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Huber Heights housing market is exploding

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RIGHT SIDE ELEVATION



**THE GABLES
OF HUBER HEIGHTS**

**CHARLES SIMMS
DEVELOPMENT**
FOUNDED IN 1987

Image: Charles Simms Development

Charles Simms Development

Charles Simms Development is building over 70 new homes in Huber Heights.

After years of home building, some developers confess they're having a tough time finding good sites to build.

Not so much in Huber Heights. The city just keeps on going.

"Business is booming, we are seeing a lot of development right now," Assistant City Manager Bryan Chodkowski said, rattling off different proposals that have come before the city in the past year.

Huber Heights' 43,400 residents enjoy an average income of \$69,000, and the 25-square-mile community has absorbed a good chunk of the region's housing development, accelerating at a rapid clip since the 700-acre Carriage Trails development got off the ground in 2009.

DDC Management with its 283-lot The Villages of Westport. SMSD Holdings LLC with its 180 apartments at Heathermere.

"There are a ton of things in the queue," Chodkowski said.

That's on display in the city's halls and across its streets.

Indeed, Dayton Realtors notes how quickly the market is moving — 682 homes sold last year, at a median price of \$166,000. The city's other major suburbs saw volumes rival that, but none with as low a median price.

"A lot of gavels," Mayor Jeff Gore remarked as he clanked the symbol of his office for the first of a series of proposals at a council meeting last month.

Three developers sought to lay out visions for undeveloped land at different points in the city promising 368 homes between them, so they could gain approvals in the future.

Developer Campbell Berling discussed its plans for the Addington, which would be a 97-unit development, 29 single-family lots and 34 townhome duplexes — downsized from a 132-unit townhome project it had pitched earlier this year on 22 acres along Bellefontaine Road.

"This project is two different home types," principal Greg Berling said. "We spent a lot of energy on the landscaping to improve the subdivision. This is about selling homes, about making people happy about where they live."

Then came Horizon Line Development, with another peek at its plans on Executive Boulevard, where it could build 197 townhomes on a 43-acre lot near Rose Music Center and Meijer.

Charles Simms Development's latest plan, for a property at Brandt Pike north of the Reserves at Fairways, is emblematic of the city's transformation in housing demand. In 2000 it had been intended as a later phase of the single-family Reserves at Fairways thanks to close access to a metro park and the city's aquatic center.

Now, Simms wants the 16-acre site to become 74 units of for-sale housing units in the \$300,000 price range. The Gables would be an L-shaped development of one-story homes that wraps around a large green space.

"It's a very positive balance overall, balanced on what looks like a market with a few diverging trends," Chodkowski said. "You have people renting longer and larger families living together and generally communities being built with a variety of housing."

For instance, there has been more senior housing products; single-story homes where people can age in place; and larger homes of four bedrooms or more to support multi-generational families.

The rising cost of housing nationally does have some concerned in the Miami Valley and Ohio, especially as a national housing shortage pushes low-income people out of prospective home ownership. But Chodkowski said homebuilders are more careful in their projects than they have been in the past, too.

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