513	Y
Holly Park Apartments	1650-1682 Mulberry Ct.	462	Y
Whitehall Terrace Apartments	1336-1627 Stratford Dr.	377	Mixed
University Townhomes	1532 Libra Ct.	270	Y
Jordan Court Apartments	1641-1671 Franklin Ave.	216	Y
Lake St. Apartments	1002 Lake St.	174	N
Kentway	360 E. Summit St.	158	N
Summit Gardens Apts. Bldg. A-J	1101 Summit Gardens Blvd.	150	N
Ryan Place Apartments	179-320 Dale Dr.	130	Y
Hickory Mill Apartments	300 Hickory Mill Cir.	223	Y
Dartmouth Apartments	1001-1010 S. Lincoln St.	119	Mixed
University Inn	540 S. Water St.	117	Mixed
Maplebrook	5231 Sunnybrook Rd.	113	N
Four Seasons at Kent	5956 Horning Rd.	104	N
Tower 43	1546 S. Water St.	100	N
Kent Village Apartments	6800 Alpha Dr.	100	Y
Cherry Estates	416 Cherry St.	90	N
Pinewood Apartments	1161-1220 Spruce Ct.	78	N
Riverview Apartments	250 S. River St.	78	Y
Summit Hill Apartments	548 E. Summit St.	76	Y
Heritage Knolls	547-607 Walter St.	66	N
Brentwood Apartments	462-485 Brentwood Ave.	64	N
Stoneridge Townhouse Apartments	4474-4480 State Route 43	60	N
Heritage Knolls	600-660 Walter St.	57	N
Rockwood Apartments	1128 Lake St.	53	N
Total		7,984	

Source: CoStar/City of Kent

Affordable Housing

Affordable housing is offered in the City of Kent by programs through both the Portage Metropolitan Housing Authority ("PMHA") and the United States Department of Housing and Urban Development ("HUD"). For the purposes of this study, affordable housing refers to housing subsidized either directly or through a voucher system by a government agency. PMHA operates two primary vehicles for affordable housing: public housing and Section 8 Housing Choice Vouchers. HUD operates a low-rent apartment program, which enables owners of registered private, affordable housing to receive a subsidy for renters who meet HUD's income guidelines.

PMHA owns and operates 61 public housing units in the City of Kent. The public housing units are available to persons who are eligible on the basis of their household income in comparison to the Area Median Income ("AMI"). PMHA also owns 24 market rate apartments that accept Housing Choice Vouchers. The PMHA units are listed in Table 1.9.

Table 1.9: PMHA Housing Units in the City of Kent

Portage Metropolitan Housing Authority Housing Units			
Complex	Location	Number of Units	Funding Mechanism
Athena Gardens	1645-1693 Athena Dr.	25	Public Housing
Heritage Knolls	547-607 Water St.	30	Public Housing
Duplexes/Single-Family Units	Scattered Sites	6	Public Housing
Portage Landings	170 & 221 Spaulding Dr.	24	Voucher
Total		85	

Source: City of Kent PY2015-PY2019 Consolidated Plan & PY2015 Annual Action Plan

Currently, 290 Section 8 Housing Choice Vouchers are being used in the City of Kent. The distribution of Voucher use in the City of Kent by Census Tract is delineated in Table 1.10.

Table 1.10: Section 8 Housing Choice Voucher by Census Tract

Section 8 Housing Choice Voucher by Census Tract	
Census Tract	Vouchers
6012	26
6013	123
6014	89
6015	52
Total	290

Source: City of Kent PY2015-PY2019 Consolidated Plan & PY2015 Annual Action Plan

As of December 2014, each of the Portage Metropolitan Housing Authority programs has a waiting list. As of that date, 2,242 potential clients were on the waiting list for public housing, and 2,247 potential clients were on the waiting list for Housing Choice Vouchers. The waiting lists for the two affordable housing vehicles far exceed the resources available. The waiting lists

are not exclusive of each other. Potential clients can be on both lists at the same time.

Seven privately-owned affordable housing complexes are registered with U.S. Department of Housing and Urban Development's ("HUD") low-rent apartments program. Each registered complex is listed in Table 1.11 along with unit inventories and occupancy level.

Table 1.11: HUD Assisted Housing Developments

HUD Low-Rent Apartment Program Participating Complexes				
Complex	Location	Total Units	Rent Assisted	Occupancy
Cedar Meadows	1754 Whitehall Blvd.	39	39	100%
Cherry Estates	418 Cherry St.	48	48	n/a
KCC Apartments	600 First Ave.	11	11	100%
Kentway Apartments	360 E. Summit St.	148	58	97%
Summit Gardens	1101 Summit Gardens Blvd.	80	80	97%
Tower 43	1546 S. Water St.	101	100	99%
Villages at Franklin Crossing	1214 Anita Ct.	444	129	n/a
Total		871	465	

Source: U.S. Department of Housing and Urban Development/Independent Research

Between the Portage Metropolitan Housing Authority's 61 public housing units and the U.S. Department of Housing and Urban Development's 290 vouchers and 465 rent assisted apartments, there are a combined 816 housing units that can receive some sort of rental subsidy in the City of Kent.

Age-Restricted Housing

Age-Restricted Housing refers to housing that is generally restricted to residents who are 55 years of age or older, as allowed by Fair Housing law. In the City of Kent, there are four age-restricted communities and one community that offers admission preference for the elderly.

Table 1.12: Age-Restricted or Senior-Oriented Housing

Age-Restricted or Senior-Oriented Housing					
Complex	Location	Total Units	Housing Sub-Type	Rent Type	Age-Restricted
Gables of KentRidge	5241 Sunnybrook Rd.	91	Assisted Living	Market Rate	Yes
MapleBrook at Golden Pond (Phase I)	5231 Sunnybrook Rd.	68	Independent Living	Affordable	Yes
Four Seasons	5956 Horning Rd.	104	Independent Living	Market Rate	Yes
Kentway	360 E. Summit St.	148	Independent Living	Mixed (58 Affordable/90 Market)	Yes
Tower 43	1546 S. Water St.	101	Independent Living	Affordable	Elderly Admission Preference
MapleBrook at Golden Pond (Phase II)	5231 Sunnybrook Rd.	63 (Under Construction)	Independent Living	Affordable	Yes
	Total	575			

Source: Independent Research

There are a total of 512 age-restricted and age-preferred housing units in the City of Kent. Ninety-one of these units are in an assisted-living facility and the other 421 are for independent living. Less than half of these housing units, 227 out of 512, are affordable. A second phase of MapleBrook at Golden Pond is currently under development and scheduled for completion in 2016. The second phase will add 63 more affordable, age-restricted housing units with occupancy expected by the spring of 2016.

Housing Stock by Value

Value is the estimate of how much a property would sell for in an arms-length transaction. Many factors impact the value of an individual housing unit, including location, number of bedrooms and baths, size, condition and external factors. This study looks at housing on an aggregate level and focuses on value relative to the surrounding area.

Table 1.13: Housing Values by Geography

	Owner-Occupied Housing Values			
	City of Kent		Portage County	
	No.	%	No.	%
Total Owner-Occupied Units	4,313	100%	41,607	100%
< \$50,000	133	3%	4,336	10%
\$50,000 - \$99,999	591	14%	5,819	14%
\$100,000 - \$149,999	1,912	44%	10,590	25%
\$150,000 - \$199,999	951	22%	8,838	21%
\$200,000 - \$299,999	482	11%	7,908	19%
\$300,000 - \$499,999	199	5%	3,030	7%
> \$500,000	45	1%	1,096	3%

Source: American Community Survey Five-Year Estimates (2009-2013)

The median housing value for owner-occupied dwellings in Kent is \$138,600. Housing values⁴ in the City of Kent are most heavily concentrated in the \$100,000-\$149,999 range, whereas the housing values in Portage County are more evenly distributed between \$100,000 and \$299,999.

Housing Stock by Age

The City of Kent contains housing from a broad range of time, which can be expected because the area where the City of Kent is located was first settled by the Haymaker family in 1805. In July 2015, the City of Kent completed an assessment of historical housing built more than 100 years ago. The final inventory resulted in a list of 865 houses spanning 96 streets and which were built during 45 distinct construction years between 1810 and 1915. There were 209

⁴ Value is the respondent's estimate of how much the property (house and lot) would sell for if it were for sale. The ACS five-year data tabulation includes only specified owner-occupied housing units--one-family houses on less than 10 acres without a business or medical office on the property. This data excludes mobile homes, houses with a business or medical office, houses on 10 or more acres and housing units in multiunit structures.

properties built from 1810 to 1899 and 656 properties built from 1900 to 1915. The Census data in Table 1.14 below identifies the entire historical spectrum of when housing was built.

Table 1.14 reveals a large period of growth between 1950 and 1979 in the City of Kent. Portage County as a whole also experienced growth during that same period, but it sustained the growth into the 2000s. The year of build for housing units is shown on a parcel level in Map 1.1 based on data from the Portage County Auditor. The map shows that older housing is generally concentrated around downtown Kent and the Cuyahoga River. Newer housing is generally further away from the downtown core.

Table 1.14: Housing Units by Year Built

	Year Structure Built			
	City of Kent		Portage County	
	No.	%	No.	%
1939 or Before	1,998	16%	9,787	15%
1940 to 1949	402	3%	2,426	4%
1950 to 1959	1,811	14%	8,157	12%
1960 to 1969	2,083	16%	8,310	12%
1970 to 1979	2,977	24%	12,481	18%
1980 to 1989	1,138	9%	6,513	10%
1990 to 1999	1,158	9%	10,155	15%
2000 to 2009	1,055	8%	9,404	14%
2010 or Newer	33	0%	254	0%

Source: American Community Survey's Five-Year Estimates (2009-2013)

Note: Due to rounding, columns containing percentages may not appear to total to 100%

Pending Housing Developments

Currently, two housing complexes are under development. Both developments are for-rent, multifamily housing complexes. Newbrook Partners is developing 345 The Flats on the site of the former City administrative buildings at 215 E. Summit St. and 325 S. DePeyster St. The development will consist of an estimated 280 beds spanning 155 units in a newly constructed building. The anticipated completion date is August 2016. This development will lease on a per-bed basis. Fairmount Properties is developing Avant 220 at the intersection of Haymaker Parkway and S. Depeyster St. The development will consist of 52 one-bed microsuites and one-bedroom units. The anticipated completion is summer 2016. Proposals have been submitted to redevelop the former Kent Municipal Court building site. The redevelopment will include a minimum of 100 multifamily rented on a per-unit basis.

Table 1.15: Pending Housing Developments

Pending Housing Developments			
Development	Location	Units	Beds
345 The Flats	E. Summit St./S. Depeyster St.	155	280
Avant 220	Haymaker Pkwy./S. Depeyster St.	52	52
Former Kent Municipal Court Building	214 S. Water St.	100+	TBD
Total		307+	

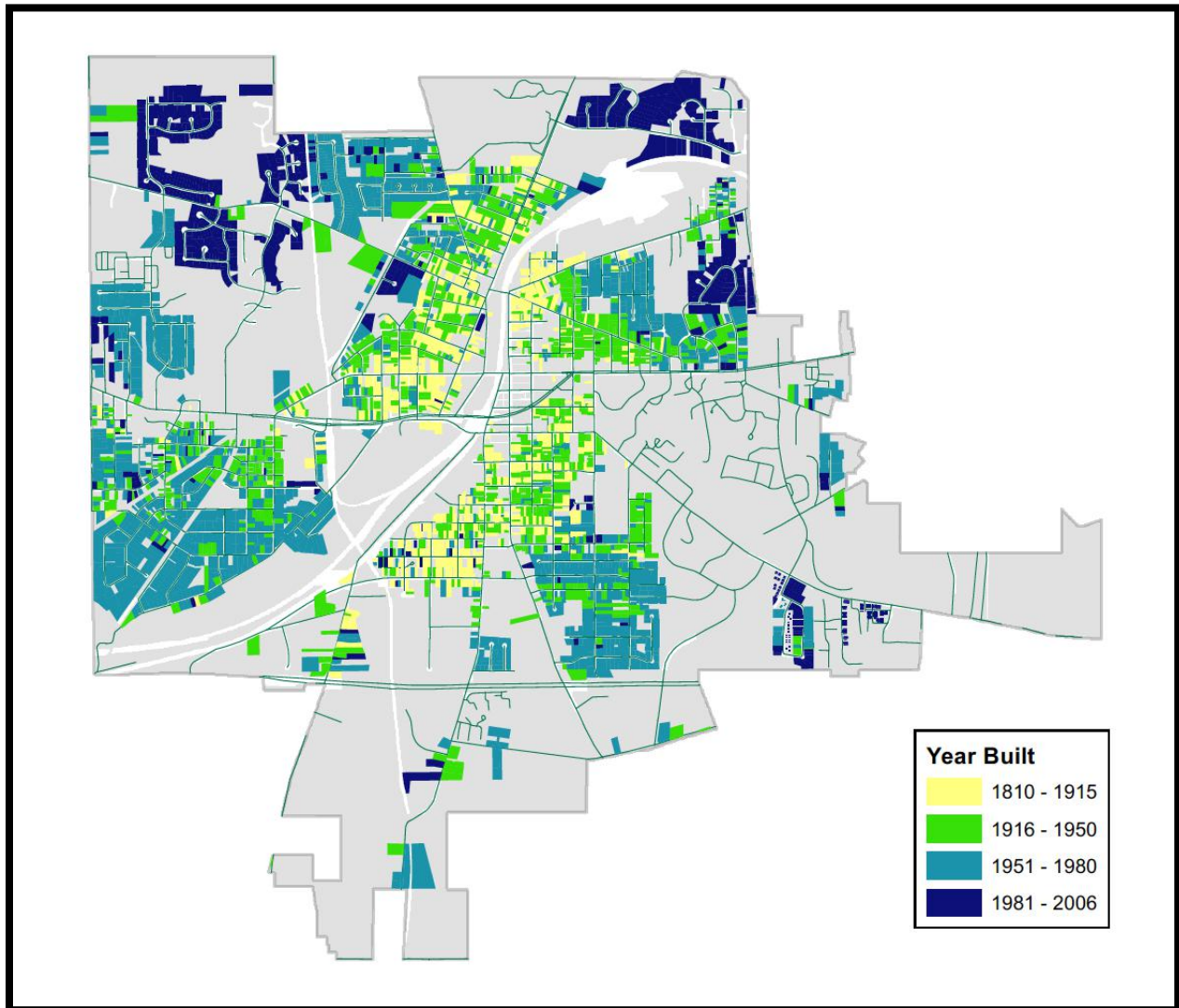
Source: Independent Research

Legally-Licensed Rental Properties

As shown in the preceding data of this study, the City of Kent has a large proportion of renter-occupied housing. Rental properties classified as multiple-use structures, which is defined as "any dwelling containing three or more dwelling units or rooming units," are required to be registered with the City of Kent Health Department ("KHD"). KHD has the authority, under Chapter 1367 of "Title Seven – Environmental Health and Housing Maintenance Code," to license and inspect multiple-use structures. In

August of 2015, Kent City Council authorized the expansion of the rental licensing program to now include the licensing and annual inspection of all residential rental properties operating within the city, regardless of the number of tenants. The city is developing an implementation plan for the rental properties that will be covered under the recently expanded rental licensing program and will initiate the registering of properties next spring, with the new program expected to be fully operational by the fall of 2016.

Map 1.1: Residential Parcels by Year Built



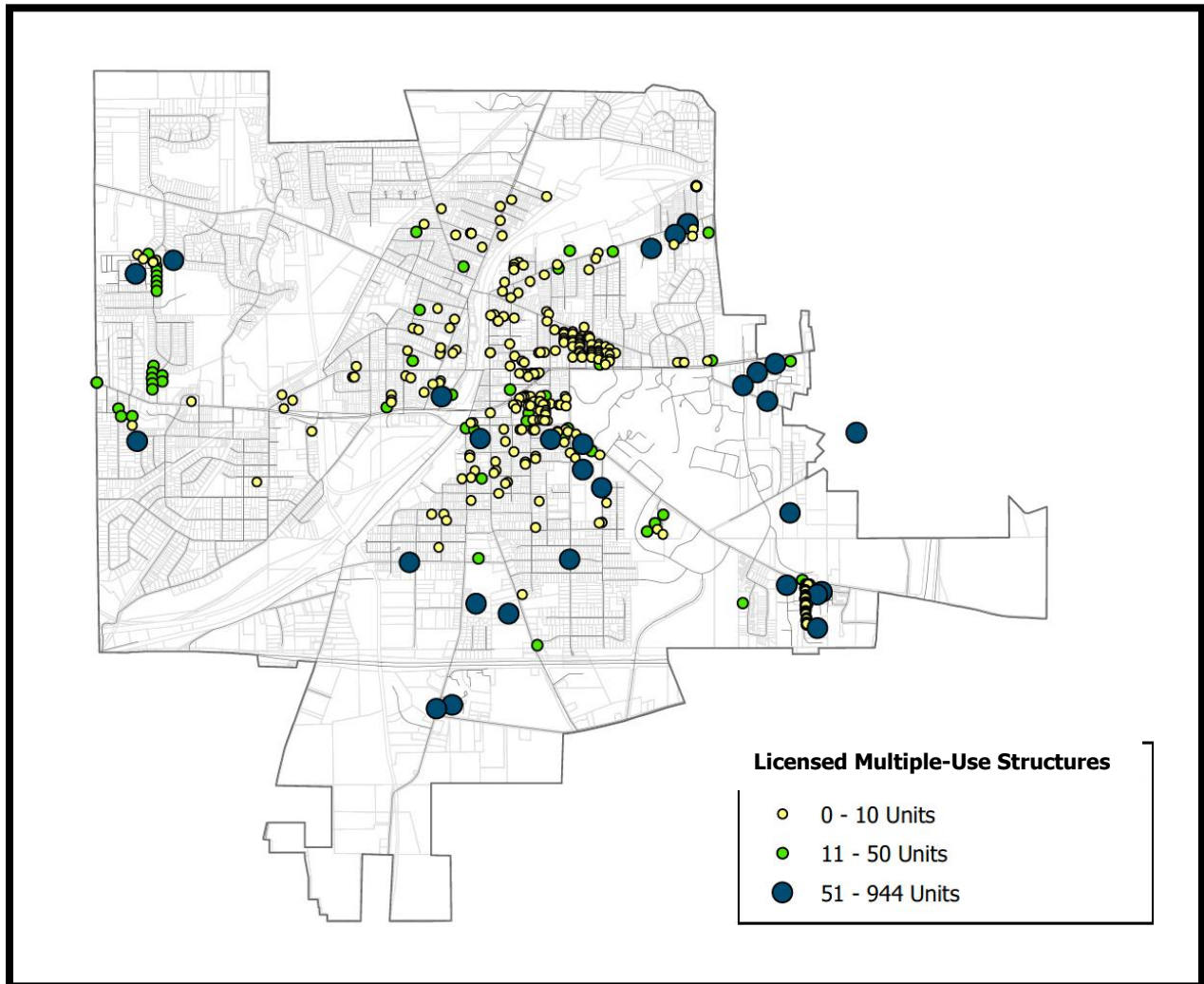
Source: Portage County Auditor (as of 2/21/2015)

The primary reason for the requirement of the licensure of all rental units is that the City of Kent has seen a marked increase in the number of single-family housing units being converted to illegal rooming houses in residential zoning districts that prohibit such a use, which includes the R-1 (low density residential), R-2 (medium density residential) and R-3 (high density residential) Zoning Districts. By conducting annual inspections of all residential rental properties, the City of Kent can help to uphold the standard of living

within the city, while also ensuring the proper management of solid waste, pest control and other health-related issues. This process helps to maintain or improve the quality of rental housing stock.

The city-maintained database of legally-licensed rental properties includes the address, number of buildings and number of bedrooms for each property. At the time of the study, there were 347 unique addresses of multiple-use structures accounting for approximately 10,278 beds. Map 1.2 shows the location of the multiple-use structures.

Map 1.2: Licensed Multiple-Use Structures



Source: City of Kent Health Department (2/1/2015)

Rooming House Violations

Not all housing owners and managers adhere to the licensing process described above and illegally operate housing as rental units or as a rooming house. A rooming house is defined as "a dwelling unit housing three to fifteen unrelated persons." Rooming houses are prohibited in R-1, R-2 and R-3 districts. They are permissible as a conditional use in R-4 (multifamily residential), C-R (commercial high density

multifamily residential), R-C (high density multifamily commercial urban residential) and IC-R (intensive commercial residential) districts.

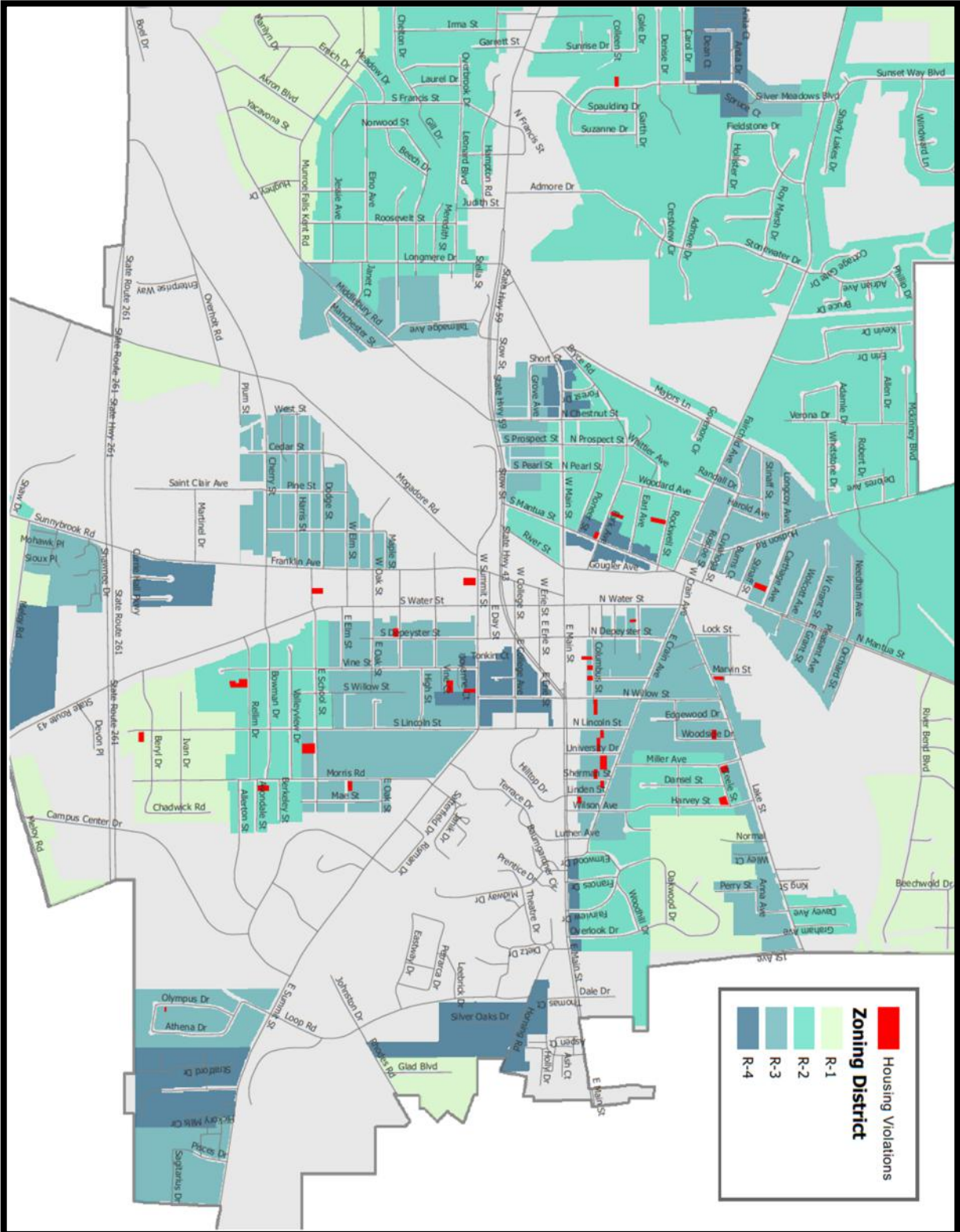
The City of Kent Code Enforcement Officer investigates rooming house violations reported by filed complaints or through the city's canvassing of neighborhoods. A property will be deemed noncompliant if it is operating in an impermissible zoning district or is not properly licensed. Map 1.3 shows illegal rooming house violations that occurred between May 2013 and December 2014. The violations during this time period primarily occurred in R-2 and R-3 zoning districts.

Properties Where Owner Address Differs from Physical Address

Some cities suffer from the blight created by the degradation of properties owned by landlords who do not live in the area. If this situation becomes of concern to the City of Kent, one method of proactively addressing the issue is to create a database of properties that may be operating as unregistered illegal rentals. A process for identifying these properties that the City of Kent could use is to compare physical addresses with owner addresses in the Portage County Auditor's data and compare instances where it differs from the city's list of legally licensed rental properties. A full description of the methodology utilized to develop this list is included in Appendix D.

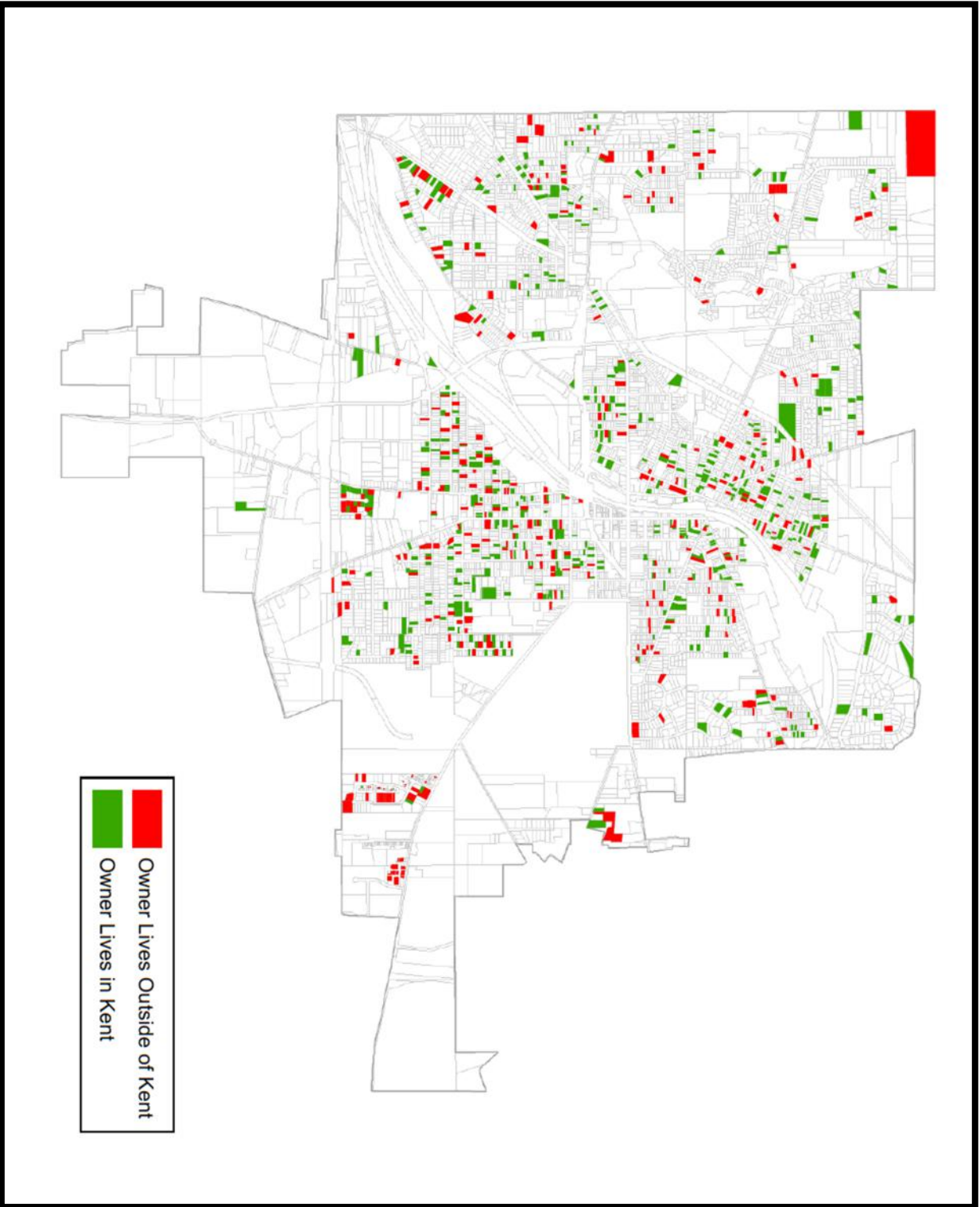
By conducting this suggested process, 916 parcels were identified. Of the total 916 parcels that were identified, approximately 45 percent of owners do not live in the jurisdictional boundary of the City of Kent. Map 1.4 shows properties whose owners reside in the City of Kent versus those that live outside of the City. Overall, this analysis can be used to identify potential at-risk properties without relying solely on complaint-based intervention or door-to-door investigation. As noted above, the City of Kent will require all rental properties to be licensed in 2016, so this process may also be useful in helping the city identify which properties might be required to register as rentals.

Map 1.3: Rooming House Violations by Zoning District



Source: City of Kent (May 2013 – December 2014)

Map 1.4: Properties Where Owner Address Differs from Physical Address



Source: Portage County Auditor Computer-Aided Mass Appraisal

SECTION 2 - DEMOGRAPHICS AND ECONOMICS

The second step in understanding the housing market is to quantify who is living in the City of Kent and certain socioeconomic characteristics and attributes of the persons and the households they comprise and to identify the economic base of the city that ultimately propels the housing market. This quantification provides a baseline for analysis and evaluation of any change to housing market conditions. This section specifically evaluates population, socioeconomic characteristics, housing cost burden relative to household income, university enrollment, economic base and employment, commuting patterns and migration patterns.

A broader context of the city’s demographic composition is provided in the following series of tables. In addition to data for the City of Kent, data is included for Portage County as a point of comparison. The data set utilized is the American Community Survey’s (ACS) Five-Year Estimates (2009-2013) released December 4, 2014, which provides the most up-to-date aggregate data regarding demographics of residents⁵ in the City of Kent.

Population

The total population of the City of Kent is 31,301, which comprises approximately 19 percent of the total population of Portage County. The city is more racially diverse than Portage County as a whole. The percentage of the city’s population that identifies as Black, African-American, Asian or Other is double the percentage of the same population groups in Portage County as a whole.

Table 2.1: Total Population and Racial Composition by Geography

Total Population and Racial Composition				
	City of Kent		Portage County	
	No.	%	No.	%
Total Population	31,301	100%	163,387	100%
White	25,667	82%	150,219	92%
Black or African American	2,796	9%	6,332	4%
American Indian / Alaska Native	35	0%	173	0%
Asian	1,538	5%	2,705	2%
Other	1,265	4%	3,958	2%

Source: American Community Survey’s Five-Year Estimates (2009-2013)

The age of a city’s population is an important indicator of the amount and types of housing needed. The following table delineates the population by age bands. Not all of the age bands consist of the same number of years; this has been done to approximate school age ranges, highlight the differences between the City of Kent and Portage County and to make the table easier to read. The table also provides data on gender.

⁵ Due to the large population of students in the City of Kent, it is important to clarify how the American Community Survey (ACS) counts “residents.” ACS considers a person to be a current resident of a certain address, if that person is currently living or staying at an address for more than two months. This means that a resident’s expected total length of stay is more than two months; it does not mean that residents have already been staying in the housing unit for more than two months at the time when the survey is conducted. Residency in Group Quarters facilities is determined differently. All people residing in the selected facility at the time of interview, regardless of the length of stay, are included.
 U.S. Census Bureau, “How do I know who counts as a “resident” for the American Community Survey (ACS)?”
<https://askacs.census.gov/faq.php?id=5000&faqId=915>

Table 2.2: Total Population, Age and Gender by Geography

Age and Gender						
	City of Kent			Portage County		
	Total	Male	Female	Total	Male	Female
Total Population	31,301	14,275	17,026	163,387	79,432	83,955
Under 5 years	4%	4%	5%	5%	5%	5%
5 to 14 years	8%	9%	7%	11%	12%	11%
15 to 19 years	17%	15%	18%	10%	9%	10%
20 to 24 years	27%	26%	28%	12%	11%	12%
25 to 29 years	9%	10%	8%	6%	6%	5%
30 to 39 years	8%	9%	7%	11%	11%	11%
40 to 49 years	7%	8%	6%	13%	13%	13%
50 to 59 years	9%	8%	9%	14%	14%	14%
60 to 69 years	7%	8%	6%	10%	11%	10%
70 years and over	5%	4%	5%	9%	8%	10%

Source: American Community Survey's Five-Year Estimates (2009-2013)

Note: Due to rounding, columns containing percentages may not appear to total to 100%

The percentage of population between the ages of 15 and 24 years in the City of Kent is approximately twice that of Portage County as a whole. This can be directly attributed to the presence of the Kent State University Kent Campus, as the age range of the traditional college student falls within this age band.

Kent City Schools provided historical and projected enrollment data for Pre-K through 12th grade. The districtwide total enrollment for the 2015/2016 school year is 3,351 students. Open enrollment accounted for 157 students enrolled in 9th grade through 12th grade in the district. Open enrollment allows for students who live outside of the Kent City School District to attend school within the Kent City School District. This is relevant to this study because the data pertaining to the households of the open-enrollment students is not included in the other demographic information in this section.

Table 2.3: Kent City School District Enrollment by Grade for 2015/2016 School Year

Kent City School District Enrollment (2015/2016)	
Grade Level	Students Enrolled
Pre-K	101
K - 5	1,263
6 - 8	729
9 - 12	1,258
Total	3,351

Source: Kent City School District

Table 2.4: Kent City School District Enrollment Projections for Grades 9-12

Kent City School District Enrollment Projections for Grades 9-12				
School Year	Career Tech	Open Enrollment	Roosevelt High	Total Students
2016/2017	200	160	1,022	1,382
2017/2018	200	160	966	1,326
2018/2019	200	160	942	1,302
2019/2020	200	160	882	1,242

Source: Kent City School District

The Kent City School District currently projects peak enrollment to occur in the 9th grade through 12th grade during the 2016/2017 school year with a decline in the following three school years. The decline is shown in Table 2.4, and it occurs at Roosevelt High School in the portion of enrollment that is not open enrollment.

Marital status of residents can also impact the housing market. The housing needs of a single person can differ from that of a married couple, which can contribute to the composition of the housing stock. For example, a married couple would not be likely to rent on a per-bed basis in one of the new multifamily developments in Kent. According to a study by the Harvard Joint Center for Housing Studies, single persons make up approximately 27.5 percent of the total U.S. population but comprise 35 percent of the population

that rents; whereas, married couples without children comprise approximately 31 percent of the U.S. population but only comprise about 12.5 percent of the population that rents.⁶

Table 2.5: Marital Status by Geography

Marital Status		
	City of Kent	Portage County
Population (15+ Years Old)	27,504	136,941
Single	62%	37%
Married	27%	47%
Widowed	3%	5%
Divorced	7%	11%

Source: American Community Survey's Five-Year Estimates (2009-2013)

Note: Due to rounding, columns containing percentages may not appear to total to 100%

According to a study conducted by the Pew Research Center in 2011, only 20 percent of adults in the United States between the age of 18 and 29 are married⁷. As expected based on the younger age of the population in the City of Kent compared to Portage County as a whole, a significantly greater proportion of the city's population is unmarried.

In general, persons with higher levels of educational attainment earn more over time than those with lower levels of educational attainment. Level of earnings directly affect housing choices. In terms of educational attainment, the population of City of Kent is greatly impacted by the presence of the Kent State University Kent Campus. Table 2.6 highlights this impact.

Table 2.6: Educational Attainment by Geography

Educational Attainment		
18 to 24 Years Old		
	City of Kent	Portage County
Total	12,891	27,834
Less than high school graduate	2%	11%
High school graduate	12%	35%
Some college or associate degree	74%	45%
Bachelor's or higher	12%	9%
Older Than 25 Years Old		
	City of Kent	Portage County
Total	13,832	102,657
Less than high school graduate	8%	10%
High school graduate	23%	39%
Some college, no degree	21%	21%
Associate degree	6%	6%
Bachelor's degree	24%	15%
Graduate or professional degree	18%	9%

Source: American Community Survey's Five-Year Estimates (2009-2013)

The City of Kent population has higher levels of educational attainment than the population of the County as a whole. Forty-two percent of the population of Kent that is 25 years old or older has attained a bachelor's degree compared to 24 percent in Portage County. Table 2.6 most notably shows the strong influence of the Kent State University Kent Campus on the population between the ages of 18 and 24. Eighty-six percent of that population has attained some college, an associate degree, or a bachelor's degree or higher.

⁶ America's Rental Housing – Evolving Markets and Needs. 2013. Joint Center for Housing Studies of Harvard University. http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/jchs_americas_rental_housing_2013_1_0.pdf

⁷ Barely Half of U.S. Adults are Married – A Record Low. December 11, 2011.

<http://www.pewsocialtrends.org/2011/12/14/barely-half-of-u-s-adults-are-married-a-record-low/>

Income is a major driver of housing choice. Table 2.7 shows the median income in 2013 of households by age band of householder. A householder by definition is a person in whose name the housing unit is rented or owned, and this person must be at least 15 years old. A substantial portion, over half, of the population of the City of Kent is under the age of 25 as shown in Table 2.2 above.

Table 2.7: Median Household Income by Age of Householder

Median Income by Age of Householder		
Householder Age	City of Kent	Portage County
Under 25 years	\$14,855	\$15,566
25 to 44 years	\$40,625	\$58,885
45 to 64 years	\$60,996	\$65,230
65 years and over	\$35,893	\$40,569
All Households	\$31,035	\$52,697

Source: American Community Survey's Five-Year Estimates (2009-2013)

Overall, residents of the City of Kent have lower median household incomes than the residents of Portage County as a whole. The income of householders under the age of 25 years is very low in both the City of Kent and Portage County. This is significant because over half of the population of the City of Kent is under the age of 25 years.

According to the United States Department of Housing and Urban Development ("HUD") in Program Year 2015, the median family income for the Akron metropolitan statistical area, of which the City of Kent is a part, is \$66,700 for a family of four. For purposes of the Community Development Block Grant program, HUD defines low-to-moderate income households as those with gross income of less than 80 percent of median income adjusted for household size. By this metric, 58.9 percent of households in the City of Kent are considered low-to-moderate income, according to the American Community Survey's Five-Year Estimates from 2009 to 2013. Table 2.8 shows household income as a percentage of the area median income.

Table 2.8: Income by Percentage of Area Median Income

Income Distribution	Income by Percentage of Area Median Income (AMI)							
	City of Kent				Portage County			
	Owner	Renter	Total	%	Owner	Renter	Total	%
<= 30% AMI	170	2,640	2,810	27%	2180	5,645	7,825	13%
<=50% AMI	320	1,540	1,860	18%	3380	3,345	6,725	11%
<=80% AMI	475	1,100	1,575	15%	6105	3,600	9,705	16%
<=100% AMI	455	430	885	8%	4630	1665	6295	10%
>100% AMI	2,810	650	3,460	33%	25,755	4710	30,465	50%
Total	4,230	6,360	10,590	100%	42,050	18,965	61,015	100%

Source: American Community Survey's Five-Year Estimates (2009-2013)

Note: Due to rounding, columns containing percentages may not appear to total to 100%

According to the American Community Survey, approximately 68 percent of households in the City of Kent have an income at or below the area median income. Only 50 percent of households in Portage County have an income at or below the area median income. The relevance of the delineation of the income data will be discussed in the following subsection.

Housing Cost Burden

This study presented the current state of housing in the City of Kent in Section 1 and demographic and socioeconomic characteristics in this section. This subsection combines portions of both of those two sets of data in order to perform analysis of the housing cost burden for the residents of the City of Kent. Housing cost burden is the ratio of housing costs to household income. Housing costs include more than just rent or mortgage payments; it can include utilities, association fees, insurance and real estate taxes. The first part of this subsection provides an analysis of concentrated housing burden on a United States Census block group-level. The second part provides analysis on a household level for both households who rent and those who own the house they occupy.

Housing Cost Burden on Census Block Group-Level

The City of Kent’s PY2015-2019 Consolidated Plan (“Consolidated Plan”) considers Census block groups with a large number of low-to-moderate income households to be more susceptible to concentrated housing problems. Additionally, the Consolidated Plan considers Census block groups to have “disproportionate need” where there is a 68.9 percent or higher concentration of households that are low-to-moderate income, which equals 10 percentage points higher than the overall number of households in the City of Kent that are classified as low-to-moderate income. Map 2.1a delineates those Census block groups that have a “disproportionate need”.

Map 2.1b identifies eleven Census block groups that are composed of 50.0 percent or more households that are defined as low-to-moderate income. All Census block groups in the City of Kent have at least 23.3 percent of households that are low-to-moderate income. The Census block groups identified in Map 2.1b dictate where area-based Community Development Block Grant programs can be implemented.

Housing Cost Burden for Renters

Gross rent as a percentage of household income provides information on the monthly housing cost expenses for renters. The information offers a measure of housing affordability and excessive shelter costs. The data also serve to aid in the development of housing programs to meet the needs of people at different economic levels and to provide assistance to agencies in determining policies on fair rent.

Table 2.9: Gross Rent as a Percentage of Household Income⁸

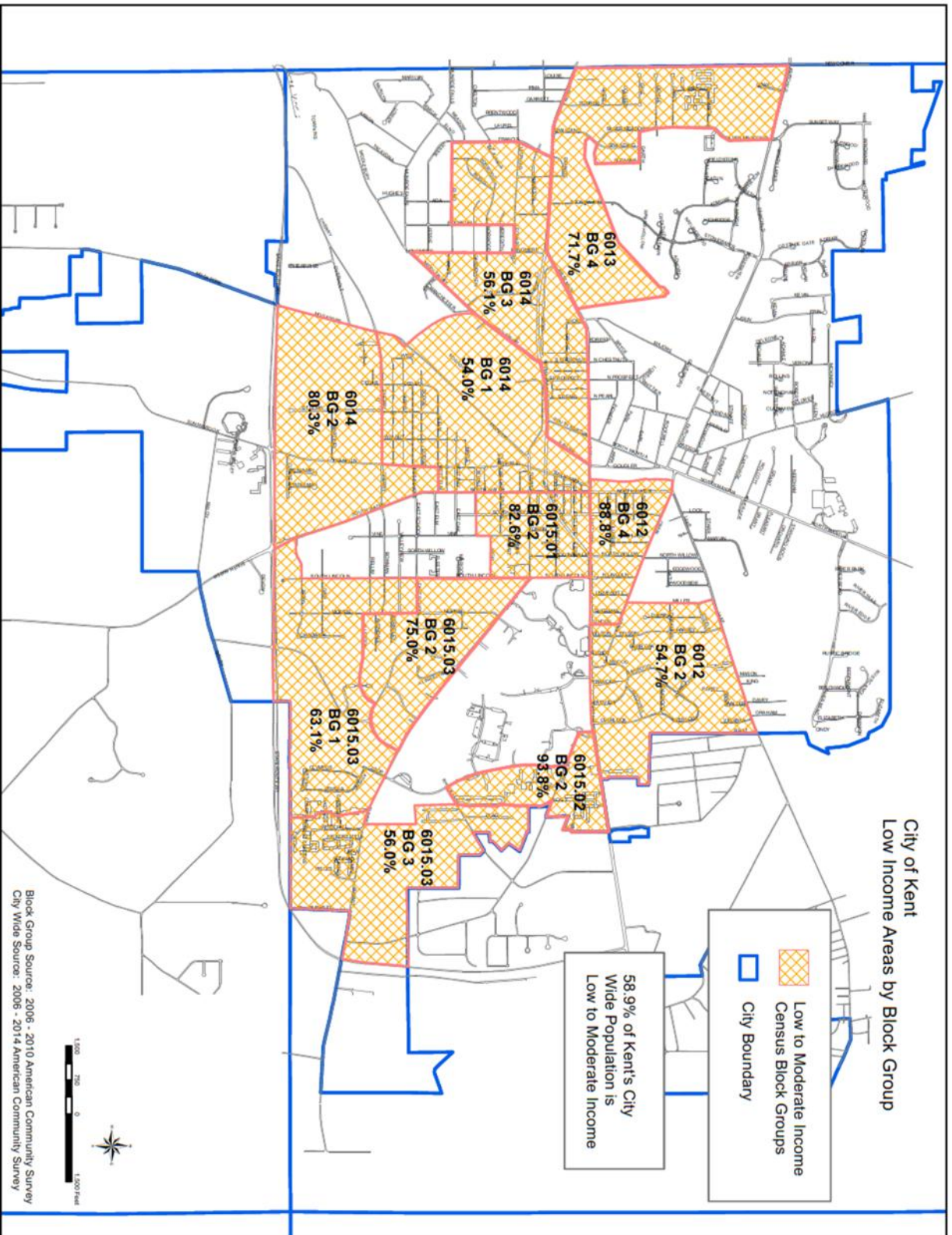
Gross Rent as Percentage of Household Income				
	City of Kent		Portage County	
Total Units	6,572		19,385	
Occupied Units Calculated*	6,200		18,092	
< 10%	122	2%	507	3%
10% to 19.9%	875	14%	4,118	23%
20% to 29.9%	1,028	17%	3,645	20%
30% to 39.9%	818	13%	2,583	14%
40% to 49.9%	506	8%	1,335	7%
50% percent or more	2,851	46%	5,904	33%
Gross Rent				
	City of Kent		Portage County	
Occupied Units with Cash Rent	6,500		18,658	
< \$200	201	3%	363	2%
\$200 - \$299	240	4%	522	3%
\$300 - \$399	353	5%	646	3%
\$400 - \$499	215	3%	873	5%
\$500 - \$599	929	14%	2,195	12%
\$600 - \$699	1,093	17%	2,580	14%
\$700 - \$799	1,081	17%	1,293	7%
\$800 - \$899	814	13%	2,617	14%
\$900 - \$999	421	6%	1,819	10%
\$1,000 - \$1,249	662	10%	2,662	14%
\$1,250 - \$1,499	128	2%	1,029	6%
\$1,500 or more	363	6%	1,249	7%

* Not all necessary information available to make calculation

Source: American Community Survey's Five-Year Estimates (2009-2013)

⁸ Gross rent as a percentage of household income is a computed ratio of monthly gross rent to monthly household income (total household income divided by 12). The ratio is computed separately for each unit. Units for which no rent is paid and units occupied by households that reported no income or a net loss comprise the category are not included.

Map 2.1b: Low Income Areas by Block Group



Source: Map Created by the City of Kent based on 2006-2010 American Community Survey

More than 67 percent of renters in the City of Kent are spending in excess of 30 percent of their household income on rent. Thirty percent is considered acceptable by federal housing programs, mortgage lenders and economists. Furthermore, 46 percent of renters in the City of Kent are spending in excess of 50 percent of their household income on rent, which is considered a severe housing burden by the U.S. Department of Housing and Urban Development. Over 60 percent of renter-occupied households in the City of Kent are paying between \$500 and \$899 per month in gross rent.

Housing Cost Burden for Owners

Mortgage payment and owner costs as a percentage of household income provides information on the monthly housing cost expenses for owners. Similar to gross rent as a percentage of household income for renters, this information offers a measure of housing affordability and excessive shelter costs.

Table 2.10: Selected Monthly Owner Costs as Percentage of Household Income⁹

Selected Monthly Owner Costs as a Percentage of Household Income (Housing Units With A Mortgage)		
	City of Kent	Portage County
Housing Units With A Mortgage	3,127	28,399
< 20%	54%	43%
20% - 24.9%	14%	17%
25% - 29.9%	11%	13%
30% - 34.9%	5%	7%
> 35%	16%	20%
Median Monthly Owner Costs	\$1,307	\$1,341

Source: American Community Survey's Five-Year Estimates (2009-2013)

The average monthly cost for housing units with a mortgage is \$1,307 in the City of Kent. More than half of households with a mortgage spend less than 20 percent of their household income on housing. This is well below the threshold of spending 30 percent of household income

on housing that is considered acceptable by federal housing programs, mortgage lenders and economists. Therefore, based on this data, owner-occupied housing is relatively affordable in the City of Kent.

University Enrollment

As noted previously in this study, the presence of the Kent State University Kent Campus has a tremendous impact on the City of Kent. It can thereby be said that any impact to the enrollment at the Kent Campus would impact the City of Kent and the housing market. This study will evaluate enrollment trends at the Kent Campus and the areas from which Kent Campus draws its students.

Enrollment Trends

Enrollment trends at Kent Campus and its top feeder schools were evaluated. This study evaluated the year-over-year changes of concurrent enrollment data for the Kent Campus provided by Kent State University for the six most recent academic years including the current academic year. The data is shown in Table 2.11 below.

Table 2.11: Kent Campus Concurrent Enrollment (2010 - 2015)

Kent Campus Concurrent Enrollment											
	Fall 2010	Fall 2011	YoY Change	Fall 2012	YoY Change	Fall 2013	YoY Change	Fall 2014	YoY Change	Fall 2015	YoY Change
Undergraduate	21,178	22,260	5%	22,436	1%	22,968	2%	23,328	2%	23,607	1%
Graduate	5,411	5,594	3%	6,166	10%	6,030	-2%	6,149	2%	6,460	5%
Total	26,589	27,854	5%	28,602	3%	28,998	1%	29,477	2%	30,067	2%

Source: Kent State University

⁹ Selected monthly owner costs as a percentage of household income is the ratio of selected monthly owner costs to monthly household income. The ratio was computed separately for each owner-occupied unit and rounded to the nearest whole percentage. Monthly owner costs include (where applicable): mortgage, real estate taxes, homeowner insurance, utilities and condo fee.

Total enrollment has grown each academic year during the period of analysis. In total, the concurrent enrollment grew 13 percent between 2010 and 2015. A small portion of growth includes online studies. Graduate student enrollment growth spiked between 2011 and 2012 but experienced an adjustment period the following year. Graduate student enrollment grew 15.5 percent between 2010 and 2015. One contributing factor to the increased total enrollment is higher retention rates of students. Table 2.12 shows the retention rates for the last five cohorts of first-time, full-time freshmen.

Table 2.12: First-Year Retention Rates of First-Time, Full-Time Freshmen

First-Year Retention Rates of First-Time, Full-Time Freshmen			
Cohort	Enrolled	Retained	Retention
2010	3,928	2,960	75.4%
2011	4,284	3,304	77.1%
2012	4,076	3,165	77.6%
2013	4,314	3,525	81.7%
2014	4,245	3,449	81.2%

Source: Kent State University

Retention rates have generally increased during the past five years for first-time, full-time freshmen. The retention rate for the 2014 cohort is nearly six percentage points higher than that of the 2010 cohort. Increased retention leads to an increased number of upper classmen who are not necessarily subject to the Kent Campus on-campus housing policy, which will be discussed in Section 3. Students not subject to the on-campus housing policy have the opportunity to live in the City of Kent.

Kent Campus Students by Geography

This study includes an evaluation of the areas where the Kent Campus draws the majority of its enrollment. This evaluation can give some indication of future possible enrollment at the Kent Campus by analyzing the pool of potential students. This evaluation is based on the premise that recruitment practices of Kent State University does not drastically change.

First, the evaluation provides an understanding from where Kent Campus has historically drawn its students. Table 2.13 shows the geography of new students enrolled and admitted for each academic year beginning with fall 2010.

Table 2.13: New Students by Geography

Geography	Newly Admitted and Enrolled Students										
	Fall 2010		Fall 2011		Fall 2012		Fall 2013		Fall 2014		2010-2014 Average
In-State	4,430	76%	4,544	71%	4,476	72%	4,788	73%	4,504	81%	75%
Out-of-State	1,133	19%	1,467	23%	1,392	22%	1,381	21%	834	15%	20%
International	264	5%	368	6%	348	6%	352	5%	209	4%	5%
Total	5,827	100%	6,379	100%	6,216	100%	6,521	100%	5,547	100%	100%

Source: Kent State University

During the analysis period, on average 75 percent of students were from the State of Ohio. During that same period, the percentage of students from international locations remained close to the 5 percent mark and only varying by 1 percentage point in either direction. There was more variation between the percentage of in-state and out-of-state students during the analysis period; however, in-state students comprised more than 71 percent of newly admitted and enrolled each year.

At a more specific level of analysis, this study identified the 10 high schools from which the largest number of students graduated before attending Kent State University Kent Campus. Table 2.14 ranks the top 10 high schools in order of the number of graduates matriculated to the Kent Campus between 2010 and 2014.

All of the top 10 high schools are located in Northeast Ohio. These top 10 high schools combined comprised approximately 7 percent of all newly admitted and enrolled students between 2010 and 2014.

Second, with an understanding that Kent Campus draws most of its students from Ohio and specifically from Northeast Ohio and the identified top 10 feeder schools, this study evaluates factors that could impact the pool of potential students from these geographic areas.

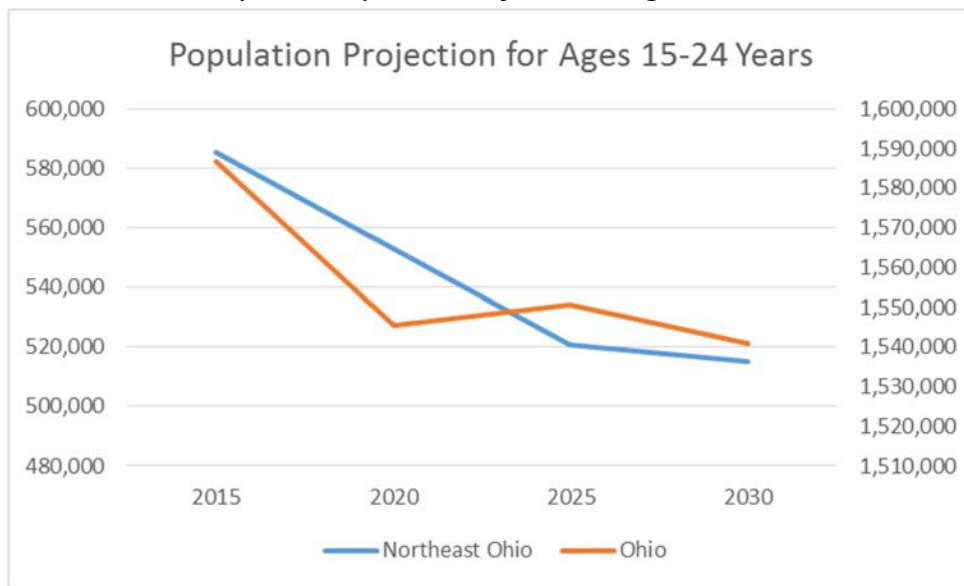
According to the State of Ohio Development Services Agency, the population of persons 15 to 24 years old in Ohio is projected to decline by 2.9 percent by 2030. In Northeast Ohio, that population will decline by 12 percent by 2030. This population group represents the population of traditional college-age persons for approximately the next 18 years. The decline in the traditional college-age population in both Northeast Ohio and Ohio as a whole will result in a shrinkage of the pool of potential students for KSU to recruit for the Kent Campus.

Table 2.14: Top 10 Kent Campus Feeder Schools by Students Sent (2010-2014)

Top 10 Feeder High Schools		
Rank	High School	Kent
1	Stow-Munroe Falls	464
2	Theodore Roosevelt	294
3	Cuyahoga Falls	208
4	Hudson	196
5	Ravenna	177
6	Nordonia	173
7	Medina	164
8	Solon	151
9	Strongsville	147
10	Mentor	145
Total		2,119

Source: Kent State University

Graph 2.1: Population Projection for Ages 15-24 Years



Source: American Community Survey's One-Year Estimates (2013)

Current enrollment and enrollment projection data were evaluated for the top 10 feeder high schools. Projection data was not available from Ravenna and Medina High Schools. The enrollment at these top 10 feeder high schools directly impacts the historical average of 7 percent of the Kent Campus student body that graduated from these high schools.

Table 2.15: Enrollment Projections at Top 10 Kent Campus Feeder Schools

Current Enrollment and Enrollment Projections for Top 10 Feeder Schools							
High School	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Change (2015-2019)	
Stow-Munroe Falls	1,760	1,716	1,704	1,656	1,625	-135	-8%
Theodore Roosevelt	1,258	1,382	1,326	1,302	1,242	-16	-1%
Cuyahoga Falls	1,280	1,274	1,214	1,239	1,224	-56	-4%
Hudson	1,610	1,468	1,443	1,384	1,397	-213	-13%
Ravenna	756	-	-	-	-	-	-
Nordonia	1,224	1,188	1,209	1,193	1,183	-41	-3%
Medina	2,405	-	-	-	-	-	-
Solon	1,663	1,661	1,626	1,578	1,560	-103	-6%
Strongsville	1,988	1,890	1,789	1,781	1,710	-278	-14%
Mentor	2,590	2,543	2,515	2,478	2,461	-129	-5%
Total	16,534	13,122	12,826	12,611	12,402	-971	-7%

Source: Independent Research

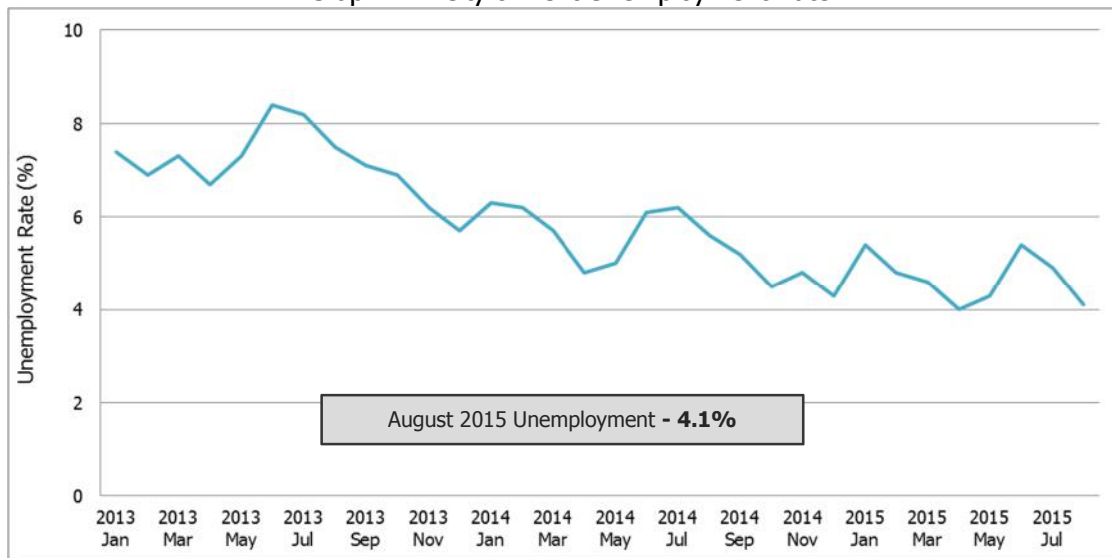
All of the feeder schools with projected enrollment data are showing declines in enrollment between current enrollment and the projected 2019 enrollment levels. Overall, a 7 percent decrease is projected in enrollment at the top 10 feeder high schools.

Economic Base and Employment Trends

Economic base and related employment is a large driver of the housing market. This subsection evaluates overall employment, jobs, major industry and largest employers in the City of Kent. Changes to any of these variables can impact demand for housing.

The unemployment rate published by the Bureau of Labor Statistics provides historical monthly data for the past two-and-a-half years for the City of Kent. As of August 2015, the unemployment rate was 4.1 percent. The unemployment rate has generally declined since June 2013 when it was above 8 percent.

Graph 2.2: City of Kent Unemployment Rate



Source: Bureau of Labor Statistics Local Area Unemployment Statistics (through August 2015)

The total number of jobs in the City of Kent is evaluated in comparison to historic data and the larger jurisdictions in which the City of Kent is located in Table 2.16. The change in number of jobs compared to historic data will provide a trend line. Comparing the trend to that of Portage County and the Akron Metropolitan Statistical Area will indicate how the number of jobs is performing compared to the surrounding area.

Table 2.16: Total Employment

Total Employment			
	2010	2014	Change
City of Kent	16,400	17,100	4%
Portage County	81,400	82,700	2%
Akron MSA	333,000	338,500	2%

Source: Ohio Department of Job and Family Services- Ohio Labor Market Information

Overall, the total number of jobs in all jurisdictions has increased on an averaged annual basis. The City of Kent outpaced both Portage County and the Akron Metropolitan Statistical Area. The city's total employment grew by 4 percent between 2010 and 2014.

Portage County and the Akron Metropolitan Statistical Area both grew by 2 percent during that same time period. According to the Quarterly Census of Employment and Wages and Moody's Analytics, employment is projected to grow in both the City of Kent and Portage County between 2013 and 2023 by 14 percent.

Table 2.17: Job Projections

Job Projections		
	Total Jobs	
	City of Kent	Portage County
2013	11,033	50,739
2023	12,593	57,779
Change	1,560	7,040
	14%	14%

Source: Moody's Analytics and the Quarterly Census of Employment and Wages

Another indicator of the vitality of employment within the City of Kent is the growth of total income tax receipts. Table 2.18 shows the City of Kent total annual income tax receipts with the exception of receipts related to the quarter-of-one percent increase implemented in January 2014 for the purposes of constructing a new police station.

City of Kent income tax receipts have increased every year since 2010. A large increase occurred in 2012. This increase was the result of construction-related income tax associated with the downtown development project and two large multifamily residential rental complexes, The Province and University Edge. Year-to-date income tax receipts for October 2015 are 12.6 percent higher than year-to-date income tax receipts were in October 2014, which could indicate another annual increase in total income tax receipts.

Table 2.18: Total Annual Income Tax Receipts

Total Annual Income Tax Receipts (excludes the 0.25% increase from 2014 for new police station)		
	Total Receipts	Percent Change from Prior Year
2010	\$10,453,032	-
2011	\$10,711,766	2.5%
2012	\$12,063,299	12.6%
2013	\$12,397,812	2.8%
2014	\$13,099,836	5.7%

Source: City of Kent

According to the American Community Survey, the industry group employing the most people in the City of Kent includes educational services, health care and social assistance, which comprised 30.2 percent of total employment in 2014. The five industry groups employing the most people in the City of Kent are shown in Table 2.19. The share of total employment for each of the top five industry groups was relatively stable between 2010 and 2014.

The five largest employers in the City of Kent are Kent State University, Kent City School District, ACS Industries Inc., Ametek Inc., and the City of Kent. The success of businesses in the City of Kent is critical to the housing market.

Table 2.19: Employment by Sector

Employment by Sector			
Industry	Percentage of Total Employment		
	2010	2014	Change
Educational Services, and Health Care and Social Assistance	30.8%	30.2%	-0.6%
Arts, Entertainment and Recreation, and Accommodation and Food Services	20.7%	19.9%	-0.8%
Retail Trade	13.4%	14.7%	1.3%
Professional, Scientific and Management, and Administrative and Waste Management Services	6.8%	9.1%	2.3%
Manufacturing	7.2%	8.7%	1.5%

Source: American Community Survey's Five-Year Estimates (2010-2014)

Commuting Patterns

According to the American Community Survey, in 2013, 37.8 percent of all employed residents of the City of Kent worked in the City of Kent. If evaluating specifically the largest employer, Kent State

University, approximately 17 percent of employees live within the City of Kent. The table above shows the most utilized modes of transportation for workers over the age of 16 who reside in the City of Kent. The percentage of workers who resided in the City of Kent and who drove alone was significantly less than the number of workers who reside in Portage County as a whole. Workers in Kent were also more likely to use public transportation than workers in Portage County as a whole. This can be explained by denser development pattern and the greater availability of bus service within the city. The percentage of commutes by other modes of transportation such as walking and biking, in the City of Kent is double the percentage in Portage County as a whole.

Table 2.20 Transportation to Work

Transportation to Work (Workers at least 16 years old)				
Mode	City of Kent		Portage County	
	No.	%	No.	%
Total Workers	15,513	100%	78,841	100%
Drive Alone	11,230	72%	65,756	83%
Carpool	1,409	9%	6,458	8%
Public Transportation	370	2%	532	1%
Other	2,504	16%	6,095	8%

Source: American Community Survey's Five-Year Estimates (2009-2013)

Migration Patterns

This study evaluates migration by analyzing the amount of the population that has moved into a certain jurisdiction within the last year. In 2013, the City of Kent saw proportionately more in-migration

than Portage County as a whole, 38 percent to 20 percent. This is expected due the presence of the Kent Campus. Portage County, however, outpaced Kent in terms of in-migration from a different state. This high level of in-migration in the City of Kent means that there will be high levels of housing turnover.

Table 2.21: In-Migration

Geographic Mobility (Age 1 Year or Older)		
	City of Kent	Portage County
Moved within Same County	16%	9%
Moved from Different County	17%	5%
Moved from Different State	3%	5%
Moved from Abroad	2%	1%

Source: American Community Survey's Five-Year Estimates (2009-2013)

SECTION 3 - HOUSING SUPPLY AND DEMAND

Section 1 of this study quantified the housing stock or housing supply. Section 2 analyzed demographic and socioeconomic data, which comprises a large part of housing demand. Section 3 is a synthesis of the information in the first two sections of the study providing analysis of the housing supply and demand dynamic. Section 3 will address new housing absorption, vacancy, housing sale prices, and supply and demand for on-campus housing and Kent Campus employees.

New Housing Absorption Rate

The majority of new housing added to Kent’s inventory over the last five years has consisted of multifamily rental housing, which was primarily oriented toward students; whereas, single-family housing and speculative subdivision development experienced limited growth during the evaluation period of July 2011 to June 2015. This subsection evaluates the absorption of multifamily rental housing and single-family owner-occupied housing.

As discussed in Section 1, four new multifamily housing developments have been delivered to the market since 2012. Although open to any tenant, three of the four developments are oriented towards students. The exception is the Landmark at Kent, which is part of the downtown development and offers units with high-end finishes. The Landmark at Kent is also the only one of the four developments that does not rent on a per-bed basis. This development was designed to cater to nonstudent tenants that typically do not desire to rent a bed in a unit that shares a kitchen and living room. All four of the developments have been fully leased since opening.

Table 3.1: New Multifamily Housing

New Multifamily Housing Developments							
Project	Location	Year Built	Units	Beds	Average Rent per Bed	Average Rent per Unit	Occupancy
University Edge	1150 Rhodes Rd.	2012	201	608	\$699	NA	100%
The Province at Kent	609 S. Lincoln St.	2012	258	596	\$750	NA	100%
University Oaks	500 Golden Oaks Dr.	2012	158	576	\$659	NA	100%
The Landmark at Kent	210 S. Depeyster St.	2014	32	NA	NA	\$1,388	100%
Total/Average			649	1,780	\$703		

Source: Independent Research

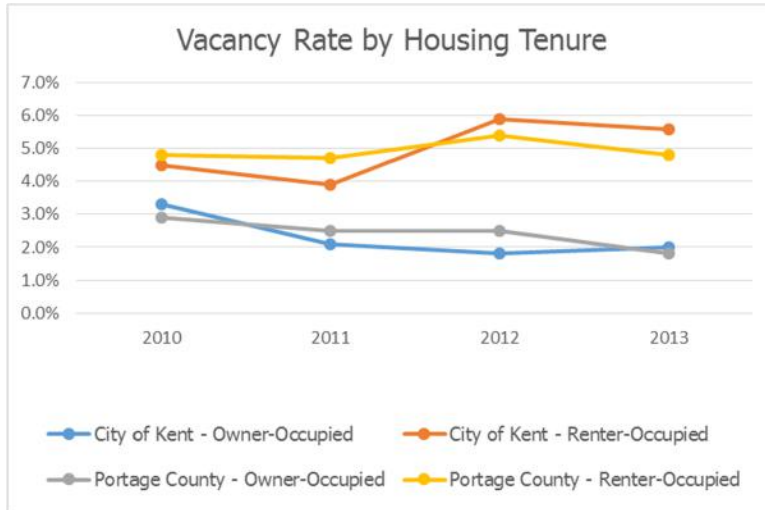
Twenty-three new single-family houses were built since July 2011, as determined by issuance of building permits by the City of Kent Building Department, independent verification of construction and Portage County Auditor’s records. Twenty of the 23 properties are now owned by individuals rather than a business or developer entity. Most of the new single-family housing was built on vacant lots and for a particular customer on an individual basis.

The absence of speculative subdivision developments over the last five years can, at least in part, be attributed to the lack of large tracts of land. More than 95 percent of the City of Kent has been developed, which leaves very little open land available for new residential development. A small amount of absorption of lots for new single-family construction has occurred, particularly in 2013 and 2014. The majority of this activity occurred in the northwest and northeast quadrants of the city.

Vacancy

Vacancy rates provide a valuable metric in determining the state of supply and demand in the housing market. Vacancy is one aspect of housing supply. While a high vacancy rate is undesirable, some vacancy is necessary for a healthy market.

Graph 3.1: Vacancy Rates by Housing Tenure



Source: American Community Survey's Five-Year Estimates (2009-2013)

In 2013, the City of Kent had a higher vacancy rate¹⁰ than Portage County for renter-occupied properties. The vacancy rates were near parity for owner-occupied properties in 2013 for the City of Kent and Portage County. The homeowner vacancy rate peaked in 2010 at approximately 3 percent but has remained stable at about 2 percent since that time for the City of Kent. However, the rental vacancy rate in the City of Kent has generally increased since 2010. This increased vacancy is likely due to the large number of new multifamily rental developments over this period of time. These new developments are fully occupied; likely due to a "flight-to-quality" leaving older or less desirable housing units unoccupied.

Housing Sale Prices

In addition to new housing construction and overall vacancy, the pace of sale and price of sale of housing is critical element of determining supply and demand in the housing market. Very little owner-occupied, multifamily housing exists in the City of Kent, so this analysis focused on single-family housing sales.

Table 3.2: Single-Family Sales

Single-Family Housing Sales					
Year	# of Sales	Average			
		Days on Market	List Price	Sale Price	% of List Price
2010	127	136	\$134,968	\$127,874	95%
2011	114	124	\$122,405	\$114,312	93%
2012	149	125	\$126,978	\$122,270	96%
2013	161	116	\$125,740	\$121,607	97%
2014	148	115	\$138,200	\$132,884	96%
Total	699	123	\$129,658	\$123,789	95%

Source: Multiple Listing Service (July 2015)

According to the Multiple Listing Service ("MLS"), single-family housing units in Kent sold on average for 95 percent of their listing price between 2008 and 2014. The number of transactions over the last 3 years is generally higher than in 2010 and 2011. The number of days on the market also decreased between

¹⁰ The rental vacancy rate is the proportion of the rental inventory that is vacant while available for rent. The owner-occupied vacancy rate is the proportion of the homeowner inventory that is both vacant and for sale.

the years 2010 and 2014. These improvements are emblematic of the recovery from the recession that was related to the financial crisis of 2007-2008 and subprime mortgage crisis of 2007-2009.

As a point of comparison, this study also analyzed transfer data of single-family houses from the Portage County Auditor’s Computer-Aided Mass Appraisal System (“CAMA”). This data does not include days on market or list price, but it does provide information regarding number of transfers, sale date, pricing, housing unit area and other property attributes. Differences between the MLS and CAMA data occur primarily for two reasons: definition of boundaries of Kent and inclusion of non-arms-length transactions¹¹.

Table 3.3: Single-Family Transfers

Single-Family Housing Transfers		
Year	# of Transfers	Average Transfer Price
2010	81	\$148,680
2011	54	\$168,711
2012	106	\$141,441
2013	145	\$141,977
2014	156	\$147,227
Total	542	\$149,607

Source: Portage County Auditor

Between 2010 and 2014, the average transfer price in the City of Kent was \$149,607. This figure is consistent with the median home value data exhibited earlier in the report, which indicated 44 percent of the homes in the City of Kent range between \$100,000 and \$150,000. Overall, the transfer volume was 542 homes over the five-year period, an average of nine home transfers per month. Maps depicting the number of Transfers by Year and Transfers by Year Built are included in Appendix C.

On-Campus Housing

Housing on the Kent Campus has its own supply and demand dynamic that is influenced by factors that do not apply to all other housing types. The supply and demand of on-campus housing, however, does impact the surrounding housing market. A limited supply of on-campus housing and a growing enrollment can result in greater demand for off-campus housing. One factor that only applies to on-campus housing is the Kent Campus housing policy, which requires certain students to live on campus. In most cases, the policy requires students to live in campus housing until he or she attains junior standing (60 credits earned) or turns 20 years old prior to the start of the fall semester. A waiver is available for freshman and sophomore students who can commute from the permanent address of a parent/guardian, within a 50-mile radius surrounding the Kent Campus. This 50-mile radius is where Kent Campus draws the majority of its new freshmen. The housing policy is important to note as it creates a continual demand for Kent Campus housing, provided that freshmen enrollment levels are sustained. As the freshmen enrollment data below indicates, nearly all freshmen decide to live on campus, regardless of their ability to secure a waiver based on the 50-mile radius rule.

With an average of 4,036 new freshmen living on campus and considering Kent Campus housing consists of 6,481 beds, only 2,445 beds are available on average for second-year freshmen, sophomores, juniors, seniors and graduate students. Kent

Table 3.4: Total Freshmen Enrollment vs. Freshmen Living on Kent Campus

Freshmen Enrollment vs. Freshmen Living On Campus			
Year (Fall Semester)	Total New Freshmen	Freshmen Living On Campus	Freshmen Living Off Campus
2010	3,928	3,882	46
2011	4,284	4,143	141
2012	4,076	3,991	85
2013	4,314	4,123	191
2014	4,245	4,041	204

Source: Kent State University

¹¹ The MLS uses the Kent City School District boundary as its definition of Kent; whereas, CAMA uses the jurisdictional boundary. CAMA data only includes arms-length transactions; whereas, MLS can contain sheriff sales, life estates, gifts, etc.

Campus housing is nearly always near or above capacity at the start of new academic years. This indicates that only a small margin of flexibility exists within the Kent Campus housing for increased enrollment. Kent State University has issued a request for proposals for the construction of a 300-bed dormitory.

Kent Campus Employees

As Kent Campus is the largest employer in the City of Kent with 3,166 full-time employees and 964 part-time employees, the housing choices made by its employees can have a significant impact on the supply and demand dynamic of housing in the City of Kent. Not only is the choice of place to reside important to housing supply and demand so is the choice of housing type and configuration. This subsection evaluates the place, type and configuration of Kent Campus employees' housing.

Table 3.5: Kent Campus Employees by County of Residence

Kent Campus Employees by County of Residence		
County	Employees	Percentage
Portage	1,596	39%
Summit	1,435	36%
Cuyahoga	295	7%
Stark	210	5%
Other	506	13%

Source: Kent State University (as of 12/16/2014)

Thirty-nine percent of all Kent Campus employees reside in Portage County and 75 percent reside in either Portage or Summit County. Table 3.5 shows residence by county for all Kent Campus employees¹². Approximately 17 percent of all Kent Campus employees reside in the City of Kent, which is equivalent to 680 employees. Approximately 13.1 percent of all of Kent Campus full-time employees and 3.4 percent of all Kent Campus part-time employees reside in the City of Kent. Map 3.1 shows the geographic distribution of Kent Campus employees' residences within the City of Kent.

This study identified the type and certain attributes of the housing chosen by Kent Campus employees who reside in the City of Kent, elsewhere in Portage County and Summit County.¹³ The relevance of this analysis is to identify any preferences in the type and attributes of housing that Kent Campus employees chose and how these preferences differ from what is available in the current housing stock of the City of Kent.

Table 3.6: Kent Campus Employee Housing by Type

Kent Campus Employee Housing by Type								
Type	City of Kent		Rest of Portage County		Summit County		Total	
	Employees	Percent	Employees	Percent	Employees	Percent	Employees	Percent
Single-Family	438	91%	613	89%	1,091	93%	2,142	91%
Two-Family	29	6%	15	2%	21	2%	65	3%
Multifamily	13	3%	38	5%	61	5%	112	5%
Other	1	0%	26	4%	0	0%	27	1%
Total	481		692		1,173		2,346	

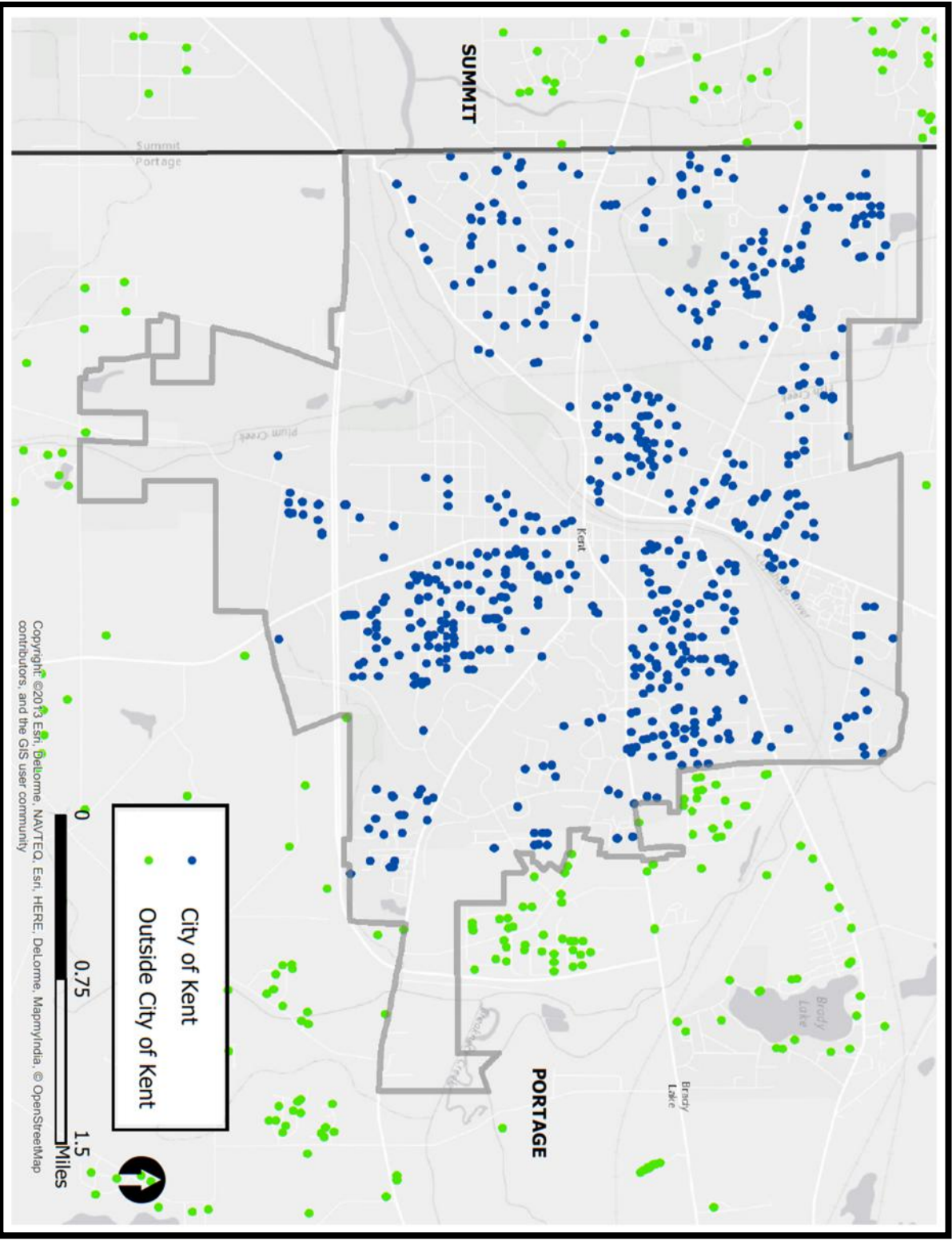
Source: Portage County Auditor, Summit County Auditor and Kent State University

As shown in Table 3.6, the vast majority of Kent Campus employees live in single-family housing in all jurisdictions. Across all three of the jurisdictions included, only 5 percent of Kent Campus employees live in multi-family housing. As a point of comparison, Table 1.2 indicates the housing stock in the City of Kent is composed of 50 percent single-family units, 5 percent two-family units, and 45 percent multifamily units.

¹² Only 4,042 of the 4,130 Kent Campus employees' residences were able to be geocoded; therefore, only those 4,042 residences were included in the analysis.

¹³ Only 2,346 of the 3,031 Kent Campus Employee residences could be matched with GIS data and therefore Tables 3.6 and 3.7 represents only a sample. Additional detail on the full methodology and data assumptions are included in Appendix E. A comprehensive table of the use codes utilized is provided in Appendix B.

Map 3.1: Geographic Distribution of Kent Campus Employees



Source: Kent State University (as of 12/16/2014)

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Table 3.7: Attributes of Single-Family Housing Occupied by Kent Campus Employees

Attributes of Single-Family Housing Occupied by Kent Campus Employees				
	City of Kent	Rest of Portage County	Summit County	Average
Square Feet	1,789	1,841	1,912	1,847
Acres	0.34	1.39	0.40	0.71
Fair Market Value	\$139,245	\$155,871	\$166,388	\$153,835
Year Built	1953	1964	1966	1961

Source: Portage County Auditor, Summit County Auditor and Kent State University

On average, the home of a Kent Campus employee is a 1,847-square-foot, single-family house built in 1961 on a seven-tenths of an acre lot. Table 3.8 shows some of the physical and market attributes of the entire single-family housing stock in the City of Kent.

Table 3.8: Attributes of Single-Family Housing in the City of Kent

Attributes of Single-Family Housing in the City of Kent	
Square Feet	1,558
Acres	0.31
Fair Market Value	\$107,918
Year Built	1948

Source: Portage County Auditor

On average, the single-family house where a Kent Campus employee resides is larger, on a bigger lot and newer than the single-family housing stock in the City of Kent. While there are other reasons that housing choices are made, including cultural and community amenities, schools, taxes and proximity to place of employment, the comparison of these attributes can be valuable if there is an interest in attracting and retaining Kent Campus employees in the City of Kent. The value is in the data concerning the type and configuration of housing that is needed to capture the demand of Kent Campus employees.

SECTION 4 - OTHER HOUSING TOPICS

Section 4 of this study addresses important topics not covered in the previous sections. Each topic is a function, a variable or a combination of the two pertaining to the housing market. Topics covered in Section 4 include foreclosures, building permit history, infrastructure, availability of residential financing, housing relative affordability and a review of existing municipal code and programs.

Foreclosures

According to the Portage County Auditor, approximately 314 unique parcels were affected by foreclosure proceedings between January 1, 2007, and April 27, 2015. Sheriff sales are the last stage in the foreclosure process. Table 4.1 quantifies sheriff sales by year in the City of Kent. Sheriff sales peaked in 2011 and have trended down below 2008 levels, which marked the beginning of the recession related to the financial crisis of 2007-2008 and subprime mortgage crisis of 2007-2009.

The locations of all properties subject to sheriff sale between 2007 and 2014 were mapped in order to identify neighborhoods in the City of Kent that experienced higher activity than others, if any. The result is shown in Map 4.1.

Table 4.1: Sheriff Sales by Year

Sheriff Sales by Year	
Year	Sheriff Sales
2007	22
2008	42
2009	36
2010	34
2011	60
2012	54
2013	36
2014	30

Source: Portage County Auditor

Generally, the foreclosures appear evenly distributed throughout the City of Kent; however, areas within walking distance to Downtown Kent and the Kent Campus experienced less sheriff sale activity.

Building Permit History

Between January 2014 and February 2015, the City of Kent Building Department issued a total of 34 building permits for work on residential housing. Eight of these permits were issued for new residential construction. The average permit value for new residential construction was \$245,000 resulting in a total investment of \$1.96 million in the City of Kent. The remaining 26 permits were issued for renovation of existing homes. The average value of the improvements was \$15,000. An additional 78 permits were issued for work related to upgrades or repairs to mechanical systems, including plumbing, electric and HVAC during the same timeframe.

Infrastructure

The state, availability and capacity of infrastructure in a large part dictate what areas can be developed and redeveloped within the jurisdiction it serves. Table 4.2 quantifies the four primary infrastructure networks and provides a proportioned score of physical condition for each network.

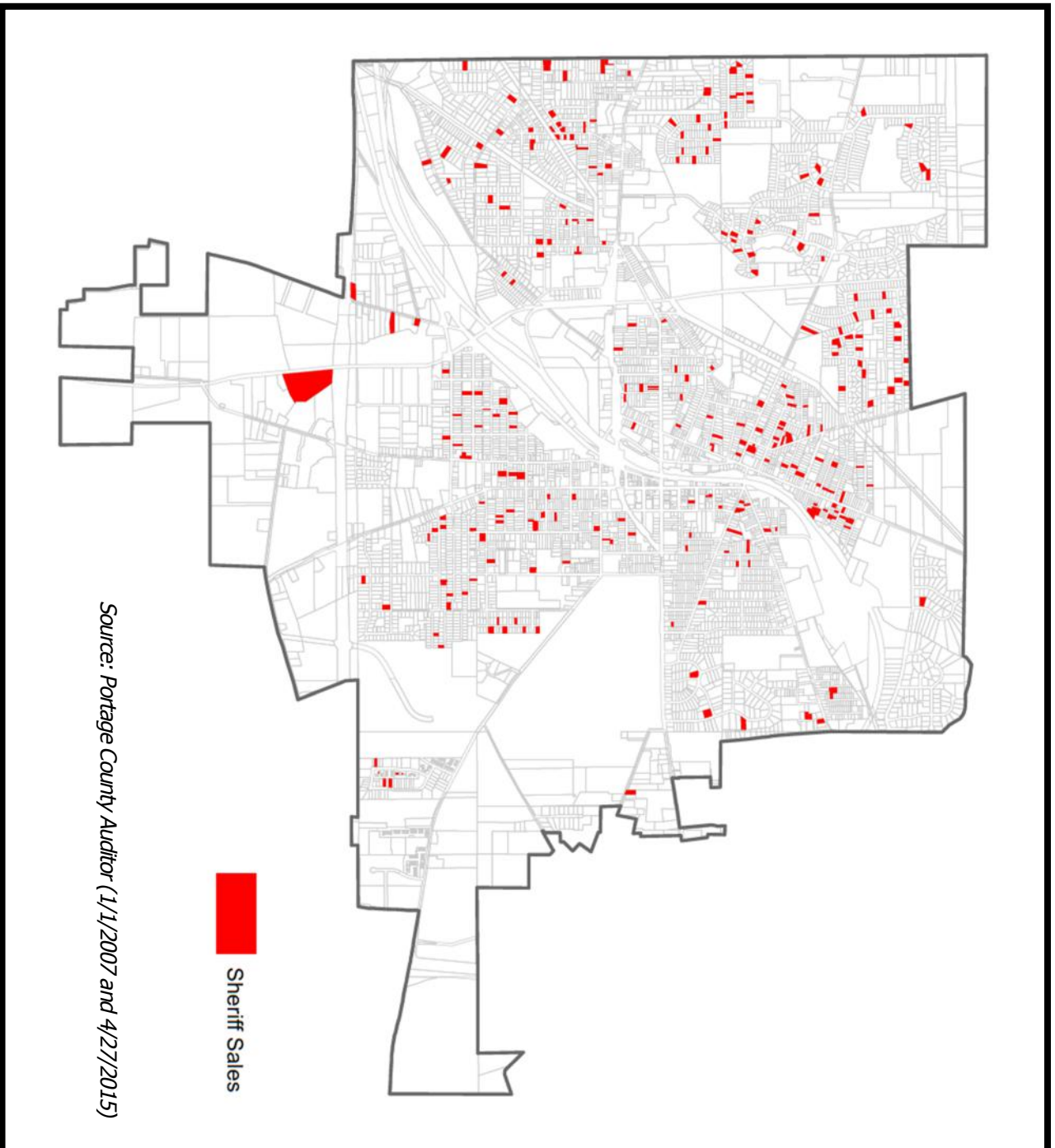
Table 4.2: Infrastructure Physical Condition Assessment

Infrastructure Physical Condition Assessment				
Network	Units	Excellent/Good	Fair	Poor/Critical
Roads	89.01 center line miles*	45%	28%	27%
Water Distribution	384.50 linear feet (in thousands)	50%	41%	9%
Wastewater/Sanitary Collection	340.49 linear feet (in thousands)	41%	24%	35%
Stormwater Collection	393.08 linear feet (in thousands)	35%	16%	49%

* Does not include state routes

Source: City of Kent Department of Engineering

Map 4.1: Residential Properties with Existing Structures Subject to Sheriff Sale



The degree to which the wastewater/sanitary collection and stormwater collection infrastructure is in poor to critical condition is salient. Based on the scores for physical condition, any new development or redevelopment with increased infrastructure needs will require a thorough analysis of the portion of the network to be utilized. This could preclude the development of housing on a scale greater than a solitary housing unit. Future housing development would likely have to be infill¹⁴.

Availability of Financing and Lending Market

The availability of financing for residential purchase, refinancing and improvement is necessary for the majority of homeowners and would-be homebuyers. Recent home purchasing, refinancing and improvement loan activity data is made available by the Home Mortgage Disclosure Act ("HMDA")¹⁵. This Study evaluated lending activity through the aggregation of the most recent data available, 2012 and 2013. Table 4.3 quantifies all loan activity for home purchase, home improvement and home refinance.

Table 4.3: Residential Financing Activity

Residential Financing Activity				
	City of Kent		Portage County	
	#	%	#	%
Total Applications Made	1,788		17,164	
Loans Originated	952	53%	8,657	50%
Applications Denied	300	17%	3,351	20%
Other Activity	536	30%	5,156	30%
Mean Average Loan Amount	\$119,760.00		\$144,800.00	
Average Income of All Applicants (if originated)	\$86,170.00		\$91,450.00	
Average Income of All Applicants (if denied)	\$74,560.00		\$76,540.00	
Average Income of All Applicants	\$83,520.00		\$86,790.00	

Source: Home Mortgage Disclosure Act

Over half of loan applications resulted in loan origination in both the City of Kent and Portage County. The percentage of loan activity for each category was near parity in the City of Kent and Portage County. The category "Other Activity" includes: applications withdrawn by applicant; applications approved but not accepted; and files closed for incompleteness.

The HMDA data also revealed that 81 percent of loans originated were conventional; 646 loans were originated for home refinance; 19 loans were originated for home improvement; and 262 loans were originated for home purchase.

Tables 4.4 and 4.5 provide the national lending institutions with the five largest numbers of applications and local lending institutions with the three largest numbers of applications. The number of loans by type and corresponding average loan amount are only counted if the loan was originated.

¹⁴ Infill development is the process of developing vacant or under-utilized parcels within existing urban areas that are already largely developed.

¹⁵ The smallest unit of geography that HMDA data can be analyzed is at the Census tract level; and therefore the geography for this analysis utilized is pictured in Appendix A Map A1. The Portage County data utilizes all Census tracts within the county and is inclusive of the City of Kent. Loan applications from Tract 6015.02 (seven in total) were eliminated from both the loan-level data and financial institutions as this almost entirely encompasses the Kent Campus. Due to limited activity and the nature of these transactions being heavily influenced by the proximity to KSU, the tract was omitted to eliminate outliers identified during data processing. All income and average loan data are in the thousands.

Table 4.4: Loan Activity by National Lending Institution

National Lending Institutions Loan Activity by Applications								
Financial Institution	Total Applications	Home Purchase		Home Improvement		Home Refinance		Percent of Applications Originated
		Loans Originated	Average Loan Amount	Loans Originated	Average Loan Amount	Loans Originated	Average Loan Amount	
Wells Fargo Bank, NA	157	9	\$111,778	1	\$58,000	49	\$118,673	38%
The Huntington National Bank	143	7	\$101,286	4	\$92,250	52	\$127,692	44%
JP Morgan Chase, NA	114	7	\$137,714	0	-	53	\$111,321	53%
Fifth Third Mortgage Company	63	20	\$129,900	0	-	23	\$126,783	68%
PNC Bank, NA	59	8	\$117,625	1	\$103,000	26	\$99,808	59%
Quicken Loans	59	9	\$140,222	0	-	28	\$126,893	63%
Total/Average	595	60	\$123,088	6	\$84,417	231	\$118,528	50%

Source: Home Mortgage Disclosure Act

Table 4.5: Loan Activity by Local Lending Institution

Local Lending Institutions Loan Activity by Applications								
Financial Institution	Total Applications	Home Purchase		Home Improvement		Home Refinance		Percent of Applications Originated
		Loans Originated	Average Loan Amount	Loans Originated	Average Loan Amount	Loans Originated	Average Loan Amount	
Hometown Bank	107	34	\$98,412	5	\$18,000	57	\$108,737	90%
Portage Community Bank	93	38	\$121,658	0	-	28	\$133,893	71%
Fairway Independent Mortgage Corp	35	27	\$115,704	0	-	0	-	77%
Total/Average	235	99	\$111,925	5	\$18,000	85	\$121,315	80%

Source: Home Mortgage Disclosure Act

Hometown Bank led both the national and local institutions in the percentage of loans originated per application with 90 percent originated. In general, each of the top local lending institutions originated more applications than the national lending institutions on actual and percentage bases. The top local lending institutions had a larger portion of total applications that led to originated loans for home purchases than the top national lending institutions. The average loan amount of originated loans for home purchase was greater at the top national lending institutions than at the top local lending institutions.

Housing Affordability

Housing affordability does not just refer to low-cost housing; it refers to the cost of housing to income in a given area. Most housing experts agree that housing is considered affordable when it comprises no more than 30 percent of household income and is the sole largest household expense.

Transportation costs typically ranks as the second highest household expense. The Center for Neighborhood Technology, a nonprofit based out of Chicago, publishes the Housing and Transportation Affordability Index that provides a comprehensive view of

affordability that includes both the cost of housing and the cost of transportation at the neighborhood level. This index considers a household transportation expense of 15 percent to be acceptable, if in combination with housing cost it does not exceed 45 percent of household income.

Table 4.6: Housing and Transportation Affordability Index

Housing and Transportation Affordability Index by City			
City	Expense	Percentage of Household Income	Total Percentage of Household Income
Akron	Housing	22%	45%
	Transportation	23%	
Kent	Housing	23%	46%
	Transportation	23%	
Cuyahoga Falls	Housing	25%	48%
	Transportation	23%	
Stow	Housing	31%	55%
	Transportation	24%	
Ravenna	Housing	31%	55%
	Transportation	24%	
Streetsboro	Housing	32%	58%
	Transportation	26%	
Tallmadge	Housing	31%	57%
	Transportation	26%	

Source: The Center for Neighborhood Technology

The City of Kent has a combined housing and transportation index score of 46 percent, which is only 1 percentage point above the 45 percent affordability benchmark for housing and transportation costs. Residents of the City of Kent only spend 23 percent of their household income on housing, well below the 30 percent benchmark. Based on this metric of affordability, the City of Kent is more affordable than all of its surrounding cities, except for the City of Akron.

Zoning and Building Code Review

This study included a review of existing City of Kent codes and ordinances as they may affect housing decisions. The review of the city's codes was conducted for the analysis of the following issues:

1. Green building: water and energy conservation, healthy living, low-impact materials and processes
2. Housing management: maintenance and vacancy
3. Intergenerational housing: options for flexibility
4. College town housing: protecting residential neighborhoods
5. Green site development: land use efficiency and resource protection

Overall

The city should continue its planned overall code update, with special attention to aligning and making more consistent the provisions and definitions for many terms related to housing, including multifamily dwelling, congregate living quarters and others.

Green Building

The city's current green building provisions are limited to the Central City Redevelopment District. The city should consider expanding its green building provisions, especially for public construction and redevelopment projects, and should consider incentive program for private construction over the long term. Existing green building standards, and any future standards, should be aligned with and utilize accepted standards through LEED, Enterprise Communities or some other established program. In the planned update, the city should consider adoption and cost of basic provisions for alternative energy systems including solar, geothermal and small-scale wind conversion systems.

Housing Management, Maintenance and Vacancy

As part of its planned update, the city recognized the need to review its provisions in separate places for housing management and eliminate duplication and overlap. Additionally, the city has given consideration to requiring landlords to keep and retain tenant information, including emergency contact information. Legislative approval has been given, and the changes are in the implementation stage.

Intergenerational Housing

The city should align definitions and provisions for key terms to avoid duplication and potential conflict. To facilitate care and habitation of family members, consider allowing "accessory living quarters" with separate living facilities either integrated, attached or detached, in appropriate single-family and two-family districts. The city may want to consider allowing temporary detached accessory dwelling units in appropriate single-family and two-family districts. There is an opportunity to add a zoning designation for cottage development, to provide additional housing options for seniors. Finally, the city should continue efforts to encourage developers to initiate

diverse multifamily housing products within the R-3 zones that provide options for families, intergenerational families and seniors, including townhomes, garden apartments and grand-family residences.

College Town Housing

The City of Kent has made changes to create a consistent code, without duplication or potential for conflicts in code language alignment of housing- and household-related definitions. The City of Kent has also evaluated and modified occupancy requirements, provisions for maintenance, rental registration, inspection and separated definitions from regulations. With the changes made to licensing process, the city requires landlords to retain rental agreements with provisions for tenant identification and individual tenant acknowledgement of rules and regulations regarding housing.

Green Site Development

The city's current stream setback code aligns with recommended best practices. The city is also notable for its existing development codes that support compact, walkable development. Areas the city may want to explore further include provisions for homeowners' association management of stormwater facilities and allowing natural meadows under controlled conditions, where appropriate.

Existing Housing Programs and Implementation Strategies

The city offers a number of different housing programs, the majority of which are funded through either the U.S. Department of Housing and Urban Development ("HUD") Community Development Block Grant ("CDBG") Program or the Ohio Development Services Agency ("ODSA"), Office of Community Development's ("OCD") Community Housing Impact and Preservation Program ("CHIP"). As the largest City in Portage County, Kent is designated as an entitlement community under the CDBG program and receives a direct yearly allocation of funding from HUD based upon 58.9 percent of its households being low- and moderate-income. The city has also been awarded CHIP funding through the ODSA, OCD as part of a competitive application process. CHIP funding that the city receives stems from the federal HOME Investment Partnership Program ("HOME") that is passed through the State of Ohio.

The city's Owner-Occupied Housing Rehabilitation Program has the primary goal of promoting affordable, safe and decent housing opportunities for eligible owner-occupied households. It is also an important component of the city's effort to preserve and enhance its owner-occupied housing stock because it promotes pride and stability within the city's many residential neighborhoods. Low- and moderate-income households can qualify for a deferred loan to cover the costs of substantial housing rehabilitation that ensures safe and decent housing and prioritizes housing code items. Examples of rehabilitation items often addressed through the program include: repairs addressing structural issues, electrical and plumbing upgrades, replacement of mechanical systems and roofing. Rehabilitation projects aim to bring the property into compliance with building code requirements. The city also operates a Water/Sewer Connection Replacement Program, which can address the need for an emergency replacement of a utility connection for eligible households. Assistance under the Water/Sewer Connection Program is capped at \$5,000. In both programs, assistance is provided in the form of a fully deferred loan, 75 percent of which is forgiven on a pro-rated basis over a five-year time period (20 percent per year). The remaining 25 percent of the original loan becomes due at the time the owner sells or transfers the property. The majority of projects undertaken through these programs are

funded through CDBG or CHIP Revolving Loan Fund ("RLF") accounts that the city has established. As these loans are repaid to the City they recapitalize the RLF accounts, and these funds are then loaned back out to assist other eligible homeowners.

In addition to its in-house Owner-Occupied Housing Rehabilitation Program, the city partners with various local nonprofit agencies on affordable housing initiatives. One of these initiatives is an energy-efficiency rehabilitation program called the Furnace Targeted Repair and Replacement Program. This grant program provides furnace and hot water tank repairs, replacements, and/or tune-ups for eligible owner-occupied households in the city. The city also partners with local nonprofit agencies on a rental rehabilitation program with the goal of providing affordable, safe, and decent rental housing for residents. Lastly, the city has funded housing activities as part of its yearly Social Service Grant Program. Locally funded projects have included partnering with nonprofit agencies to undertake activities such as rental assistance for purpose of homelessness prevention and minor housing repairs/accessibility modifications for seniors.

SECTION 5 - OVERALL FINDINGS AND RECOMMENDATIONS

This section provides the overall findings of the study in terms of demographic, economic and housing trends; rental and for-sale housing market conditions; market gaps; and initiative recommendations. These findings affect housing priorities, policy alternatives and intervention strategies. This section concludes with a statement on the adequacy of housing in the City of Kent for the present and future.

Short to Mid-Term Demographic, Economic, Housing Trends

The population of the City of Kent is generally highly educated, young, and has a low median income. Seventy-seven percent of the population that is 18 years or older has at least some college education. Forty-four percent of the total population between the age of 15 and 24 years old. The median income in Kent is only 50 percent of the area median income. These demographic and economic trends can be expected to continue with the presence of the Kent Campus where the number of students has been on the rise due to higher enrollment, higher retention rates and online class offerings.

The housing stock in the City of Kent is 50 percent multifamily and generally is older with a median year built of 1970. Owner-occupied units are generally affordable with 54 percent of households in owner-occupied units paying less than 20 percent of household income on housing costs. Over 45 percent of households that rent in Kent, however, are experiencing a severe housing burden, which means the household is paying 50 percent or more of household income on housing. It is possible that this statistic is slightly skewed by the large number of students who live in the City of Kent with zero-to-limited reported income and who are financially supported by parents or other outside sources. A 7 percent increase in families that can be considered low-to-moderate income has occurred since the 2010 decennial United States Census. This increase largely occurred in Census block groups that are predominantly populated by persons who are not Kent Campus students.

Much of the recently built housing and the housing currently under development is located within or in proximity to the downtown core or the Kent Campus. This meshes well with the city's encouragement of a sustainable development pattern. This development can be considered sustainable because it is largely occurring in areas that have the infrastructure capacity in place to accommodate new development without the need for large-scale upgrades or the building of new infrastructure.

Rental Housing Market Analysis- On- and Off-Campus Housing

On-Campus Housing

Enrollment has been growing, which equates to increasing demand. Supply has decreased. No new on-campus housing has been built in 10 years, and Allerton housing for students with families was recently demolished. This demolition has created a void of on-campus housing options for students with families. Residence halls are at capacity during the beginning of each academic year. Kent State University has issued a request for proposals for 300 new on-campus dormitory.

Off-Campus Housing

Multifamily rental housing is the largest component of the City of Kent housing stock, and it is continuing to grow. Nearly all of the multifamily housing growth utilizes the rent per-bed model, which rents individual bedrooms that share kitchens, living rooms, and other rooms. This type of model is catered to single students and not families. Four new multifamily rental developments have opened since 2012, and three more developments are under construction or in the planning stages. Four of the seven developments utilize the rent per-bed model. Another of these developments, Avant 220, is effectively a rent per-bed model development because all of the units are studios. Avant 220 is specifically designed and marketed to students. The housing units of these seven developments will comprise approximately 7 percent of the entire housing stock in the City of Kent. The housing units at the four developments that have opened since 2012 were quickly absorbed, and the developments have remained at or near full occupancy. Overall, multifamily rental vacancy is up slightly in the City of Kent. Enrollment has increased at the Kent Campus over the past five years, but some of this growth includes online students. This enrollment growth is likely to be balanced by the projected shrinking pool of college-aged persons at the feeder schools and in Northeast Ohio; therefore, demand should remain level in the coming years.

Owner-Occupied Housing Market Analysis

Owner-occupied housing in the City of Kent is composed almost entirely of single-family detached housing, but does include some single-family attached housing, cluster homes and condominiums. Vacancy is low for single-family housing in the City of Kent. Limited development of single-family housing has occurred since 2001. These two factors indicate low supply. Discussions with local real estate agents revealed that a certain number of would-be homebuyers cannot find single-family housing in the City of Kent. Ninety percent of the employees of the largest employer in the City of Kent live in single-family housing. These factors indicate unmet demand. However, sale prices have remained stable. If demand continues to outpace supply, housing prices should increase.

Gaps in the Housing Market

The proportion of housing stock that is multifamily in the City of Kent is approximately the same as similar cities and nearby larger cities, as shown in Table 5.1. However, nearly all of the recent

Table 5.1: Percentage of Multifamily Housing in Cities

Population and Multifamily Housing in Similar and Nearby Cities		
	Population	Percent Multi-Family
Akron	198,492	30.1%
Athens	24,151	59.4%
Bowling Green	31,366	50.2%
Cleveland	392,114	46.1%
Kent	31,301	50.0%
Lakewood	51,434	58.8%
Oxford	21,552	50.9%
Ypsilanti	19,844	62.1%

Source: American Community Survey's Five-Year Estimates (2009-2013)

construction has been multifamily housing development intended to be rented on a per-bed basis, and none of new multifamily housing construction has been for-sale units. Interviews with several local real estate agents and a very low owner-occupied housing vacancy level reveal a housing market that has unfulfilled demand for owner-occupied housing. If the new housing

development meets the growing demand for multifamily housing, vacancy may increase in single-family structures that were previously converted to multifamily residences, as part of a "flight to quality" effect. If this is the case, the opportunity may exist to reconvert those houses to single-

family units. The cost of reconversion may be prohibitive to most homebuyers, so the City of Kent may want to consider if incentivizing the reconversion is fiscally possible. Ninety percent of Kent Campus employees reside in single-family housing, which makes it the clear preference. The creation of additional single-family housing may attract more Kent Campus employees to live within the City of Kent.

The current trend of multifamily housing operators renting on a per-bed basis, and the closing of the Allerton on-campus family housing has created a need for quality rental housing that is available to rent on a per-unit basis and is affordable for families and low-to-moderate income households. This gap in the market is exemplified by the Portage Metropolitan Housing Authority waiting lists, high rental housing costs burdens and high occupancy rates of affordable housing sites.

Approximately, 5,000 persons 55 years and older currently reside in the City of Kent. In the City of Kent, there are 194 market rate age-restricted independent living units, 91 assisted living units, and 227 affordable age-restricted independent living units. An additional 63 affordable age-restricted independent living units are under construction. A national trend is emerging for persons to “retire to college”, where age-restricted housing that is affiliated with universities is being developed. Nationally, there are more than 75 retirement communities in college towns, according to Ziegler, one of the nation's leading underwriters of financing for not-for-profit senior living providers. Developments of this type have proven to be successful in a number of college towns, including Oberlin, Ohio, Ithaca, New York, and Durham, North Carolina. Several participants of a housing forum conducted as part of this study raised the issue that more options to age-in-place are needed in the City of Kent. Further details of the housing forum can be found in Appendix F.

Another housing type that is largely missing from the City of Kent is multifamily condominiums. No owner-occupied multifamily residential has been built since the 1970s. Owner-occupied multifamily residential offers a housing choice that can be attractive to young professionals, empty-nesters and senior citizens. If owner-occupied multifamily housing is available, it may have the effect of attracting senior and empty-nester residents of Kent who currently occupy single-family housing; thereby, increasing supply to meet the demand for single-family housing.

New Initiatives Recommendation

With the new requirement for landlords to license all rental units, it may be a good opportunity to introduce an incentive to the licensing of properties, instead of only using punitive actions for failure to license. An enticement could exist in the form of more streamlined licensing process. This could be implemented through a user-friendly, one-stop website to license rental properties, which could also serve as depot for licensed properties available for rent. The process would still require annual inspections, if the rental unit has tenant turnover.

Multiple persons voiced concern via the housing survey and forum that reinvestment was needed in the existing rental housing stock. The city is already making strides in ensuring necessary investment in the existing rental housing stock is being made through its enhanced licensing program. If the city publicized the achievements of the licensing program, it could build awareness of the program among landlords and inform residents of the improvements being made to the rental housing stock in the City of Kent.

Conclusion

The development of multifamily housing is greatly outpacing the development of single-family housing. Since 2012, 856 multifamily housing units comprising 2,144 beds have been built or are under development in the City of Kent. That number of beds could sleep 6.7 percent of the population of the City of Kent. Nearly all of this new multi-family housing is rented on a per-bed basis. Since 2011, only 23 single-family houses have been built. These 23 houses comprise 0.2 percent of all housing units in the City of Kent. This ratio of development may be appropriate for the large population of students in the City of Kent, but it is not likely meeting the needs of households with low-to-moderate income, seniors, and other non-student households. Multifamily rental housing often makes sense for persons in either one or both of these categories; however, the new developments are primarily operated on the rent per-bed model, which is not feasible for most families, in particular low-to-moderate income families. If development of multifamily housing rented on the per-bed model continues at its current pace, it will far exceed the demand even with consideration of the recent growth in enrollment at the Kent Campus.

In addition to the large amount of multifamily development occurring in the City of Kent, the increased conversion of single-family structures to illegal rooming houses, gives the perception, if not states the reality, of a lack of single-family housing. Housing choice is somewhat limited in the City of Kent by the small amount of age-restricted housing and owner-occupied multifamily units.

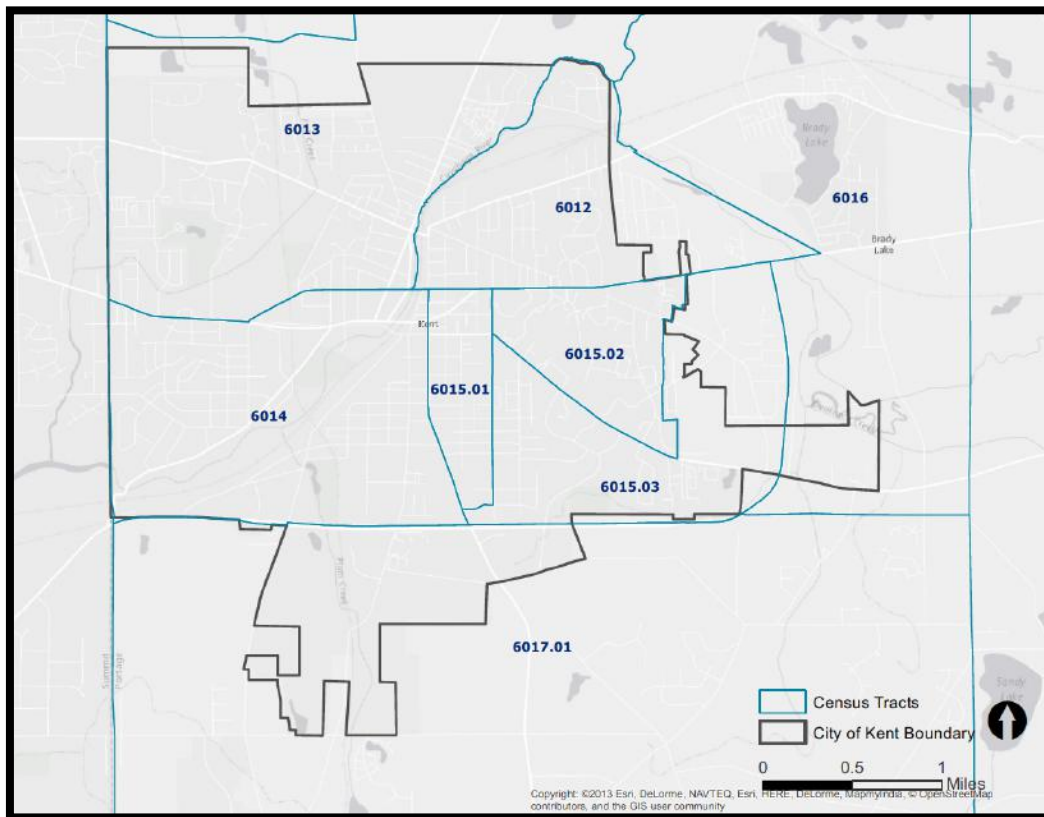
Overall, the City of Kent is in a good position with its current and developing housing stock. The City should remain mindful of how much multifamily rental housing is developed. The major driver of multifamily rental housing is the enrollment growth at the Kent Campus. It is important to continually monitor that supply and demand remain balanced, so there is not an overabundance of supply. The city should continue to monitor enrollment trends at the Kent Campus and occupancy levels at multifamily housing developments. A decrease in either of these could indicate a drop in housing demand.

APPENDICES

APPENDIX A - STUDY AREA EXPLANATION

The City of Kent is composed of eight Census tracts (2010 census): 6012, 6013, 6014, 6015.01, 6015.02, 6015.03, 6016 and 6017.01. However, the tracts do not align exactly with the jurisdictional boundary of the city, as illustrated in the map below. Due to this discrepancy, the majority of American Community Survey (“ACS”) data in this report is presented for the Census Place-level geography¹⁶; i.e. the city. Where data was not available at place-level geography, such as data from the Home Mortgage Disclosure Act, assumptions¹⁷ were made about what Census tracts are most reflective of the City of Kent’s boundary. This data is noted accordingly.

Map A1: City of Kent Boundary and Census Tracts



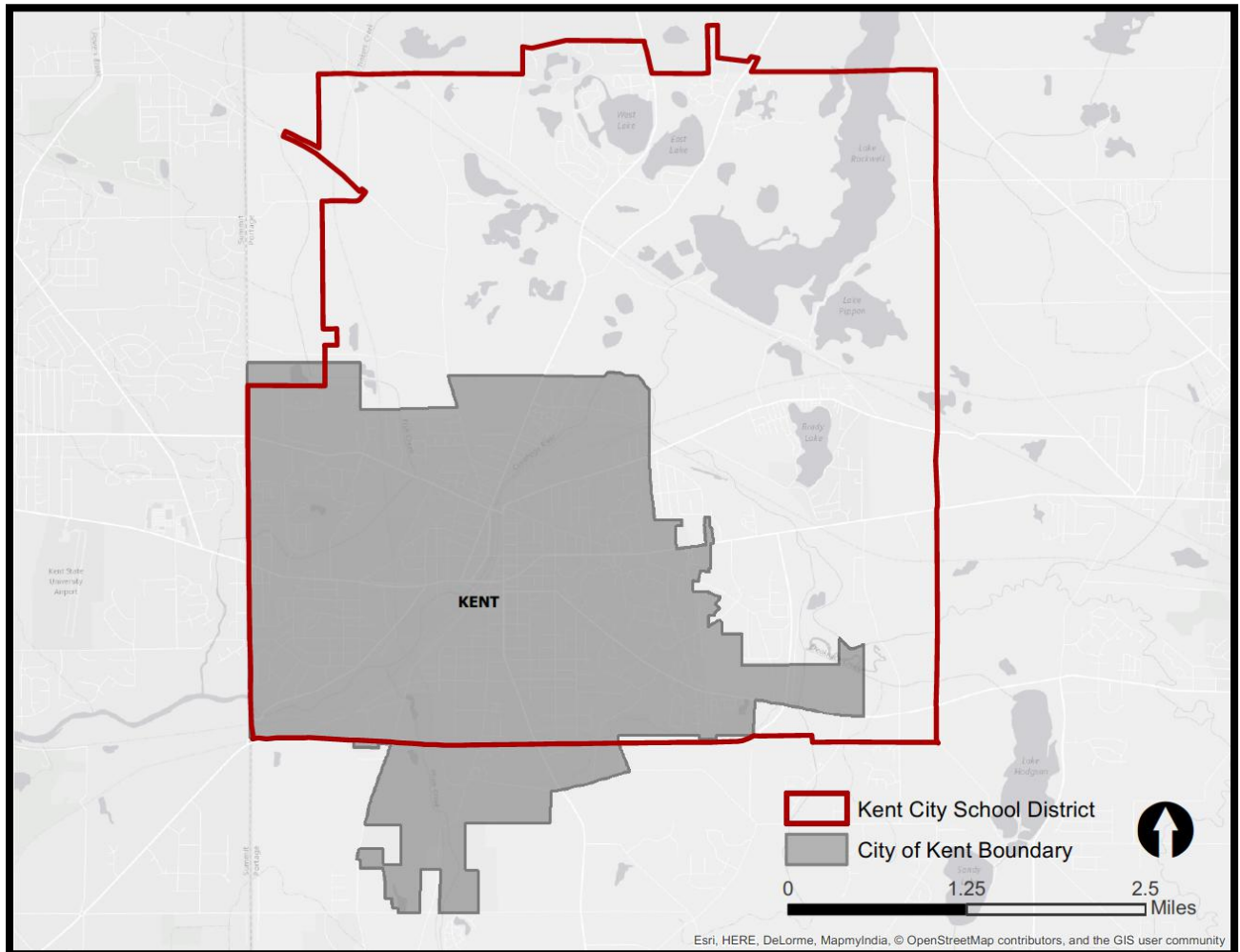
¹⁶ *Place* is defined as a concentration of population either legally bounded as an incorporated place or identified by the Census Bureau as a Census Designated Place. Kent is an Incorporated Place, defined as a type of governmental unit incorporated under state law as a city, town, borough or village and having legally prescribed limits, powers and functions.

¹⁷ Tract 6013 was retained; tract includes mostly golf course and undeveloped land, not a large number of rooftops. Tracts 6012 & 6015.03 were retained; while these tracts include more rooftops outside of the City of Kent boundary, the neighborhoods are adjacent and have generally similar characteristics. Tract 6017.01 was omitted; tract only includes a small portion of the City of Kent that is mostly vacant land. Given the tract extends well beyond the city boundary, its inclusion would drastically skew the data due to the large swath of land outside City boundary. The tract does, however, contain two large developments; the 68 unit, senior housing development called Maplebrook at Golden Pond and the 280-unit Indian Valley Apartments which will be included in the multifamily data in the report.

Further, it is important to note that ACS data for Portage County aligns with the county jurisdictional boundary. Unless otherwise noted, all references to Portage County ACS data are inclusive of the City of Kent data.

Data from the Multiple Listing Service (“MLS”) uses the Kent City School District boundary as its definition of Kent. Therefore, data from the MLS may not align with Census data or data based on Census tracts. The map below illustrates the discrepancy between the Kent City School District boundary and the City of Kent boundary. Data is noted accordingly in the study.

Map A2: City of Kent Boundary and Kent City School District



APPENDIX B - RESIDENTIAL LAND USE CODES RETAINED IN GIS ANALYSIS

Use Code	Use
401	Apartments 4-19 Units
402	20 - 39 Family Apts.
403	Apts - 40 or more families
404	Retail / Apartment Over-Walkup
414	Rooming Houses
415	Trailer & Mobile Home Parks
431	Office / Apts Over-Walkup
510	Single-Family Dwelling
511	Single Family 0-9 Acres
512	Single Family 10-19 Acres
513	Single Family 20-29 Acres
514	Single Family 30-39 Acres
515	Single Family 40+ Acres
517	Residential W/Buildings
518	Residential on Comm'l Strip
520	Two-Family Dwelling
521	Two-Family DWL 0-9 Acres
522	Two-Family Dwlg unpl 10-19.9
523	Two-Family Dwlg Unplat 20-29.9
524	Two-Family Dwlg Unplat 30-39.9
525	Two-Family Dwlg Unplat 40 plus

Use Code	Use
528	Two family - on Commercial
530	Three-Family Dwlg-Owner Occupied
531	Three-Fam Dwlg Unpl 0-9 Acres
532	Three-Fam Dwlg Unpl 10-19
533	Three-Fam Dwlg Unplat 20-29
534	Three-Fam Dwlg Unplat 30-39
535	Three-Fam Dwlg Unplat 40 plus
538	Three-Family - On Commercial
540	House Trailer (Real),Platted
541	House Trailer (Real), UPlatted
550	Condominium- Residential Unit
551	Cluster Home
552	Condo or PUD Garage
553	H.O.A. Recreations Area
554	Cabana (Condo)
555	P.U.D. (Landominium)
556	Common Area or Greenbelt
560	Manufactured Home
561	Hse Trl (REAL) 0 - 9.99 Acres
598	Other Residential-On Comm'l
599	Other Residential Structures
645	Metro Housing

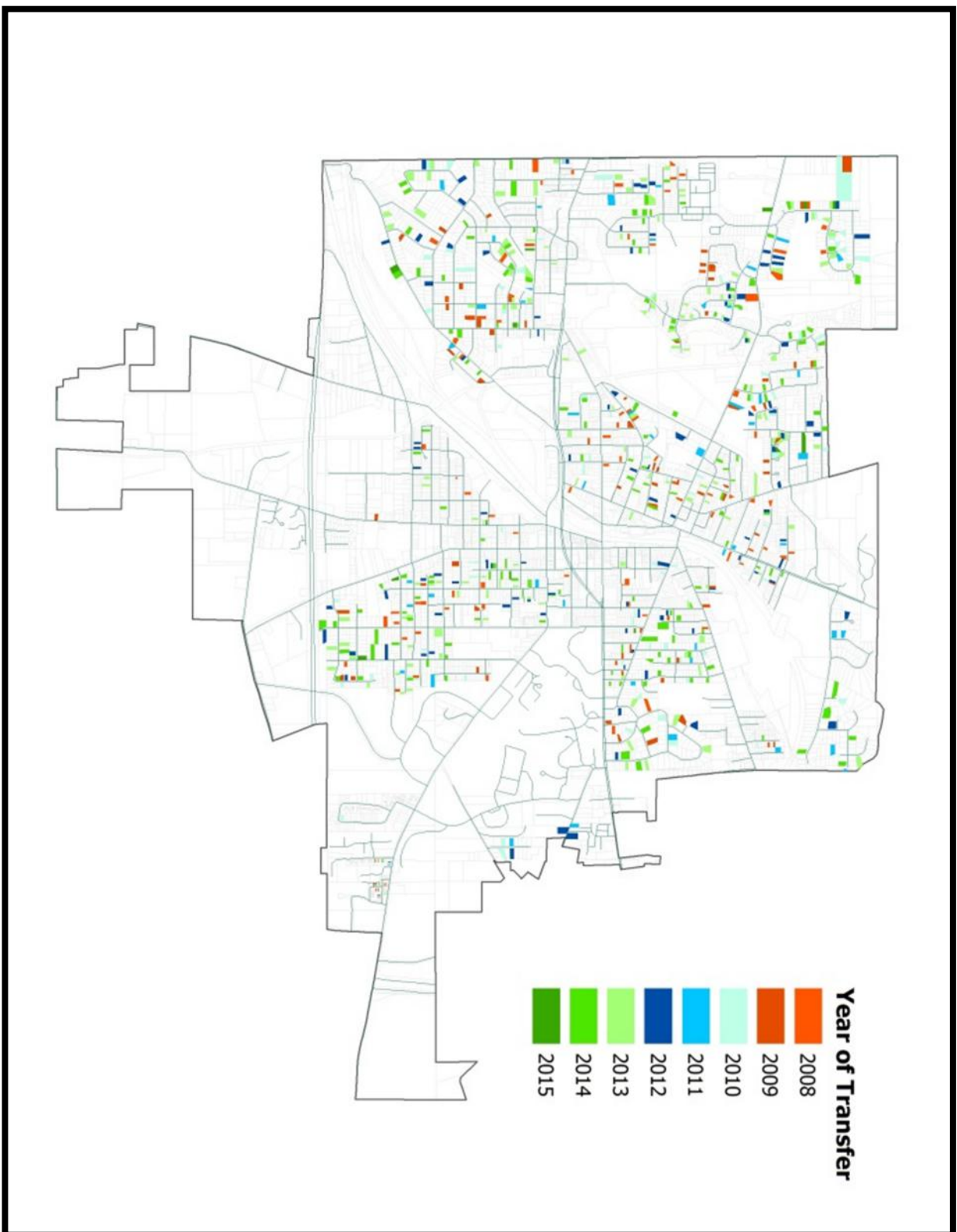
APPENDIX C – PROPERTY TRANSFERS

Individual transfers that occurred between 2008 and 2015 are shown on the map below to depict areas where housing is selling at greater rate. High turnover in a specific area can be an indication of neighborhood instability. Conversely, areas with a low-transfer activity can exhibit where high demand would occur if there were availability.

Map C1 depicts a spike in home sales activity in 2013 and 2014. The map does not depict any obvious clusters of transfers during the analysis period. However, there are several city blocks where no transfers have occurred for the last six years and, therefore, indicate areas of stability for concentrations of single-family housing.

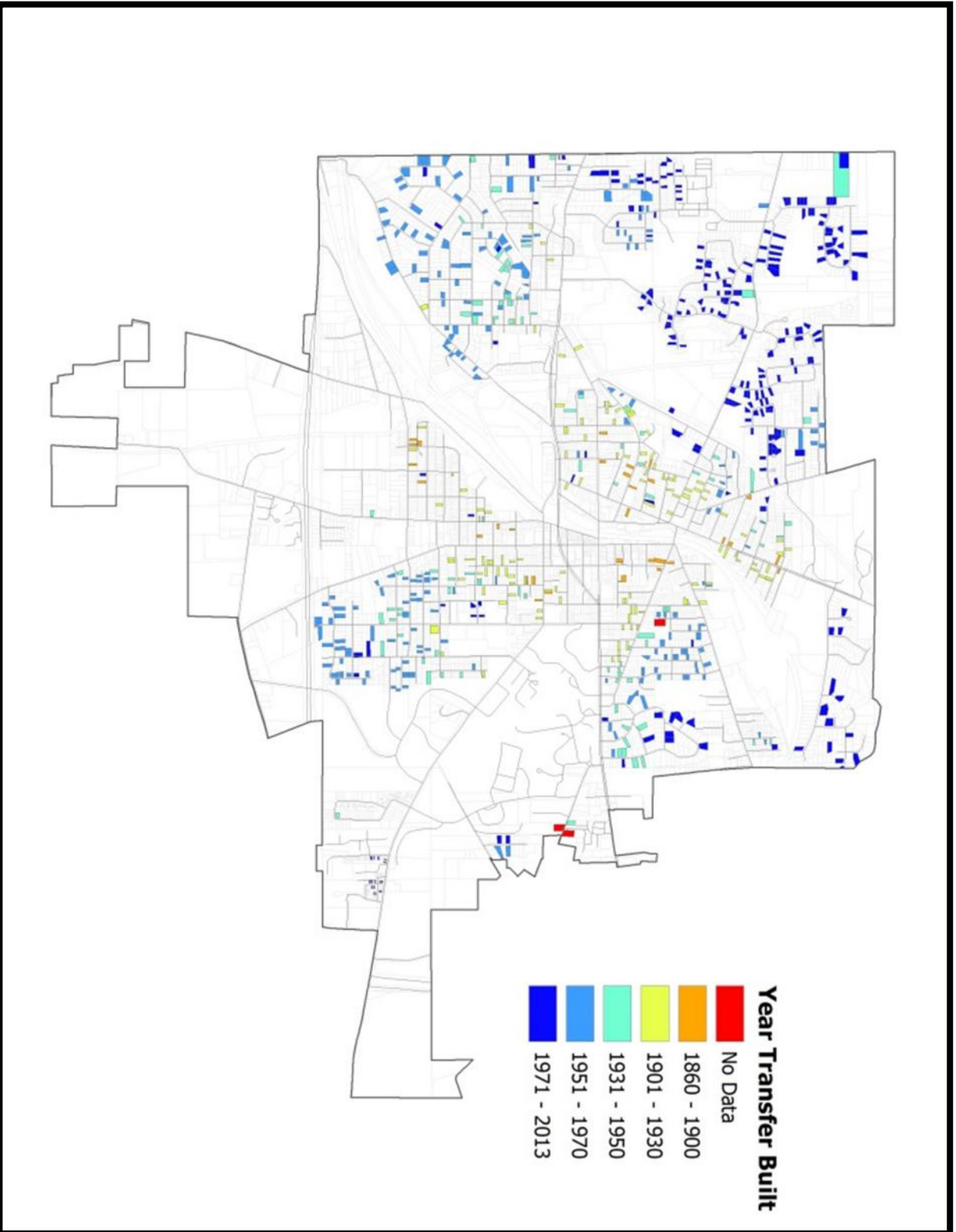
Map C2 also shows all transfers that occurred between 2008 and 2014 but delineates transfers by the year each home was built.

Map C1: Transfers by Year of Transfer



Source: Portage County Auditor (as of 2/18/2015) / Note: Seventeen parcels transferred more than once which will only be displayed once on the map.

Map C2: Transfers by Year Built



Source: Portage County Auditor (as of 2/18/2015) | Note: Seventeen parcels transferred more than once which will only be displayed once on the map.

APPENDIX D - LIST OF PROPERTIES WHERE OWNER ADDRESS DIFFERS FROM PHYSICAL ADDRESS - TECHNICAL DESCRIPTION AND PROCESS

Computer-aided mass appraisal ("CAMA") data is a single digital file created for the Portage County Auditor that includes appraisal data for all parcels in Portage County. The file was provided to the Consulting Team by the Portage County's GIS Coordinator on Dec. 22, 2014.

Data Verification

Data fields were verified using the Portage County Auditor website, Portagecountyauditor.org, by comparing the fields against the Property Search function that offers several options for querying. Separately, the CAMA data file was scanned to identify a sample parcel where the physical address and owner address were not the same. A sample parcel was tested and field verified:

- Parcel number field is named `mpropertynumber`;
- Parcel address fields include `mlocStrNo`, `mlocStrDir`, and `mlocStrName`;
- Owner address fields include `OwnStreetNumber`, `OwnStreetDirection`, and `OwnStreetName`.

Data Scrubbing and Standardization

The initial filter applied to extract the relevant data was the first two characters of a parcel number starting with a "17" or "45".

Information in these fields is often stored differently, so owner fields required standardization to match the format that the info was stored in the parcel fields. Specifically, the following approach was used to standardize the data for comparison.

In some cases, the suffix was erroneously included in the owner street name (e.g., Ave., St., etc.); it is supposed to be in a separate field, `OwnStreetSuffix`. The suffix field was entirely removed as part of the address for both the parcel or owner address. There were also inconsistencies with the directional field. Instead of being a separate field, the street direction was mistakenly combined with the street name. To account for this, directional components were removed.

Address Matching

After addresses were standardized, the parcel address and owner addresses were matched. In order to identify other issues such as spelling or entry errors, nonmatches were manually reviewed. Examples of these errors or exceptions included:

- 414-2 Summit vs. 414 Summit
- 515 Diedrick vs. 515 Deidrick
- 1583-87 Athena vs. 1583 Athena

After scanning for errors, the research extracted all single-family (Land Use Codes 510-519), two-family (Land Use Codes 520-529), and condominium (Land Use Code 550) parcels for which the parcel address did not match the owner address. Further, for each of the single- and two-family groups, the parcels were assigned a reason for the nonmatch by creating a field "mapflag" in the raw data. Six possible reason values were created:

SINGLE-FAMILY

- 5100G: single-family, all relevant information is in both the parcel and owner fields, but the addresses do not match.

- 5100P: single-family, all relevant information is in both the parcel and owner fields, but the owner address is a post office box (cannot verify if the owner lives at the parcel and picks up mail at a post office box or if owner does not live at parcel address).
- 5100B: single-family, the owner address is blank (cannot be tested properly).

TWO-FAMILY

- 5200G: two-family, all relevant information is in both the parcel and owner fields, but the addresses do not match.
- 5200P: two-family, all relevant information is in both the parcel and owner fields, but the owner address is a post office box (cannot verify if the owner lives at the parcel and picks up mail at a post office box or if owner does not live at parcel address).
- 5200B: two-family, the owner address is blank (cannot be tested properly).

CONDOMINIUMS

- 5500G: single-family, all relevant information is in both the parcel and owner fields, but the addresses do not match.
- 5500P: single-family, all relevant information is in both the parcel and owner fields, but the owner address is a post office box (cannot verify if the owner lives at the parcel and picks up mail at a post office box or if owner does not live at parcel address).
- 5500B: single-family, the owner address is blank (cannot be tested properly).

This process is heavily reliant on the accuracy of Portage County data, and it should be noted that the list is neither exhaustive nor definitively accurate. There are several considerations to understand as to why the list is not exhaustive and cannot capture every at-risk or suspect parcel. First, parcels may have been categorized with inaccurate land use codes at the county level, and may still be utilized as one- or two- family parcels. Second, owners with a post office box are also included in the map as use of a P.O. Box indicates mail is directed to a place other than property and that the property may be a rental.

Following development of this list, a quality-control measure was implemented to ensure that landlords who legally own rental properties but do not reside in the City of Kent do not end up on the list. By creating a spatial join in GIS of the legally licensed rooming house data and the property database where tax mailing addresses differed from physical address, the project team is able to reasonably ensure that landlords who do follow City of Kent guidelines will not end up on the list of at-risk rooming houses. This is accomplished by intersecting parcels legally registered with the City of Kent Health Department and those that have been categorized as at-risk rooming houses.

Map D1 depicts a sample of the overlay of licensed-licensed rental properties and potentially at-risk rooming housing. As shown, there is no overlap of licensed rental properties and those properties where an owner's tax mailing address than physical dwelling address. Omitting legally licensed rental properties from the address list reduced the number by 12.5 percent, from 1,046 to 916 parcels.

Map D1: Rental Properties with Off-Site Owner and Legally Licensed Rentals



APPENDIX E - HOUSING ATTRIBUTES OF KENT CAMPUS EMPLOYEES METHODOLOGY AND DATA ASSUMPTIONS

In order to analyze the housing and housing attributes of Kent Campus employees, the following steps were taken. First, Kent Campus employee addresses provided by Kent State University were geocoded. For privacy reasons, individual employee names were redacted by Kent State University prior to supplying the data. By definition, geocoding is the process of taking an address and converting it to geographic coordinates. After geocoding the addresses, the successfully converted data was plotted as points (each point representing one employee) in GIS and overlaid with Portage and Summit counties parcel data sets. Each parcel data set utilizes publicly available data from the respective county auditor. The employee data points were then associated with the parcel-level data by conducting a spatial join. The analysis included only parcels with residential land use codes; records with other use codes such as agriculture or mining were filtered out.

The spatial joining process had a 74 percent success rate, which provides a sufficient sample size for its intended purpose of analyzing aggregated Kent Campus employees' housing information. Of the 679 employees who reside in the City of Kent, 481 were successfully mapped to specific parcels. In Portage County, 692 of the 917 Kent Campus employee addresses were successfully geocoded.

Data notes:

- Sixteen records were flagged as incomplete or problematic during geocode pre-processing and removed accordingly.
- Post office boxes and international addresses were removed.
- A total of 4,037 addresses were successfully geocoded out of the 4,131, 98 percent, provided. There are some duplicates, due to Kent Campus employees possibly being spouses or related. Most of the addresses remaining were clustered in Northeast Ohio; however, some addresses were located around the United States.
- There are 4,132 Kent State University employees and 4,037 were successfully geocoded, 3,167 full-time and 965 part-time.
- There are 3,358 KSU employees living outside of the City of Kent; 2,576 are full-time and 782 are part-time.
- There are 1,435 KSU employees living in Summit County, but only 1,184 of the employee points could be joined to parcel data with attributes. Three commercial entries with Land Use Codes 419 and 499 were not included.

APPENDIX F - CONSUMER PREFERENCES, HOUSING NEIGHBORHOODS AND COMMUNITY AMENITIES

This study included three components designed to solicit consumer preferences: 1) Community Housing Forum; 2) an online survey; and 3) interviews of local real estate agents.

Community Housing Forum

An open house was held on April 15, 2015 from 3:00-6:00 pm at the Kent Free Library. The open house provided an opportunity to share some "myth busting" facts about housing in Kent and offered four stations where residents, including students, could share thoughts, concerns and ideas on the current state of housing in Kent and offer their future vision for housing in Kent. Twenty-five people attended the open house.

Affordability of housing, condition of housing stock and lack of options in senior housing were raised as concerns during the forum. Housing choice was also a recurring theme in the opinions expressed by participants. Attracting Kent Campus employees to become residents of Kent was also suggested by multiple participants.

Online Survey

An online survey was launched on April 30, 2015 to collect the responses of both residents of the City of Kent as well as students attending Kent State University. The survey was closed on May 22, 2015. A total of 116 surveys were completed. Two completed surveys were eliminated because the respondents were not of the legal age to answer the survey. Of the valid 114 surveys, 34, or 30 percent, were students. The remaining 70 percent were nonstudent residents.

Student survey respondents stated that the top housing challenge in Kent is affordability. One-third of nonstudent survey respondents said maintenance and code enforcement was the aspect of housing most in need of more attention. Forty-one percent of nonstudent respondents said that there should be more residential development in Kent.

Real Estate Agent Interviews

As a part of this study, interviews were designed, conducted and analyzed with real estate agents who are active in the City of Kent market and surrounding communities to identify current and future consumer preferences regarding neighborhoods and community amenities. While the intent was to interview between 10 and 15 agents, only five of the 25 agents contacted agreed to an interview. Due to limited sample size, the information gathered has been deemed inconclusive for analytical purposes.