

Clinton County Housing Study – Executive Summary

The Clinton County Port Authority, in conjunction with the Clinton County Board of Commissioners and the City of Wilmington, engaged Danter & Associates, LLC to conduct a comprehensive housing study for the Clinton County Market. This analysis evaluated the market capacity for new single-family, condominium, multi-family (rental), and senior housing. The county was broken up into three (3) study areas: Wilmington Area, Blanchester Area, Sabina-New Vienna area. An approximately 20-minute drive time was the basis for these markets (see maps).

Summary findings:

Wilmington Area

- This market is projected to be able to support an estimated demand of approximately 64 homes, per annum. It is estimated that there is annual demand for approximately 25 homes in the \$225,000 - \$275,000 price range.
- New rental unit capacity is estimated at approximately 206 units, and a rate of \$875 - \$1,400/month.
- Condominium development capacity is estimated to have an annual demand of approximately 34 units, per annum, with a caveat that this is very much an untested market, due to the length of time since such development has occurred. As such, condominium development is not recommended for the next several years, to allow the rental unit market to grow and feed the housing continuum.

Blanchester Area

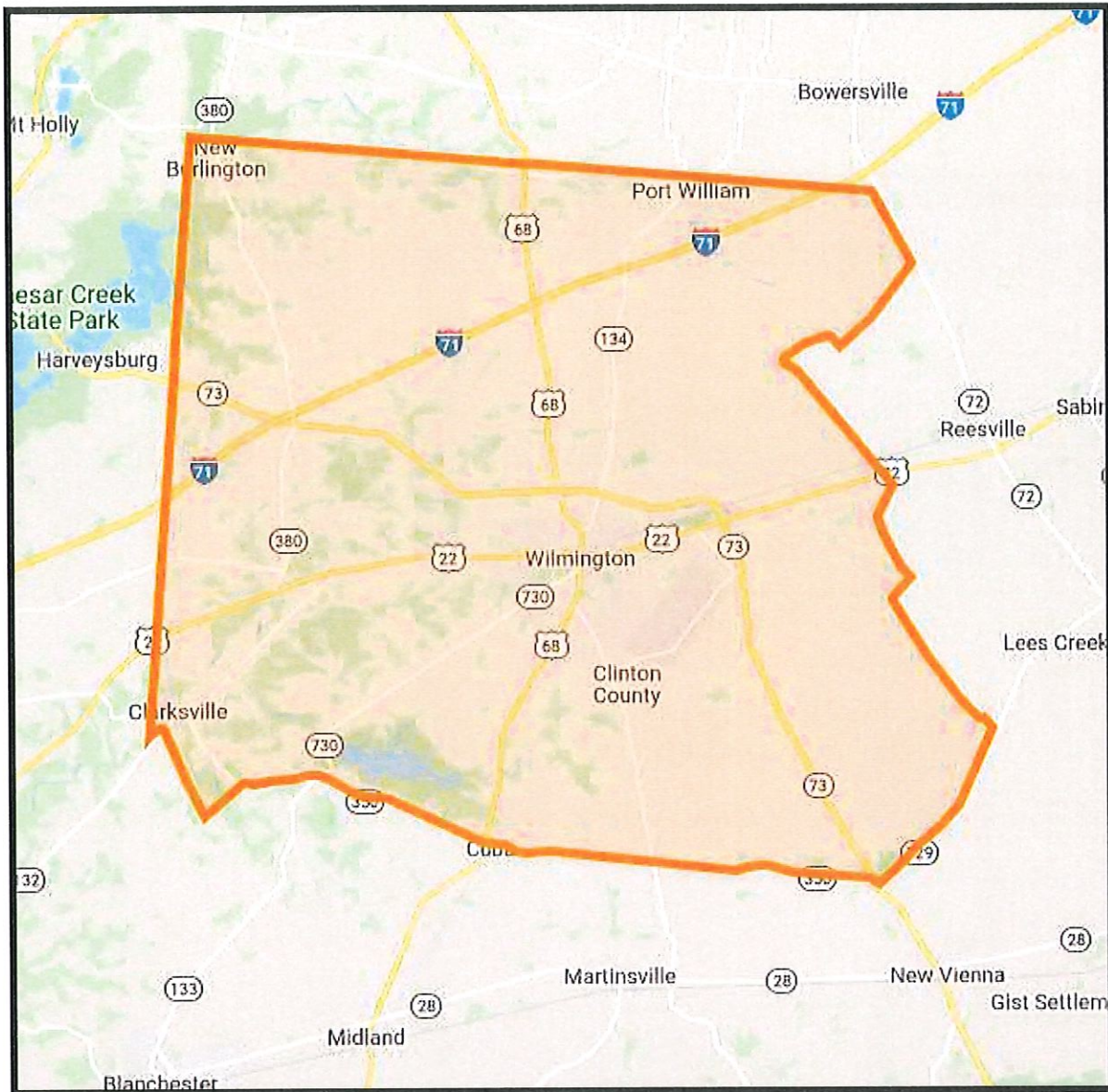
- This market is projected to be able to support an estimated demand of approximately 16 homes, per annum. It is estimated that there is annual demand for approximately 7 homes in the \$200,000 - \$250,499 price range.
- New rental unit capacity is estimated at approximately 156 units, and a rate of \$725 - \$1,300/month.
- While there may be capacity for approximately 11 new condominium units, condominium development is not recommended for the next several years, to allow the rental unit market to grow and feed the housing continuum.

Sabina-New Vienna Area

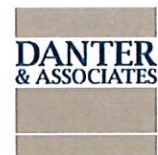
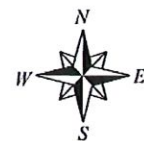
- This market is projected to be able to support an estimated demand of approximately 28 homes, per annum. The market analysis suggests a wide range of price points, beginning at approximately \$100,000, for this market.
- New rental unit capacity is estimated at approximately 132 units, and a rate of \$675 - \$1,195/month.
- There is no immediately identified market for condominium development.

Additional analysis, reviewing tax credit rental units, and senior housing options – including multiple levels of service – is also addressed in the study. It is not summarized here, due to the variety of potential mitigating factors. There is an identified market, in each study area, for tax credit housing development.

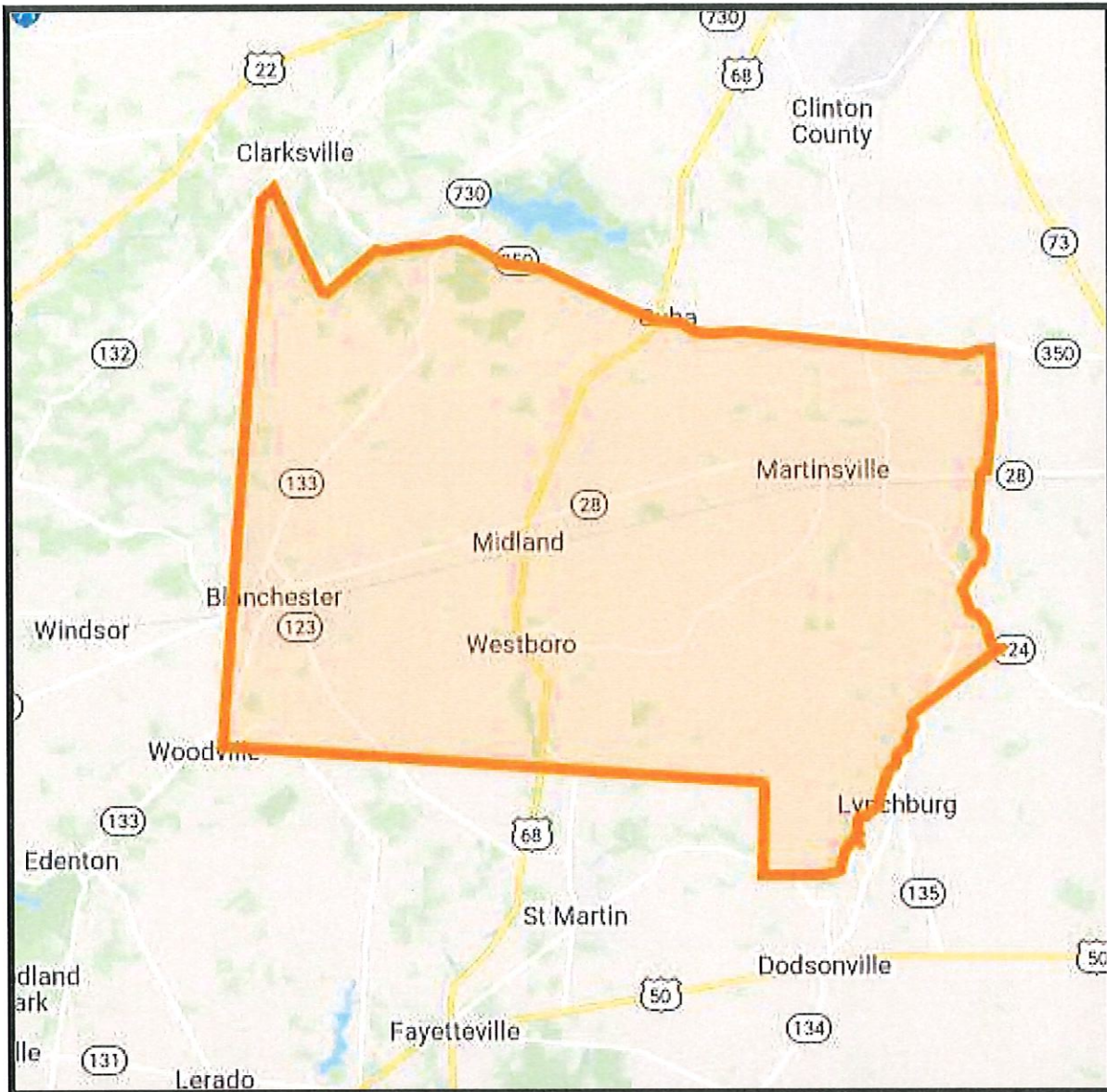
STUDY AREA MAP



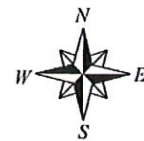
WILMINGTON, OHIO



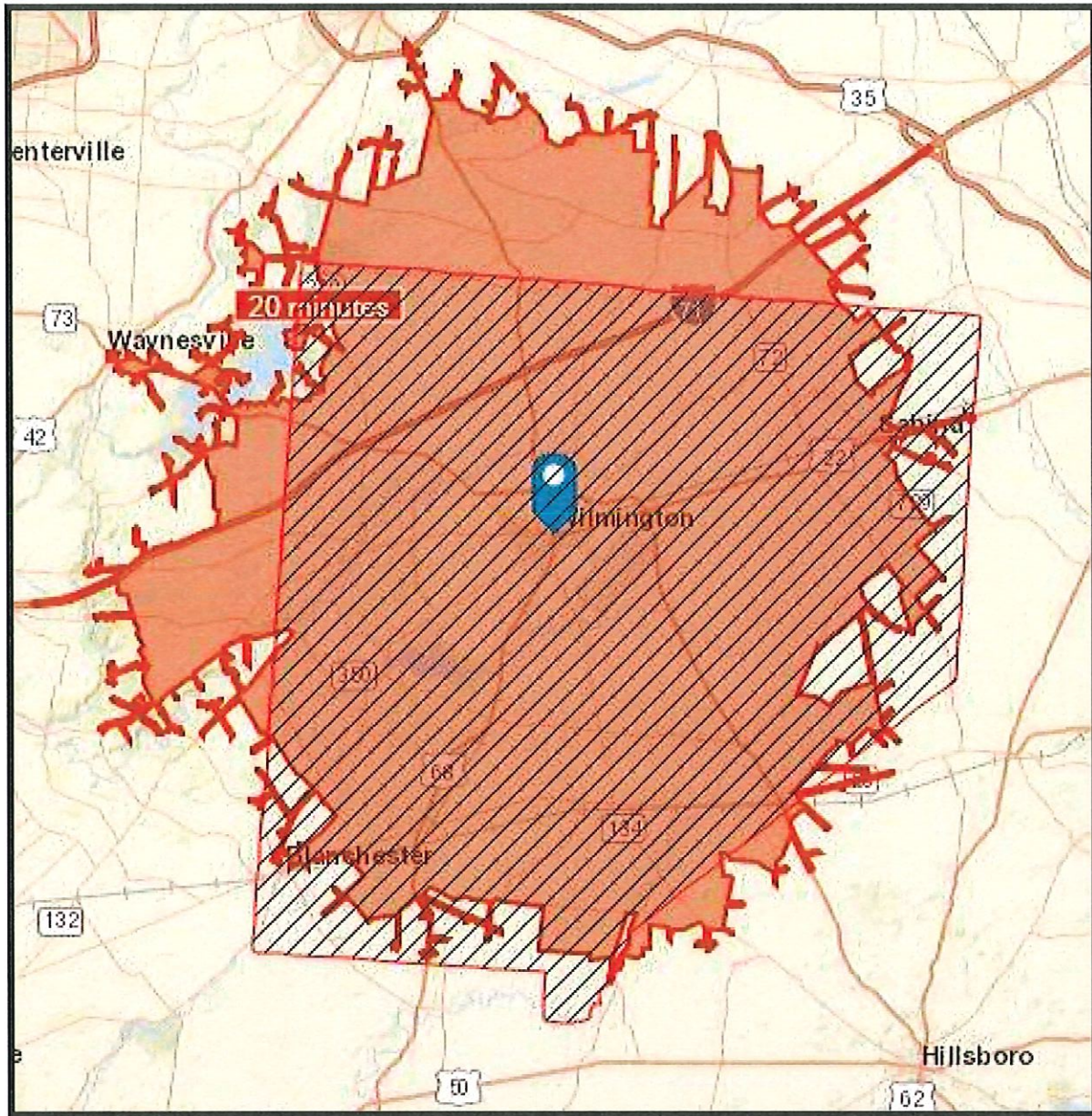
STUDY AREA MAP



BLANCHESTER, OHIO



20-MINUTE DRIVE-TIME MAP



CLINTON COUNTY OHIO

Clinton County—Striped Area
20 - Minute Drive Time—Solid Area

