

Appendix A:

TRENDS AND FORCES

An assessment of existing conditions and forecasted trends

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KEY FINDINGS

Wood County is a predominantly agricultural county located south of Toledo and Lucas County. Its location along the I-75 corridor puts Wood County in a unique situation that suggests a need to balance its agricultural base with growing residential and commercial pressures. The key findings from an assessment of the existing conditions and forecasted trends in Wood County and the surrounding region are highlighted below.

- Population growth trends for the Toledo MSA are generally flat, with the 2015 regional population of 606,000 just about 2,000 people less than the 1970 population of 608,000. As Lucas County loses population, Wood County gains it, shifting a greater share of regional population towards Wood County in the future.
 - While Lucas County is experiencing a current decline in population (a loss of 48,000 people since its peak in 1975) and a long term decline in employment, forecasts for Wood County anticipate steady population and employment growth through 2050. This presents a significant opportunity for Wood County.
 - Significant recent growth is visible in Perrysburg and the adjacent townships (Middleton, Perrysburg) along the I-75 corridor. As residential growth is anticipated to continue over the planning horizon (demand for as many as 11,000 new households), it will be critical to have a clear vision for the townships experiencing the greatest demand. Considerations about redevelopment and inter-jurisdictional development agreements may be needed to clearly implement the vision presented in the future land use plan.
 - While the urban/suburban parts of Wood County are experiencing expanding greenfield growth pressures, shifts in the rural and village populations are generally on a decline.
- Factors such as land consolidation into corporate operations, average age of farmers and declining housing conditions in some of the villages have contributed to this decline.
- Some villages in Wood County are reporting significant recent changes in population and households, both positive and negative. This could be indicative of a shift in rural population from farmsteads, but is also likely supported by recent investment in water and sanitary sewer infrastructure to remedy failing septic systems in the areas near the villages. It is important to recognize this trend and provide a land use framework that supports this shift.
 - Increasing land value for agricultural parcels, especially in transitional areas of the Wood County adjacent to Bowling Green, Perrysburg, and North Baltimore, could result in a shift of land use from agricultural to residential or commercial. Recognizing the critical agricultural zones in Wood County and encouraging continued agricultural uses will be important to maintaining the agrarian way of life in the county.
 - The CSX inland port in Henry Township is a potential catalyst for shipping and distribution operations in the southern portions of the county. Further examination of utility and service capacities and interchange design with I-75 in the North Baltimore/Cygnnet area will be necessary to capitalize on this potential.

- Four private gas transmission pipelines have been proposed to transect portions of Wood County. These projects are in various stages of proposal and all have different routes or easements. Wood County has taken a position to establish an energy corridor to prevent multiple pipelines from crisscrossing the county in a random network. Further examination of preferred corridors will need to be considered in land use plan.
- The county's surface water is managed by a complex system of ditches and natural waterways. Assessment of developments impact on this system is necessary.
- Federally mandated sewer service areas and failing wells and septic systems as well as

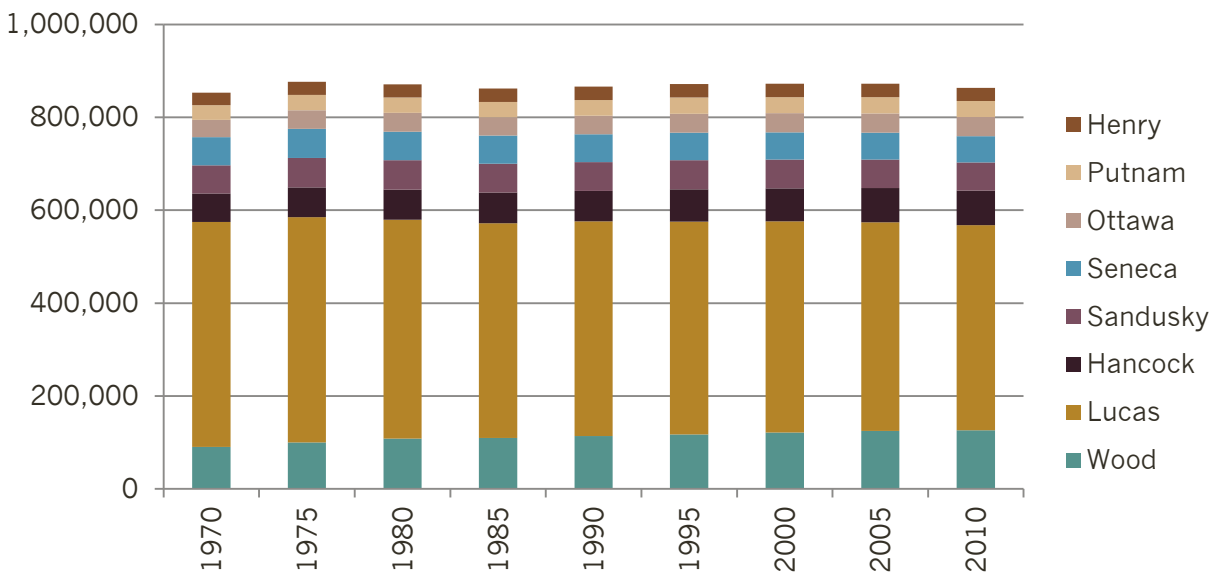
increased suburban growth pressures have resulted in expansion of sanitary sewer and potable water services to various areas of the county creating capacity for growth where there were once limitations.

- Agricultural runoff and other non-point source pollution contribute to the algae bloom in Lake Erie and other sediment levels in our region's water ways. In addition to agricultural preservation of prime farmlands, and development impact assessment on the county's drainage/stormwater systems, it will also be important to establish management practices for the riparian corridors and floodways in the county.

POPULATION

Historic and Current Population

Historically Wood County and surrounding counties, as a region, have recorded overall growth in population with intermittent periods of growth and decline. Despite the regional ups and downs, Wood County has maintained a gradual but steady population increase. The region includes Lucas County to the north which has recorded a steady decline in population since 1975. On the other hand, Hancock County to the south has recorded a small but positive population growth.



COUNTY	TOTAL POPULATION								
	1970	1975	1980	1985	1990	1995	2000	2005	2010
Wood	125,942	130,332	133,523	136,719	139,776	142,378	144,418	146,003	147,298
Lucas	441,589	435,625	435,279	434,701	433,459	430,636	426,027	420,079	413,348
Hancock	74,675	76,278	77,834	79,379	80,832	82,009	82,852	83,428	83,833
Sandusky	60,909	60,200	60,675	61,121	61,476	61,607	61,477	61,145	60,688
Seneca	56,621	55,904	56,082	56,231	56,293	56,149	55,770	55,210	54,542
Ottawa	41,399	41,227	41,561	41,876	42,129	42,228	42,148	41,930	41,626
Putnam	34,446	34,109	34,283	34,436	34,534	34,501	34,320	34,024	33,656
Henry	28,102	28,139	28,361	28,568	28,733	28,793	28,732	28,576	28,362
Total	863,683	861,814	867,598	873,031	877,232	878,301	875,744	870,395	863,353

Figure 1: Comparative Population Trends for Wood County and adjacent counties (Source: Census 2010 and American Community Survey 2014)

Since the 2010 census, Wood County has grown about 3.3% in population, which is significantly higher than the State of Ohio and surrounding counties. Lucas County, including the City of Toledo, shrank 1.5% in population between 2010 and 2014. According to migration trends published by the Ohio Development Services Agency in 2014, a significant portion of the regional in-migration to Wood County is from Lucas County.

In terms of population density, Lucas County is the most densely populated in the region with 1,296 persons per square mile. Wood County is sparsely populated in comparison to Lucas County and the State of Ohio.

	Ohio	Wood County	Lucas County	Henry County	Putnam County	Hancock County	Seneca County	Sandusky County	Ottawa County
Population estimates, 2014	11,594,163	129,590	435,286	27,937	34,171	75,337	55,669	60,179	41,154
Population, Census, 2010	11,536,504	125,488	441,815	28,215	34,499	74,782	56,745	60,944	41,428
Population, percent change - 2010 to 2014	0.5	3.3	-1.5	-1.0	-1.0	0.7	-1.9	-1.3	-0.7
Population per square mile, 2010	282.30	203.30	1,296.20	67.80	71.50	140.70	103.00	149.20	162.50
Land area in square miles, 2010	40,860.69	617.21	340.86	416.01	482.52	531.36	551.02	408.45	254.92

Figure 2: Comparative Population Trends for Wood County and adjacent counties (Source: Census 2010 and American Community Survey 2014)

According to the 2010 Census, the City of Bowling Green and Perrysburg host almost 40% of the county population. In 2010, the City of Bowling Green had a population of 30,028, which was 23.93% of the county population, and the City of Perrysburg had a population of 20,623, which was 16.43% of the county population in 2010.

Compared to the 2000 Census population, the City of Perrysburg grew 21.71% in population which is significantly higher than the population change in the City of Bowling Green which only grew 1.32%. Perrysburg Township reported a 8.09% decline in population for the same period. This indicates significant growth pressure in the City of Perrysburg and Perrysburg Township.

Haskins village and Middleton Township have both reported significant population increase between 2000 and 2010. On the other hand, Perry and Milton townships reported substantial declines in population between 2000 and 2010. In Milton Township, the decline in population can be attributed to Milton Center and Custar village.

	2010	2000	Change	%		2010	2000	Change	%
Cities									
Bowling Green	30,028	29,636	392	1.32%					
Perrysburg	20,623	16,945	3,678	21.71%					
Rossford	6,293	6,406	-113	-1.76%					
Northwood	5,265	5,471	-206	-3.77%					
Fostoria	1,038	842	196	23.28%					
Cities Total	63,247	59,300	3,947	6.66%					
Townships					Villages				
Perrysburg	12,512	13,613	-1,101	-8.09%					
Lake	10,972	10,350	622	6.01%	Walbridge	3,019	2,546	473	18.58%
					Millbury	1,200	1,161	39	3.36%
Middleton	4,454	2,598	1,856	71.44%	Haskins	1,188	638	550	86.21%
Montgomery	4,230	4,505	-275	-6.10%	Bradner	985	1,171	-186	-15.88%
					Wayne	887	842	45	5.34%
					Risingsun	606	620	-14	-2.26%
Henry	4,175	4,070	105	2.58%	N Baltimore	3,432	3,361	71	2.11%
Troy	3,870	4,355	-485	-11.14%	Luckey	1,012	998	14	1.40%
Freedom	2,727	2,695	32	1.19%	Pemberville	1,371	1,365	6	0.44%
Bloom	2,609	2,535	74	2.92%	Bloomdale	678	724	-46	-6.35%
					Cygnnet	597	564	33	5.85%
					Bairdstown	130	130		
Weston	2,336	2,274	62	2.73%	Weston	1,590	1,659	-69	-4.16%
Washington	1,841	1,688	153	9.06%	Tontogany	367	364	3	0.82%
Liberty	1,766	1,862	-96	-5.16%	Portage	438	428	10	2.34%
Plain	1,663	1,706	-43	-2.52%					
Portage	1,614	1,516	98	6.46%	Jerry City	427	453	-26	-5.74%
Grand Rapids	1,607	1,631	-24	-1.47%	Grand Rapids	965	1,002	-37	-3.69%
Perry	1,605	1,934	-329	-17.01%	West Millgrove	174	78	96	123.08%
Webster	1,283	1,277	6	0.47%					
Center	1,206	1,246	-40	-3.21%					
Milton	979	1,159	-180	-15.53%					
					Custar	179	208	-29	-13.94%
					Milton Center	144	195	-51	-26.15%
Jackson	792	751	41	5.46%	Hoytville	303	296	7	2.36%
Townships Total	62,241	61,765	476	0.77%	Villages Total	19,692	18,803	889	4.73%
County Total	125,488	121,065	4,423	3.65%					

Notes: Village population is also reported as part of township population.
West Millgrove village population has an error in reporting for 2000.

Figure 3: Comparative Population Trends for Places in Wood County (Source: Census 2010 and Census 2000)

According to 2010 Census data, the highest population densities in Wood County were in the cities and villages with Perrysburg and Bowling Green reporting over 1,000 persons per square mile in the core. The townships are mostly agricultural and reported about 10 to 100 persons per square mile. In additions to the townships, the city of Northwood reported low population densities in its industrial pockets.

Between 2010 and 2014, several townships reported declining populations with the exception of block groups in townships located in proximity to the cities, especially Perrysburg and Bowling Green, and townships along the I-75 corridor.

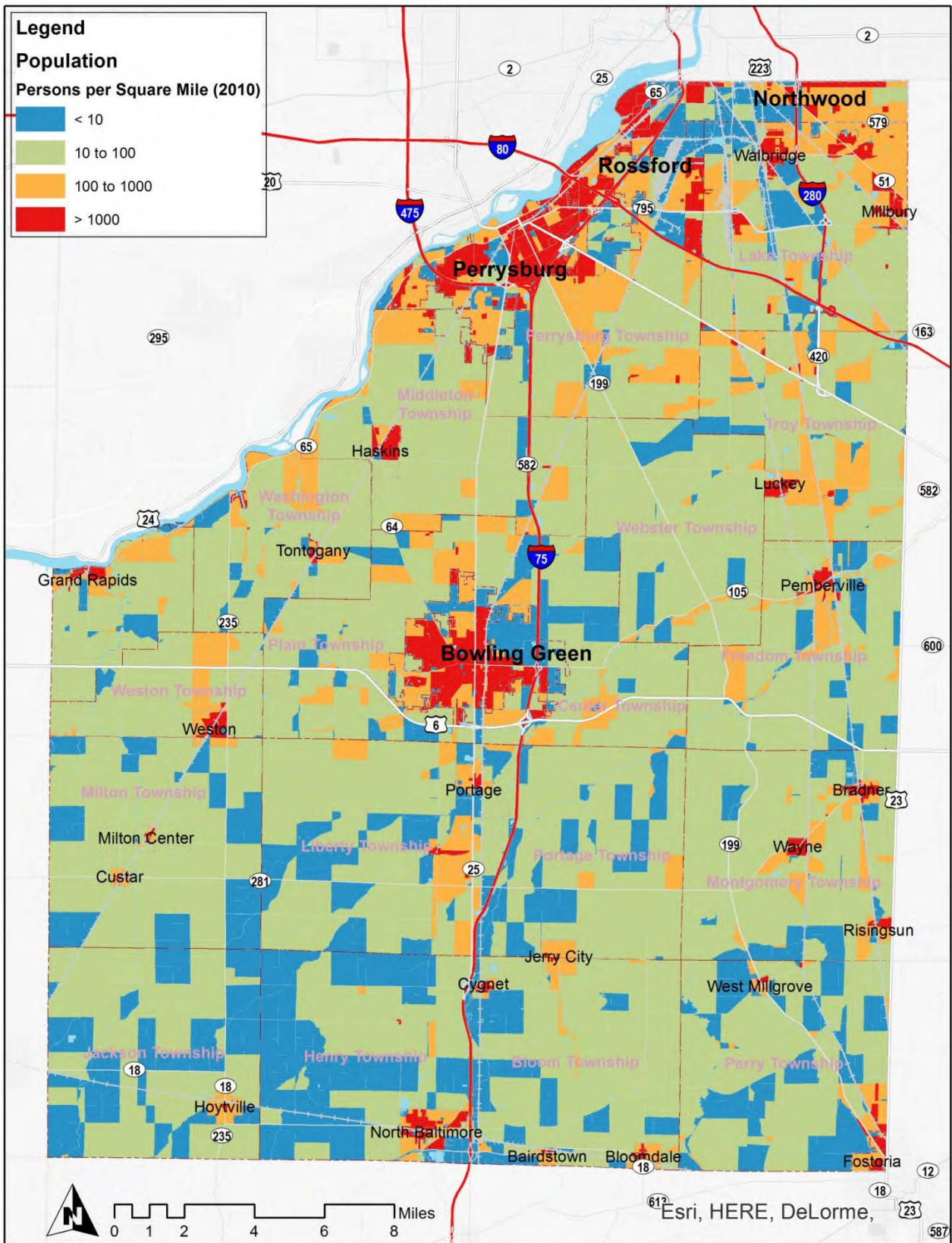


Figure 4: Population Density (Block Level) for Wood County (Source: Census 2010)

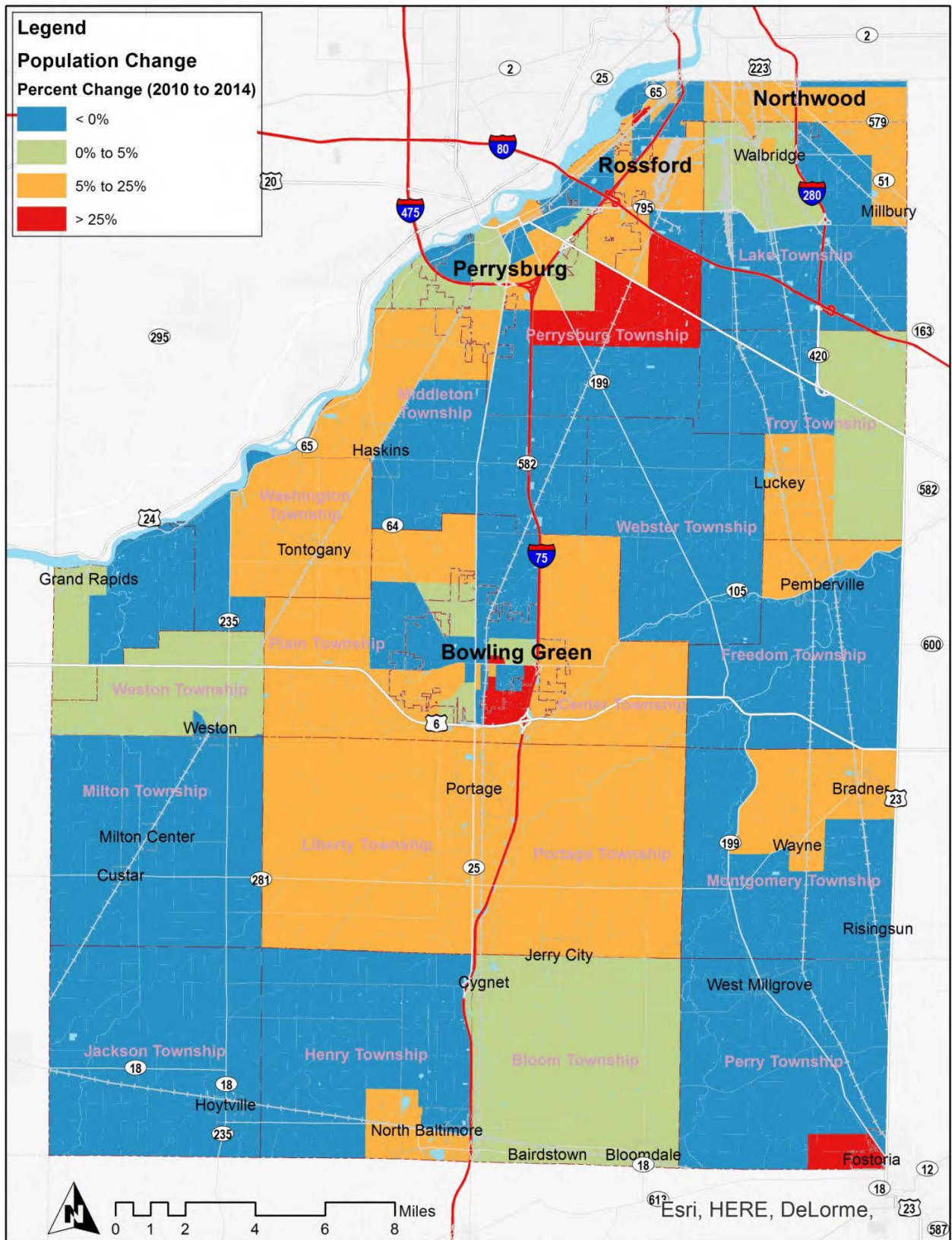
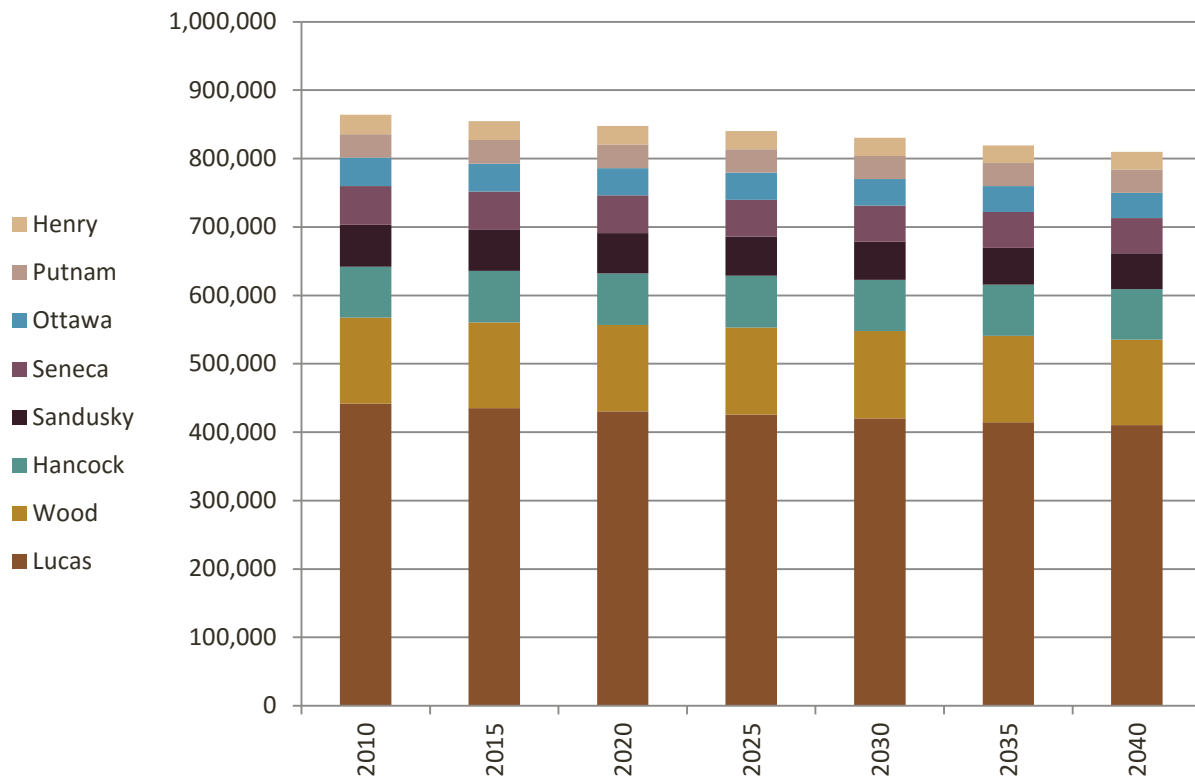


Figure 5: Population Change (Block Group Level) for Wood County (Source: Census 2010 and American Community Survey 2014)

Population Forecasts

Both Woods and Poole Economics Inc. and Ohio Development Services Agency have prepared population forecasts for Wood County.

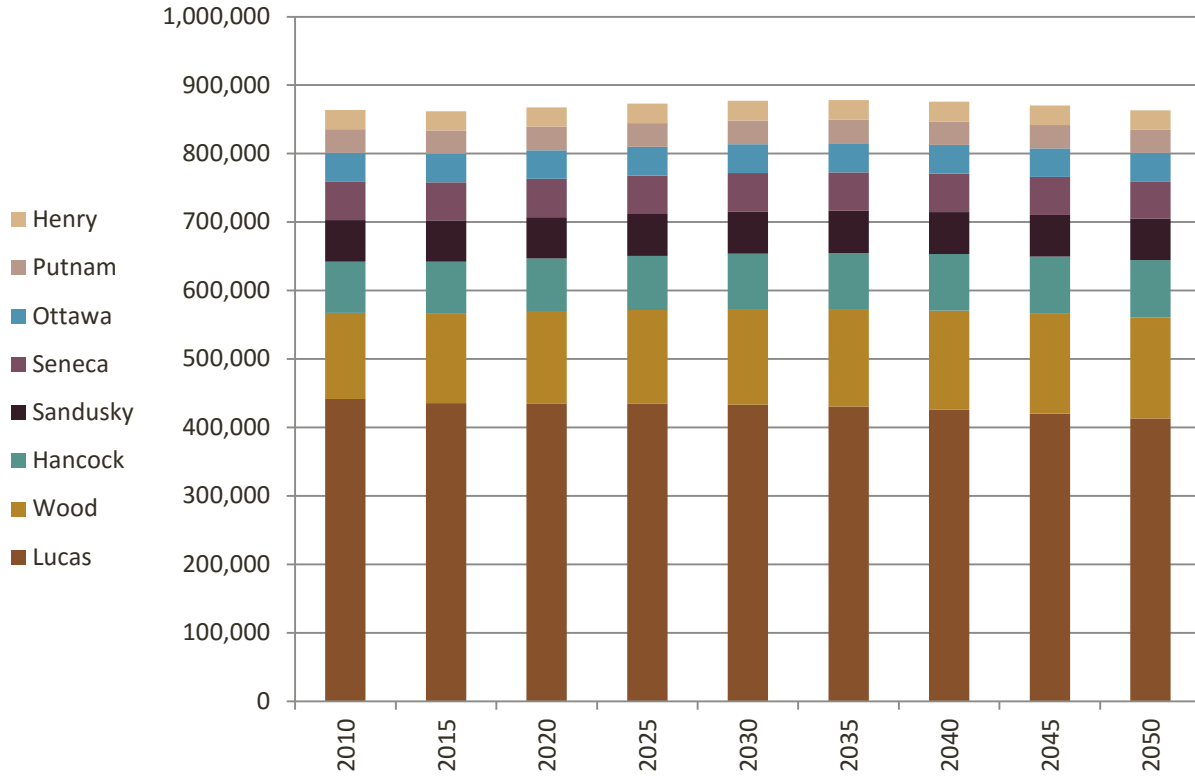
The Ohio Development Services Agency forecast (to 2040) anticipates gradually declining population growth for the region, especially Lucas County, and a moderate population growth for Wood County.



	2010	2015	2020	2025	2030	2035	2040
Lucas	441,815	435,300	430,450	425,620	420,080	414,630	410,570
Wood	125,488	125,220	126,540	127,530	127,600	126,400	124,910
Hancock	74,782	75,130	75,330	75,620	75,140	74,670	73,500
Sandusky	60,944	59,960	58,670	57,040	55,440	53,910	52,640
Seneca	56,745	56,030	55,050	54,030	53,040	52,190	51,560
Ottawa	41,428	40,860	40,100	39,420	38,720	37,780	36,880
Putnam	34,499	34,550	34,430	34,180	33,860	33,700	33,860
Henry	28,215	27,690	27,230	26,760	26,360	26,010	25,810

Figure 6: Comparative Population Forecast for Wood County and Adjoining Counties (Source: ODSA 2012)

The Woods and Poole forecast to 2050 anticipates an initial increase in regional population followed by a gradual decline back to about 2010 population levels. While this forecast anticipates a sharper decline in population for Lucas County, it holds the population growth rate for Wood County fairly steady.

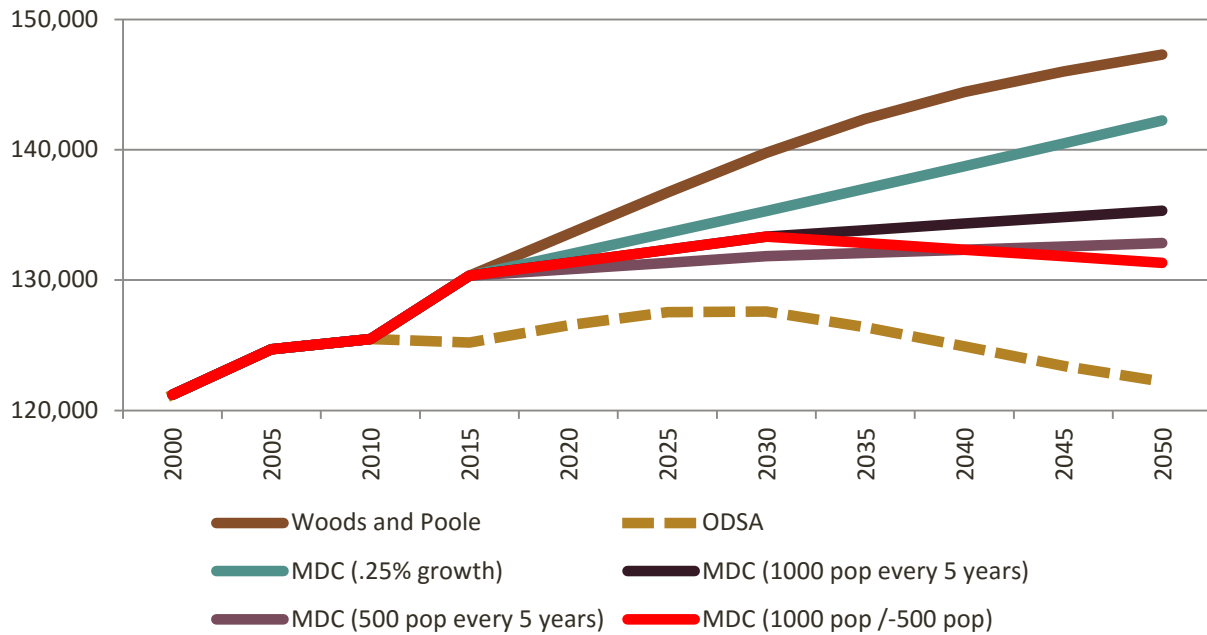


	2010	2015	2020	2025	2030	2035	2040	2045	2050
Lucas	441,589	435,625	435,279	434,701	433,459	430,636	426,027	420,079	413,348
Wood	125,942	130,332	133,523	136,719	139,776	142,378	144,418	146,003	147,298
Hancock	74,675	76,278	77,834	79,379	80,832	82,009	82,852	83,428	83,833
Sandusky	60,909	60,200	60,675	61,121	61,476	61,607	61,477	61,145	60,688
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Putnam	34,446	34,109	34,283	34,436	34,534	34,501	34,320	34,024	33,656
Henry	28,102	28,139	28,361	28,568	28,733	28,793	28,732	28,576	28,362

Figure 7: Comparative Population Forecast for Wood County and Adjoining Counties (Source: Woods & Poole Economics 2015)

Based on the ODSA and Woods & Poole forecast, McBride Dale Clarion prepared adjusted forecasts that established several population growth scenarios for Wood County. Given that the ODSA forecasts for 2015 do not keep pace with population trends in the last 5 years, this forecast will not be used in this assessment.

Using the Woods & Poole population forecast as the high scenario, the MDC scenarios explored a steady .25% population growth from 2015 through 2050, addition of 1,000 persons every 5 years through 2050, addition of 500 persons every 5 years through 2050, and a combination of adding 1,000 persons every 5 years through 2030 followed by losing 500 persons every five years through 2050.



Forecasts	2010	2015	2020	2025	2030	2035	2040	2045	2050
Woods and Poole	125,488	130,332	133,523	136,719	139,776	142,378	144,418	146,003	147,298
MDC (.25% growth)	125,488	130,332	131,969	133,627	135,306	137,006	138,727	140,470	142,234
MDC (1000 pop every 5 years)	125,488	130,332	131,332	132,332	133,332	133,832	134,332	134,832	135,332
MDC (500 pop every 5 years)	125,488	130,332	130,832	131,332	131,832	132,082	132,332	132,582	132,832
MDC (1000 pop /-500 pop)	125,488	130,332	131,332	132,332	133,332	132,832	132,332	131,832	131,332
ODSA	0	0	126,540	127,530	127,600	126,400	124,910	123,420	122,220

Figure 8: Comparative Population Forecasts for Wood County (Source: Woods & Poole Economics 2015, Ohio Development Services Agency 2012, and MDC 2016)

Household Trends

According to 2010 Census data, Wood County reported approximately 49,561 households. At 2.46 persons per household, household size in Wood County is consistent with the State of Ohio and most adjoining counties.

	Ohio	Wood County	Lucas County	Henry County	Putnam County	Hancock County	Seneca County	Sandusky County	Ottawa County
Households, 2010-2014	4,570,015	49,561	178,121	11,075	13,006	30,795	21,539	23,831	17,366
Persons per household, 2010-2014	2.46	2.45	2.40	2.49	2.61	2.38	2.47	2.48	2.33

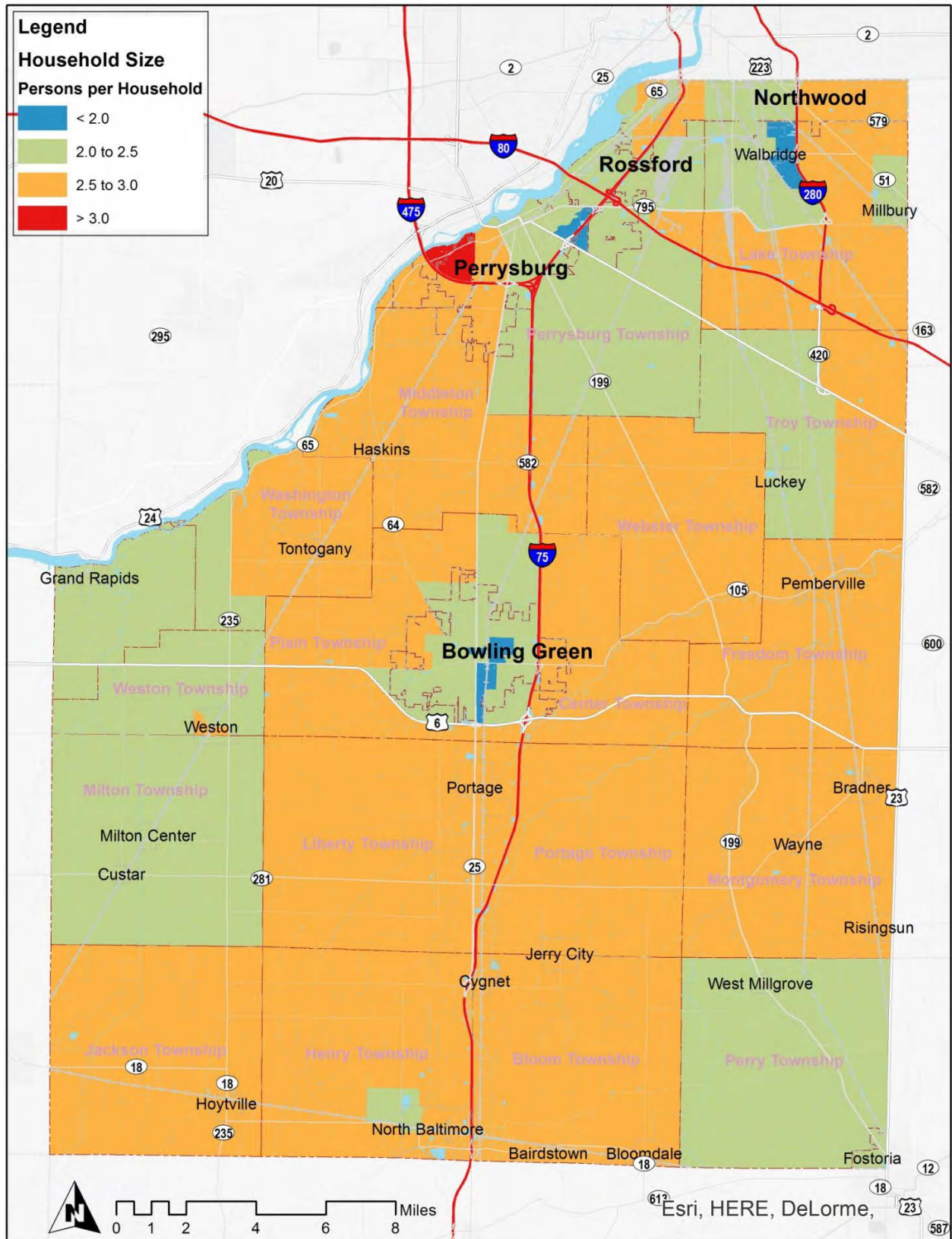
Figure 9: Comparative Household Trends for Wood County and adjacent counties (Source: Census 2010 and American Community Survey 2014)

Combined, one and two person households make up over 60% of Wood County's households. Three and four person households combined closely follow with approximately 30% of households. Wood County also has a significantThis translates into an average household size of 2.45 persons per household.

Household Size	Number	Percent
1-person household	13502	27.53%
2-person household	17417	35.51%
3-person household	7589	15.47%
4-person household	6424	13.10%
5-person household	2844	5.80%
6-person household	871	1.78%
7-or-more-person household	396	0.81%

Figure 10: Household Size for Wood County (Source: Census 2010)

Household sizes are notably high along the I-75 corridor, especially in the City of Perrysburg, where some block groups along I-75 and I-475 have household sizes of 3.0 or higher. On the other hand, the City of Bowling Green with its predominantly student population base has a notably lower household size around 2.0. The City of Northwood and Rossford are fairly consistent with the average household size for Wood County.



Map 3: Housing Density (Block Group Level) for Wood County (Source: Census 2010)

EMPLOYMENT

According to Census and American Community Survey data, Wood County is a significant employer in the region with the exception of Lucas County. Wood County's total employment is approximately a quarter of Lucas County's employment. Total employment in Wood County also shrank by 0.2% between 2012 and 2013 compared to Lucas County and Hancock County which saw a 1.7% increase in total employment for the same time period.

Wood County's civilian labor force employs approximately 66.6% of its 16 years and older population, which is consistent with the State of Ohio and adjoining counties. Wood County's median household income was \$52,758 in 2014, which is higher than the State of Ohio and most adjoining counties as is the per capita retail sales of approximately \$12,175. Poverty in Wood County is lower than the State of Ohio and Lucas County but higher than Hancock County, which is the third largest in total employment in the region.

	Ohio	Wood County	Lucas County	Henry County	Putnam County	Hancock County	Seneca County	Sandusky County	Ottawa County
<i>Economy</i>									
In civilian labor force, total, percent of population age 16 years+, 2010-2014	63.5	66.6	63.4	65.5	69.8	66.6	62.6	63.8	60.5
Total accommodation and food services sales, 2007 (\$1,000)	17,780	191	729	18	23	131	47	76	101
Total health care and social assistance receipts/revenue, 2007 (\$1,000,000)	65,882	338	3,670	75	39	443	171	256	111
Total manufacturer's shipments, 2007 (\$1,000,000)	295,891	4,416	20,076	2,284	1,985	3,757	1,409	3,373	763
Total merchant wholesaler sales, 2007 (\$1,000,000)	135,575	1,505	4,944	318	172	D	D	D	72
Total retail sales, 2007 (\$1,000,000)	138,816	1,522	5,830	268	252	1,093	459	598	461
Total retail sales per capita, 2007	12,049	12,175	12,493	9,260	7,300	14,703	8,087	9,845	11,195
<i>Transportation</i>									
Mean travel time to work (minutes), workers age 16 years+, 2010-2014	23.1	20.0	20.1	21.5	22.8	17	20.6	19.7	22.9
<i>Income and Poverty</i>									
Median household	48,849	52,758	41,751	52,526	61,036	50,166	44,947	46,099	53,599

	Ohio	Wood County	Lucas County	Henry County	Putnam County	Hancock County	Seneca County	Sandusky County	Ottawa County
income (in 2014 dollars), 2010-2014									
Per capita income in past 12 months (in 2014 dollars), 2010-2014	26,520	27,210	24,683	24,604	26,060	26,612	22,552	23,236	28,703
Persons in poverty, percent	15.8	13.5	20.7	10.2	7.8	12.7	17.5	14.5	10.1
Businesses									
Total employer establishments, 2013	250,117	2,722	9,599	566	728	1,706	1,140	1,305	1,019
Total employment, 2013	4,587,136	49,483	197,276	8,234	9,470	39,791	16,520	22,149	10,444
Total annual payroll, 2013 (\$1,000)	195,631	2,034	7,696	319	324	1,714	521	834	416
Total employment, percent change, 2012-2013	0.9	-0.2	1.7	-0.8	0.6	1.7	-4.6	-0.9	-2.5

Figure 11: Comparative Employment Trends for Wood County and adjacent counties (Source: Census 2010 and American Community Survey 2014)

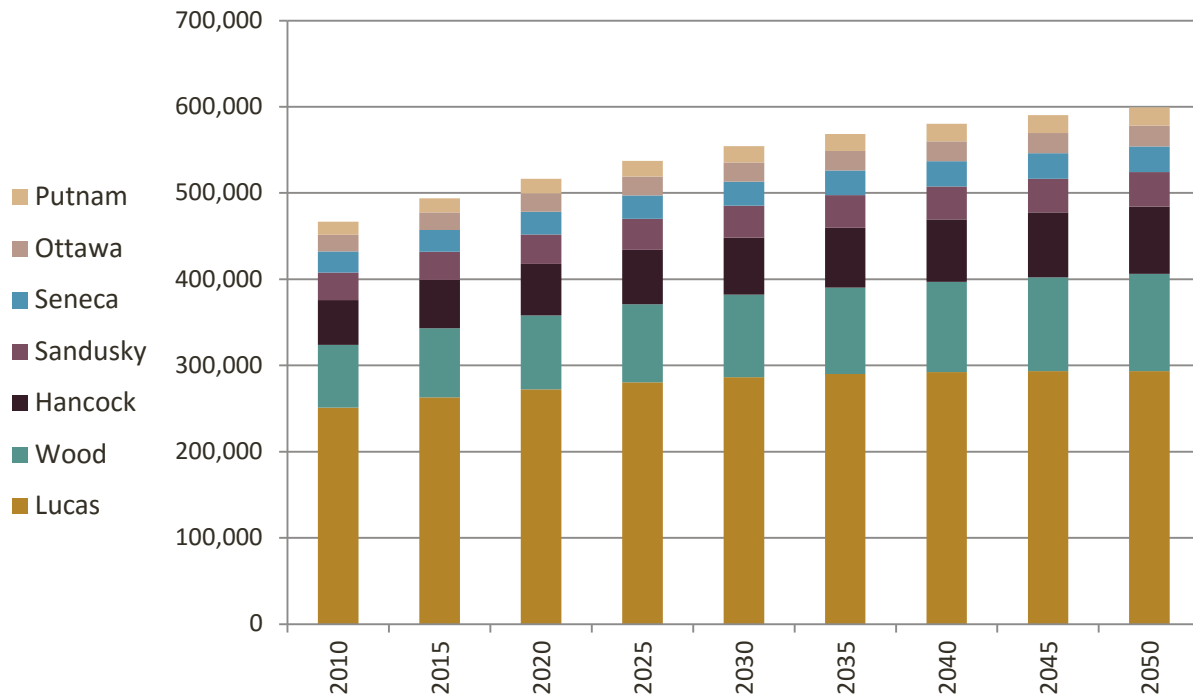
Based on Longitudinal Employment and Housing Dynamics (LEHD) inflow/outflow data, only 36.1% of employed Wood County residents are employment in the county. Approximately one third of employed Wood County residents have employment destinations in Lucas County. Approximately 26.5% of employed Perrysburg city residents and 29.7% of employed Perrysburg township residents work in Toledo, OH. On the other hand, 67.1% of employed Lucas County residents are employed in the county.

	Ohio	Wood County	Lucas County	Henry County	Putnam County	Hancock County	Seneca County	Sandusky County	Ottawa County
Employed and Living in the selection Area	96.00%	33.50%	60.80%	47.10%	57.90%	46.30%	56.40%	49.20%	51.20%
Living and Employed in the selection Area	95.90%	36.10%	67.10%	38.60%	36.10%	57.60%	39.30%	44.40%	34.40%

Figure 12: Inflow/Outflow Trends for Wood County and adjacent counties (Source: On The Map/Longitudinal Employment and Housing Dynamics)

Employment Forecasts

Woods and Poole Economics Inc. has prepared employment forecasts for Wood County through 2050. The Woods and Poole forecast to 2050 anticipates a gradual upswing in regional employment with Lucas County, Wood County and Hancock County, as the largest employment centers in that order. All three counties are located along the I-75 corridor.



	2010	2015	2020	2025	2030	2035	2040	2045	2050
Lucas	251,023	263,008	272,417	280,295	286,228	290,125	292,443	293,478	293,382
Wood	72,905	80,091	85,575	90,859	95,719	100,159	104,410	108,602	112,754
Hancock	52,003	56,029	59,624	63,106	66,346	69,378	72,337	75,277	78,221
Sandusky	31,786	32,834	34,372	35,740	36,851	37,747	38,515	39,200	39,823
Seneca	24,626	25,146	26,215	27,175	27,954	28,572	29,089	29,543	29,954
Ottawa	19,242	20,235	21,085	21,820	22,410	22,860	23,230	23,546	23,811
Putnam	15,218	16,357	17,329	18,231	18,998	19,651	20,230	20,761	21,244
Henry	14,763	15,469	15,826	16,092	16,235	16,277	16,251	16,180	16,070

Figure 13: Comparative Employment Forecasts for Wood County and Adjoining Counties (Source: Woods & Poole Economics 2015)

For Wood County, the Woods & Poole forecast anticipates steady increase in employment through 2050 with the sharpest increase in retail trade followed by manufacturing. It is anticipated that manufacturing will grow through 2030 followed by a small decline. While state and local government will continue as a major employment sector, the Woods & Poole employment forecast anticipates a gradual decline in employment in this sector.

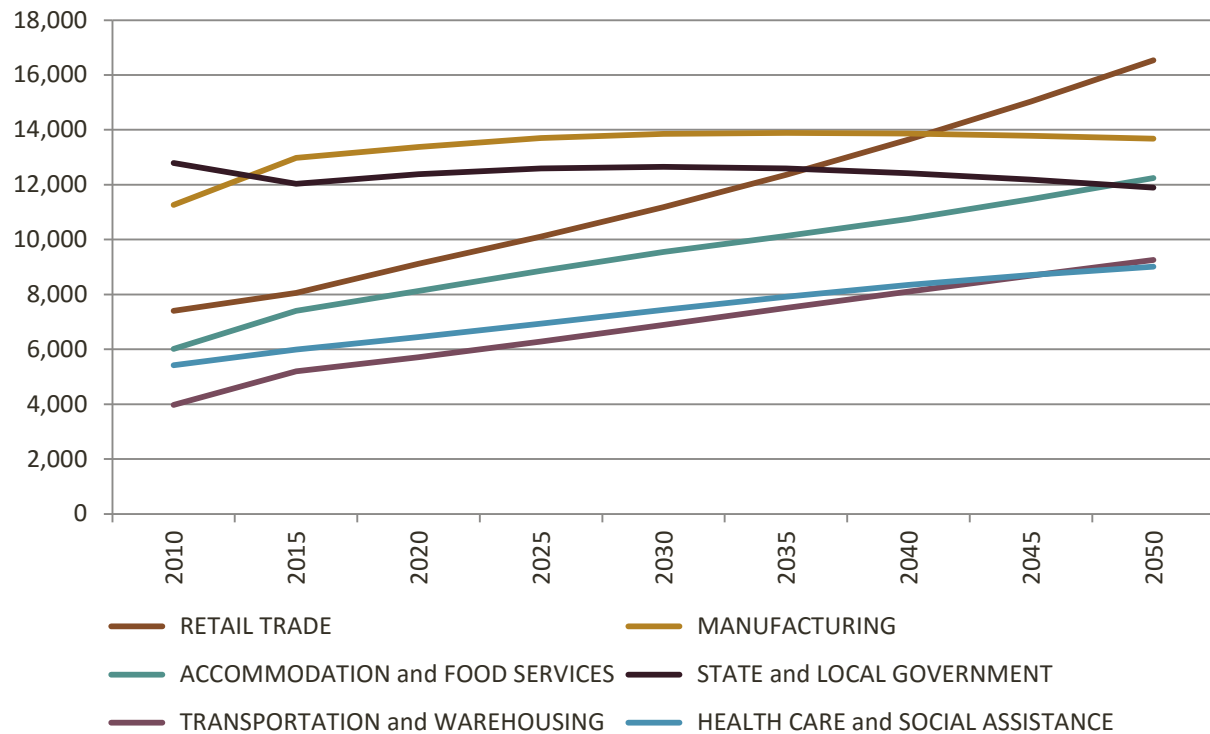


Figure 14: Top 5 Employment Sectors for Wood County (Source: Woods & Poole Economics 2015)

On the other hand, the Woods and Poole employment forecast for Lucas County anticipates a significant decline in manufacturing. Regionally, this decline is counteracted by strong manufacturing employment in Wood County and Hancock County.

HOUSING

Existing Inventory of Housing Units

According to 2014 American Community Survey data, Wood County has a housing inventory of 53,840 housing units. Overall Wood County has the highest increase in housing inventory compared to the state and adjoining counties. The 2014 American Community Survey data reported a net gain of approximately 476 housing units in Wood County while Lucas County reported a net loss of housing units between 2010 and 2014. Wood County also has the highest median home value and highest median monthly owner/rent costs but has a low occupancy rate for owner-occupied housing units compared to adjoining counties.

	Ohio	Wood County	Lucas County	Henry County	Putnam County	Hancock County	Seneca County	Sandusky County	Ottawa County
Housing									
Housing units, 2014	5,146,933	53,840	202,107	11,917	13,782	33,273	23,932	26,222	28,014
Housing units, 2010	5,127,508	53,376	202,630	11,963	13,731	33,174	24,122	26,390	27,909
Housing, percent change - 2010 to 2014	0.38	0.87	-0.26	-0.38	0.37	0.30	-0.79	-0.64	0.38
Owner-occupied housing unit rate, 2010-2014	66.9	67.2	61.6	79.6	82.9	70.7	71.8	74.3	79.9
Median value of owner-occupied housing units, 2010-2014	129,600	145,700	106,300	110,600	134,300	124,500	97,200	109,400	135,800
Median selected monthly owner costs - with a mortgage, 2010-2014	1,274	1,356	1,206	1,140	1,115	1,196	1,002	1,109	1,228
Median selected monthly owner costs - without a mortgage, 2010-2014	442	462	435	428	414	423	375	389	417
Median gross rent, 2010-2014	729	726	664	682	692	664	635	623	703

Figure 15: Comparative Housing Trends for Wood County and adjacent counties (Source: Census 2010 and American Community Survey 2014)

Housing Density

According to 2010 Census data, the highest housing densities in Wood County are in the City of Bowling Green and Perrysburg with some blocks of greater than 5 housing units per acre density. Other cities such as Rossford and Northwood as well as the villages have blocks with greater than 1 housing unit per acre densities. Wood County also has several blocks of industrial and agricultural uses with no housing units recorded. The city of Bowling Green has a public university which also has a housing density of 0 units per acre.

Wood County has increased their overall housing inventory by less than 1% between 2010 and 2014. This change in inventory includes approximately 2,435 housing units added to the inventory, notably in the city of Bowling Green, Northwood, and Perrysburg, and 2,223 housing units that were eliminated from the housing inventory due to aging, deterioration and delinquency. This combined with the population increase points to a change in housing trends in Wood County with increasing household sizes in owner-occupied and renter housing.

The predominant housing type in Wood County is detached 1-unit (detached single family unit) which supports 2 person and larger households. There is also a significant inventory of mobile homes in the county.

Housing Unit Types	Housing Units	Percent
1-unit, detached	35,162	65.6%
1-unit, attached	1,759	3.3%
2 units	1,432	2.7%
3 or 4 units	2,296	4.3%
5 to 9 units	3,891	7.3%
10 to 19 units	3,178	5.9%
20 or more units	2,507	4.7%
Mobile home	3,363	6.3%
Total housing units	53,588	

Table 16: Housing Unit Types for Wood County (Source: American Community Survey 2014)

Number of Bedrooms	Housing Units	Percent
No bedroom	566	1.1%
1 bedroom	4926	9.2%
2 bedrooms	13946	26.0%
3 bedrooms	21878	40.8%
4 bedrooms	10508	19.6%
5 or more bedrooms	1764	3.3%
Total housing units	53,588	

Figure 16: Housing Unit number of Bedrooms for Wood County (Source: American Community Survey 2014)

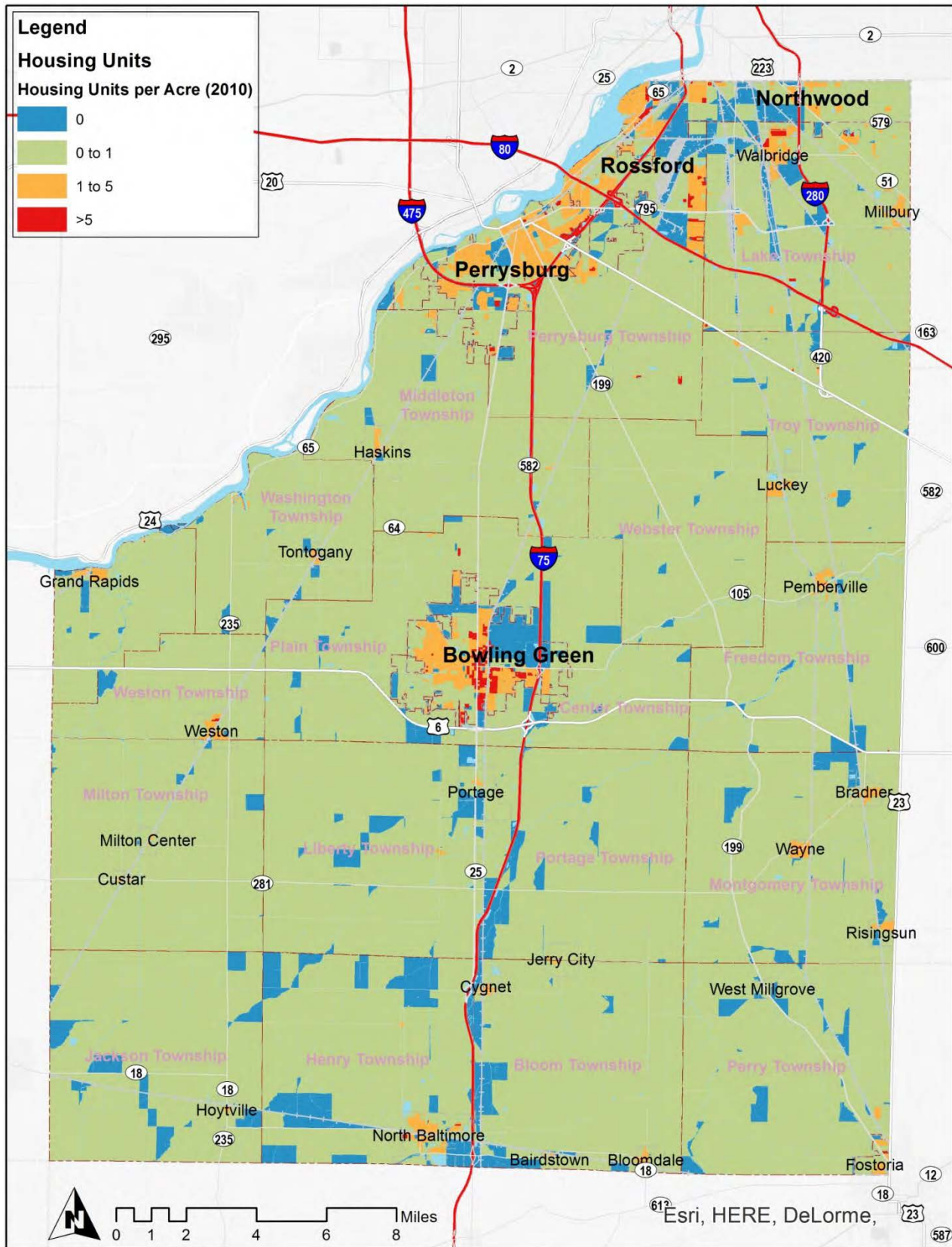


Figure 17: Housing Density (Block Level) for Wood County (Source: Census 2010)

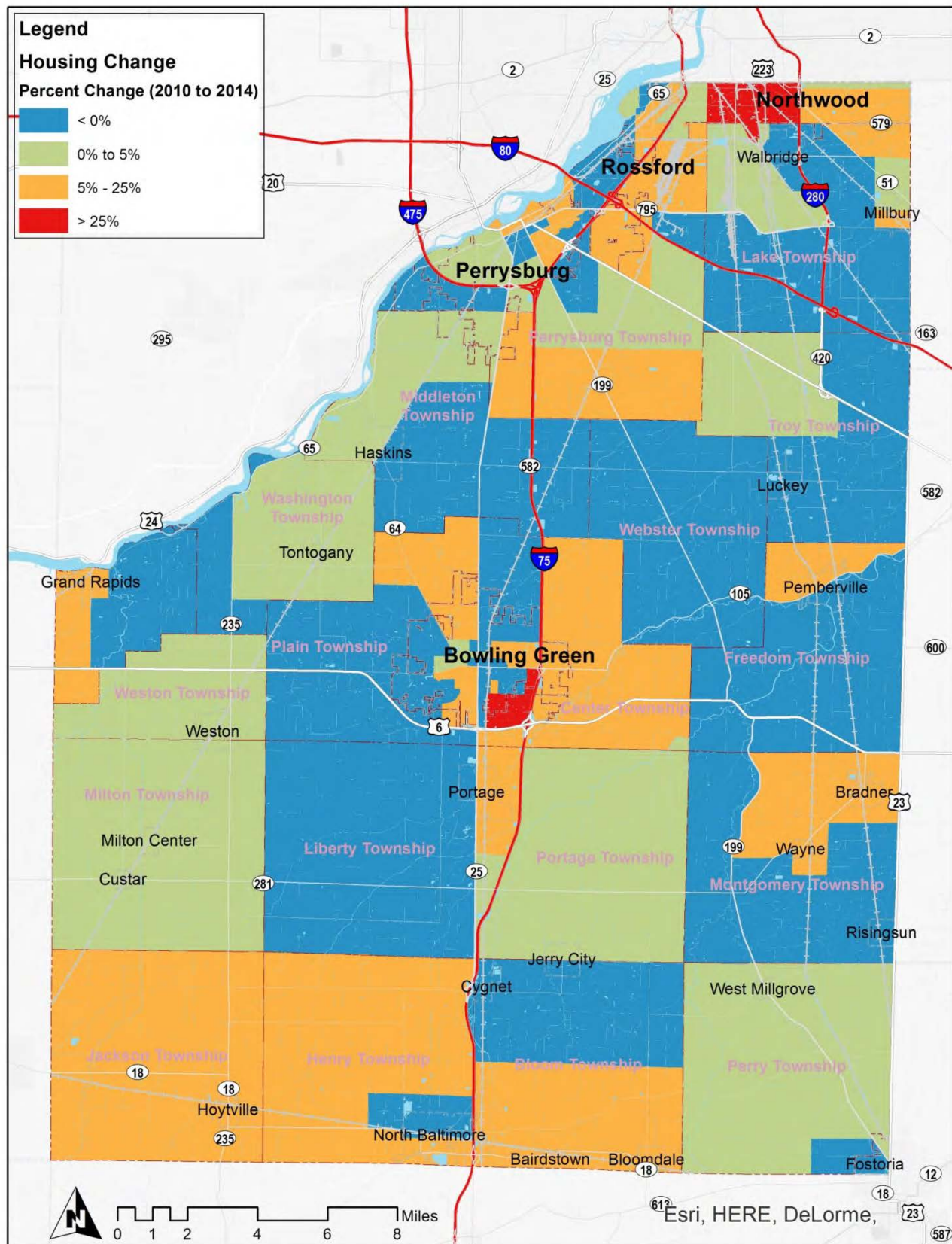


Figure 18: Housing Change (Block Group Level) for Wood County (Source: Census 2010 and American Community Survey 2014)

Occupancy and Tenure

According to 2010 Census and 2014 American Community Survey data, housing vacancy rates in Wood County have been fairly steady between 2010 and 2014. The vacancy rate in 2014 for Wood County was 7.51%. Given the limitations of Census geography, the highest vacancy rates in Wood County are most likely newer housing tracts in the city of Bowling Green and on the periphery of the city of Perrysburg. Other block groups with high vacancy rates are located in largely agricultural areas just north of Hancock County. These townships, specifically Jackson and Henry, show the highest increase in vacancy rates from 2010 to 2014.

In 2014, approximately one third of the occupied housing in Wood County is renter-occupied. As with the vacancy rate, the rental tenure rate in Wood County has been fairly steady between 2010 and 2014. The city of Bowling Green has the highest rental tenure given its largely student population base. The city of Bowling Green also has areas in the heart of the city that have declining rental tenure rates indicating a shift in the renter population to university housing or to newer housing tracts east of I-75. The cities of Perrysburg, Rossford and Northwood as well as Perrysburg Township have a generally lower rental tenure rate but also have block groups with significant increases in rental tenure rates.

	2014	2010	Change	% Change
Total Housing Units	53,588	53,376	212	0.40%
Owner-occupied	33,286	33,250	36	0.11%
Renter-occupied	16,275	15,793	482	3.05%
Rental Tenure Rate	32.84%	32.20%	-0.64%	
Vacancy Rate	7.51%	8.12%	0.60%	

Figure 19: Housing Occupancy and Tenure Trends for Wood County (Source: Census 2010 and American Community Survey 2014)

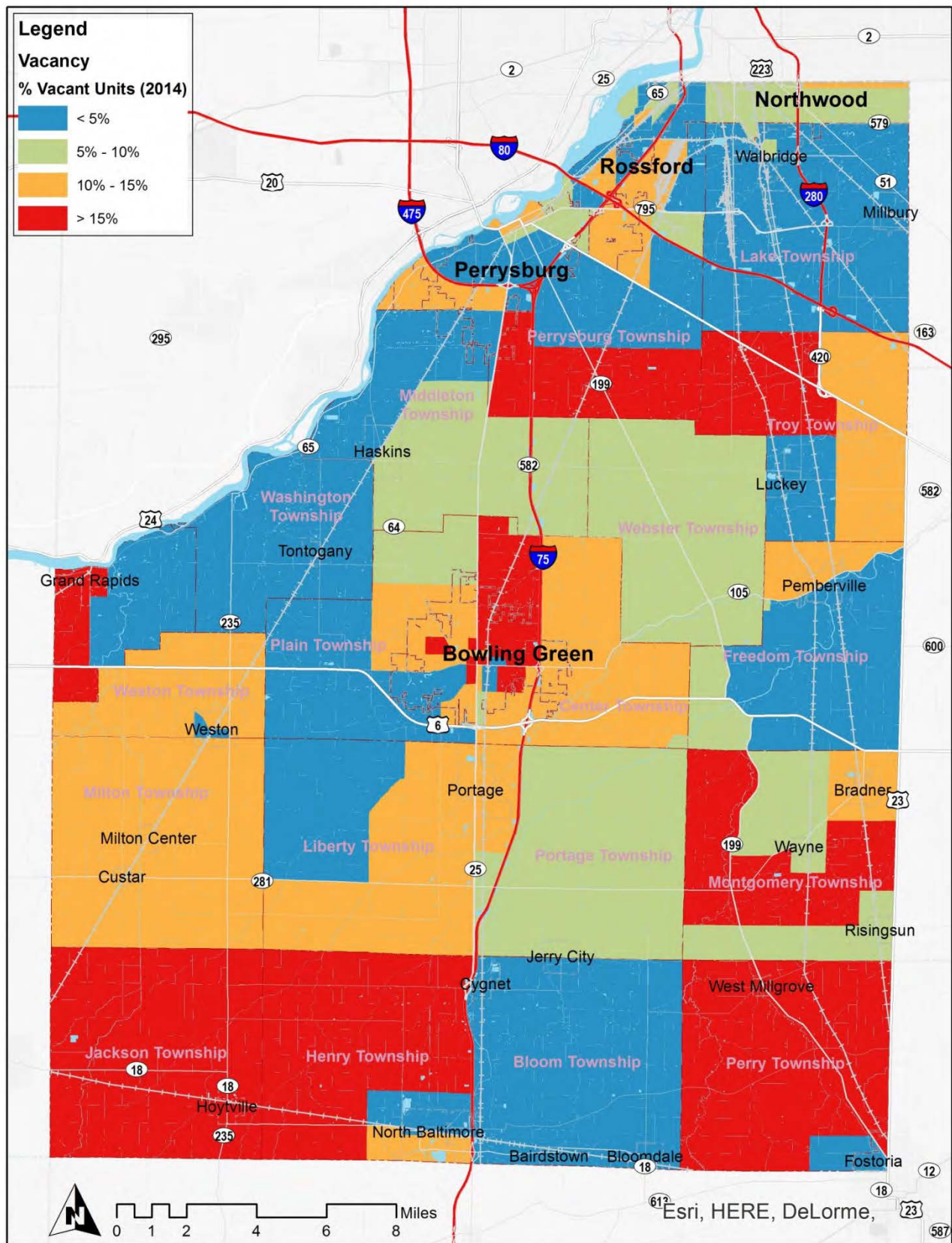


Figure 20: Vacancy Rate (Block Group Level) for Wood County (Source: American Community Survey 2014)

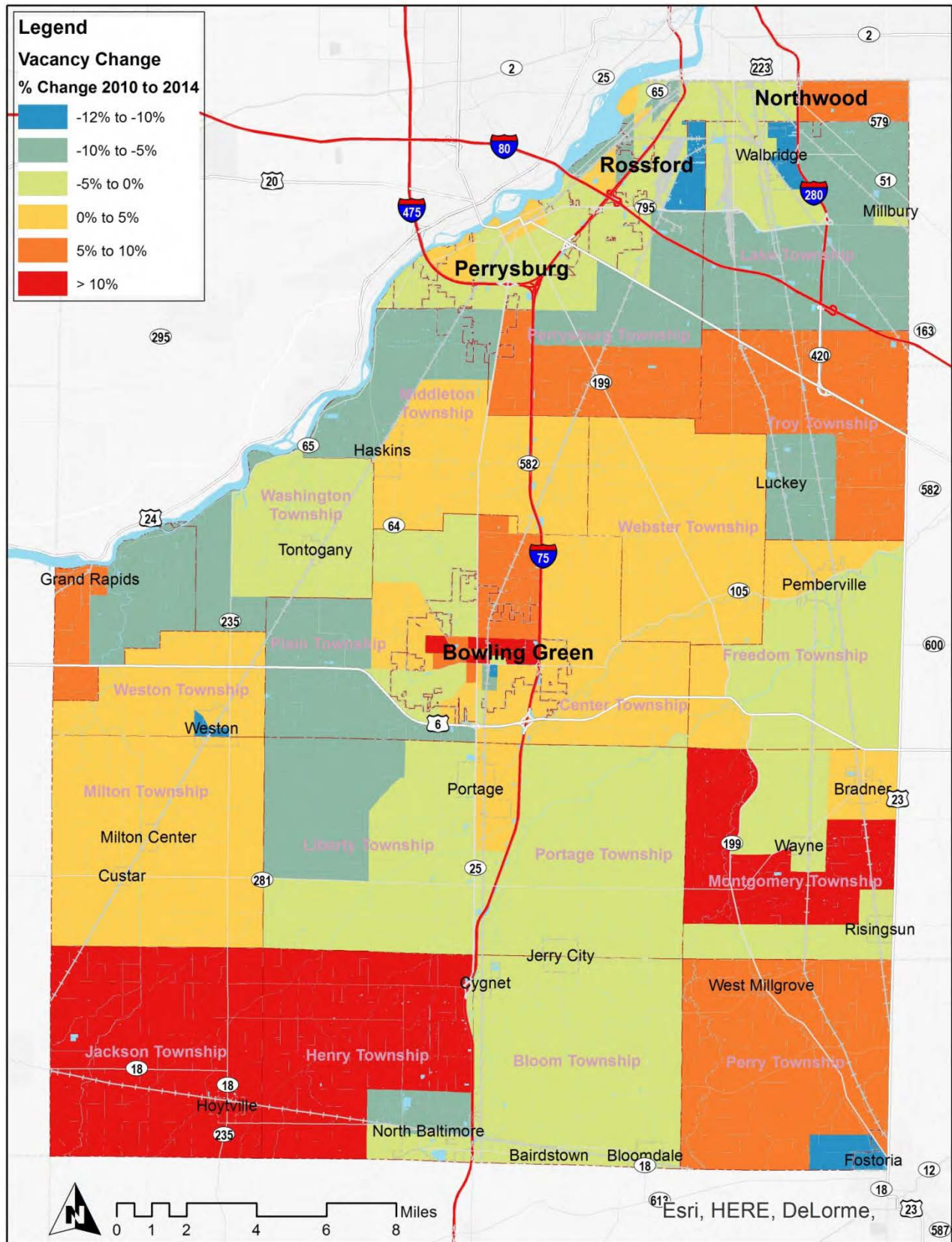


Figure 21: Change in Vacancy Rates (Block Group Level) for Wood County (Source: Census 2010 and American Community Survey 2014)

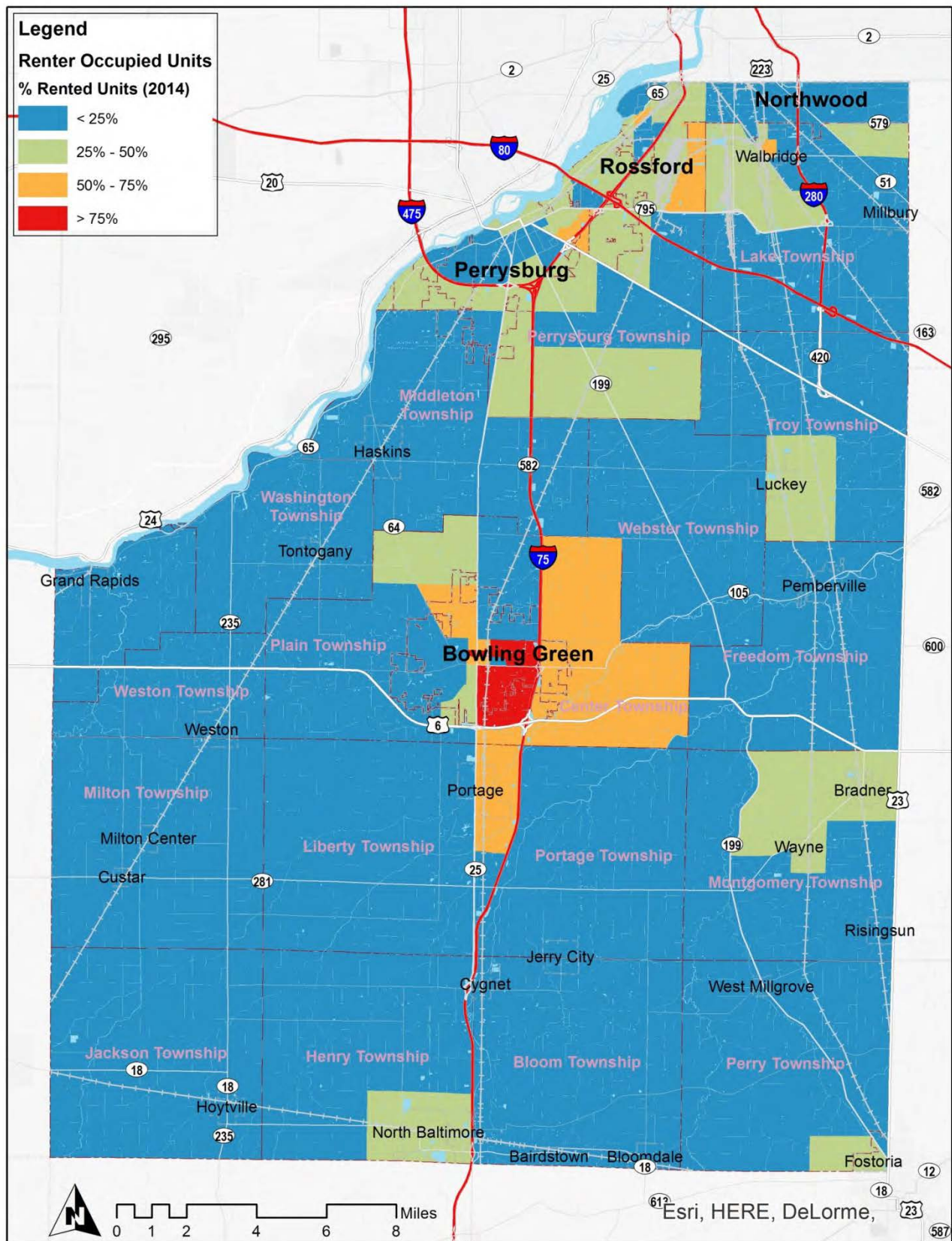


Figure 22: Renter-occupied Units (Block Group Level) for Wood County (Source: American Community Survey 2014)

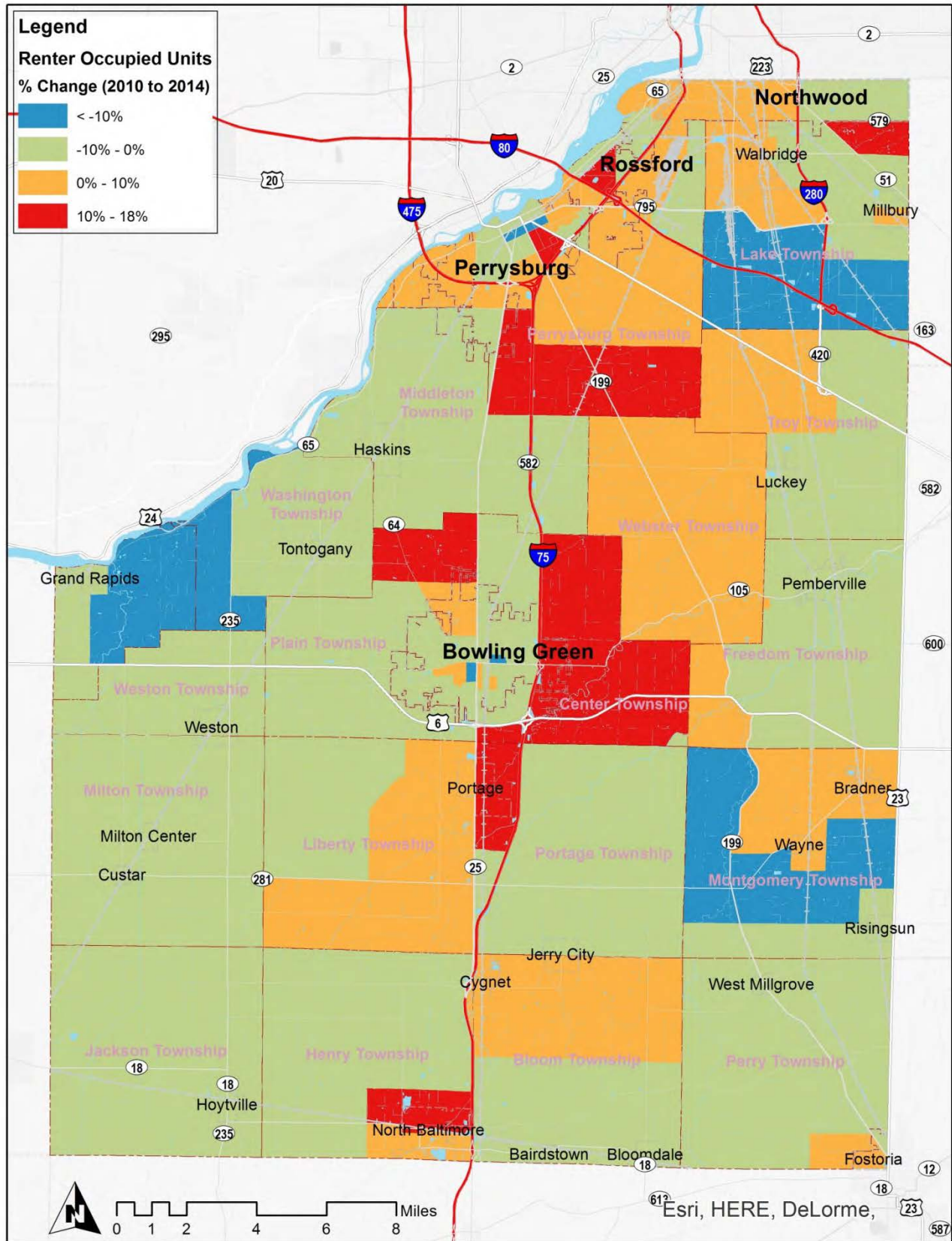


Figure 23: Change in Renter-occupied Units (Block Group Level) for Wood County (Source: Census 2010 and American Community Survey 2014)

Median Value and Housing Affordability

At \$145,700, the 2014 median home value for owner-occupied units in Wood County is higher than the state of Ohio and adjoining counties. The highest median home values, greater than \$150,000, in the county are in the cities of Perrysburg, Rossford and Bowling Green. The city of Bowling Green also has some of the lowest median home values, less than \$50,000, in proximity to the university campus.

The median household income in 2014 for Wood County was \$52,758 which was also the highest compared to the state of Ohio and adjoining counties. The median monthly cost for owner-occupied housing units with mortgages for Wood County is \$1,356 which is approximately 30% of the median household income. This housing affordability metric is slightly lower than the state of Ohio (approximately 31%) and significantly lower than Lucas County (approximately 34%). This is indicative of relatively affordable housing options in Wood County.

Considering monthly housing costs as a percentage of household income, approximately 72.7% of households in Wood County contribute less than 30% of their household income towards housing costs with 48.8% of households contributing less than 20% of their household income towards housing costs. On average, the townships are more affordable than cities with 48.8% of households in townships contributing less than 20% of household income towards housing costs compared to 43.2% in cities.

Of the townships, Perry, Washington and Portage townships are most affordable with only 12% to 14% of households contributing 30% or more of household income towards housing costs. On the other hand, Plain and Center townships, both adjoining Bowling Green, are least affordable with approximately 34% of households contributing 30% or more of household income towards housing costs.

Of the cities in Wood County, Perrysburg is the most affordable with only 23.5% of households contributing 30% or more of household income towards housing costs and Bowling Green is less affordable with 41.2% of households contributing 30% or more of household income towards housing costs.

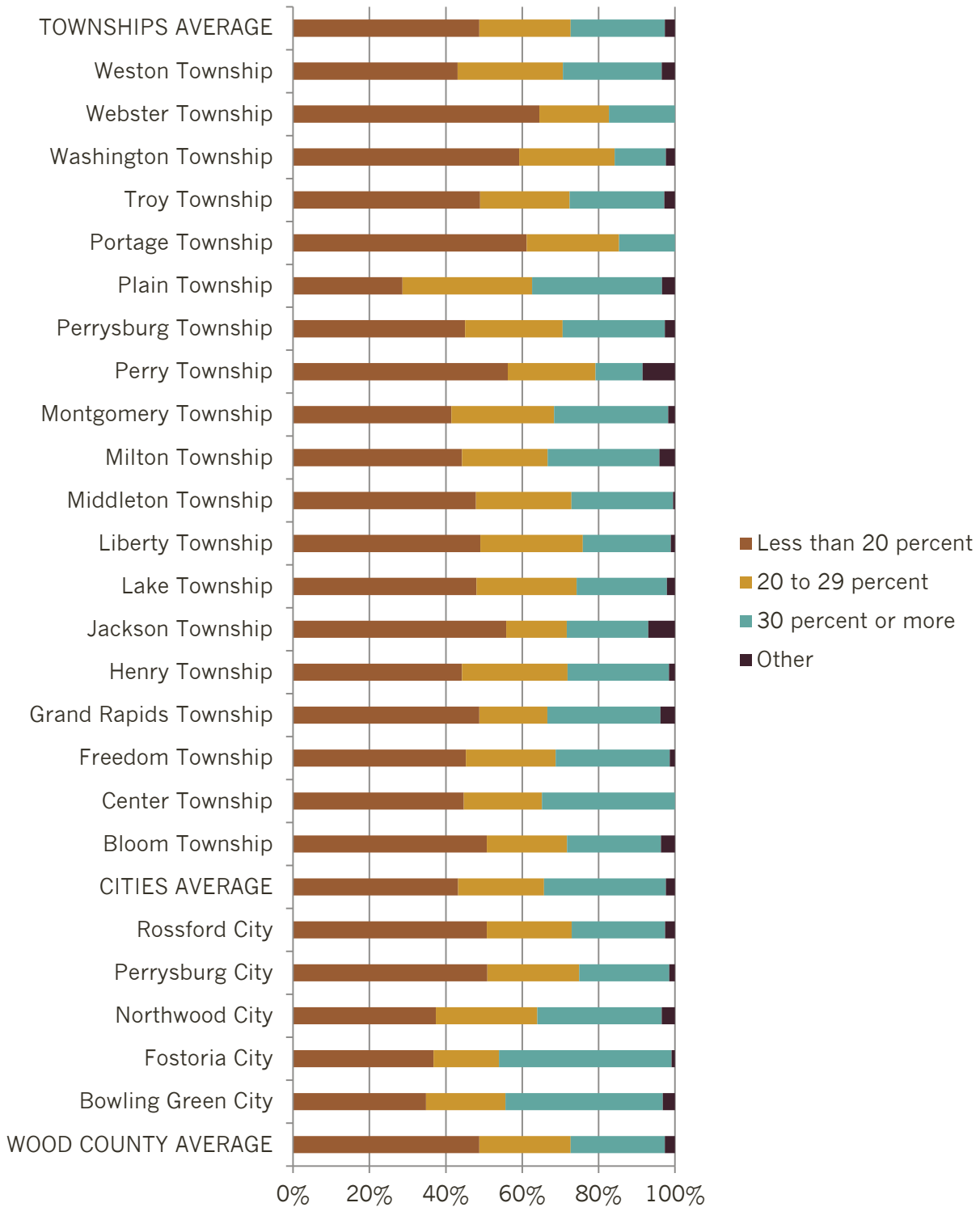


Figure 24: Housing Affordability (Monthly Housing Costs as a percentage of Household Income) for Wood County (Source: American Community Survey 2014)

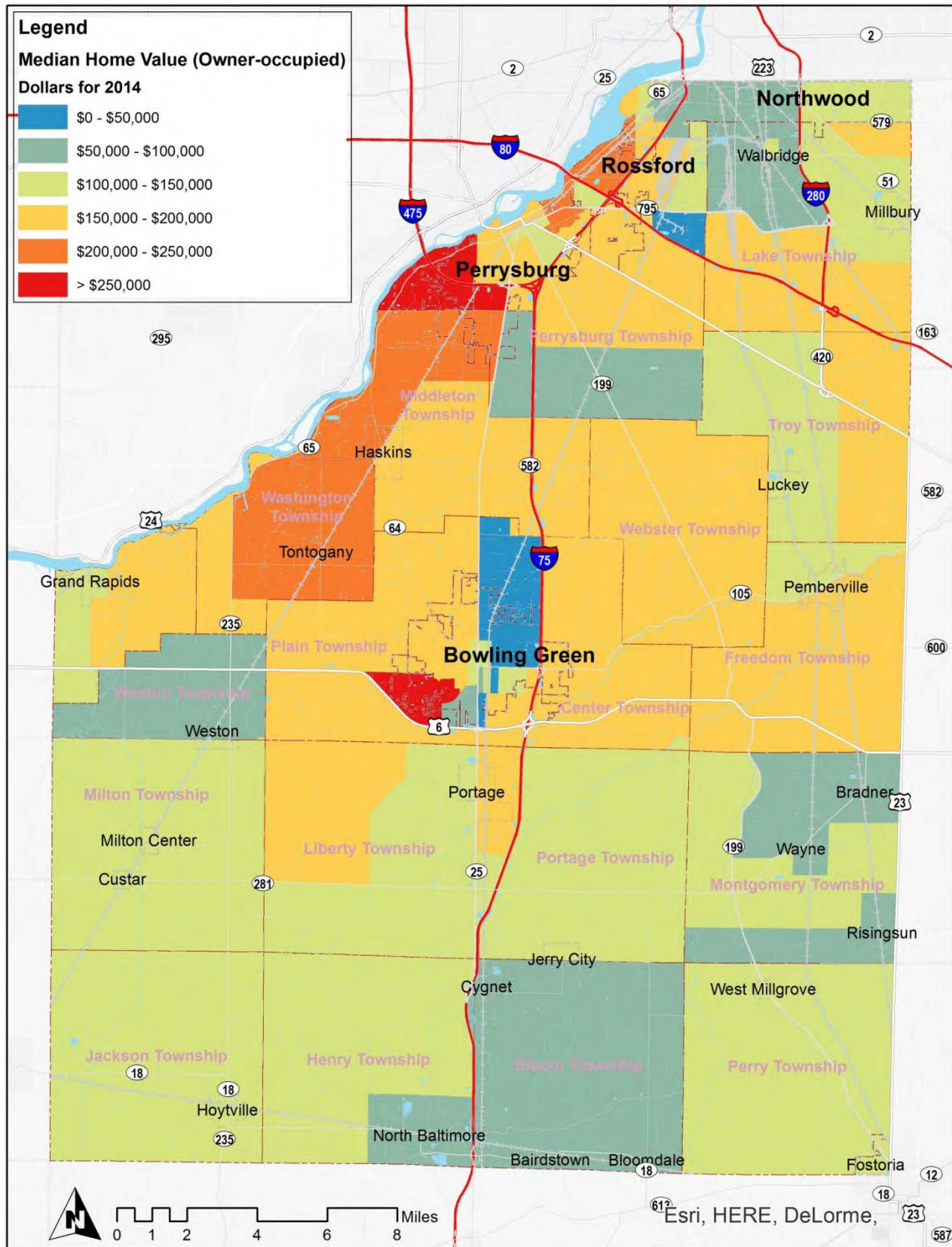


Figure 25: Median Home Value (Block Group Level) for Wood County (Source: American Community Survey 2014)

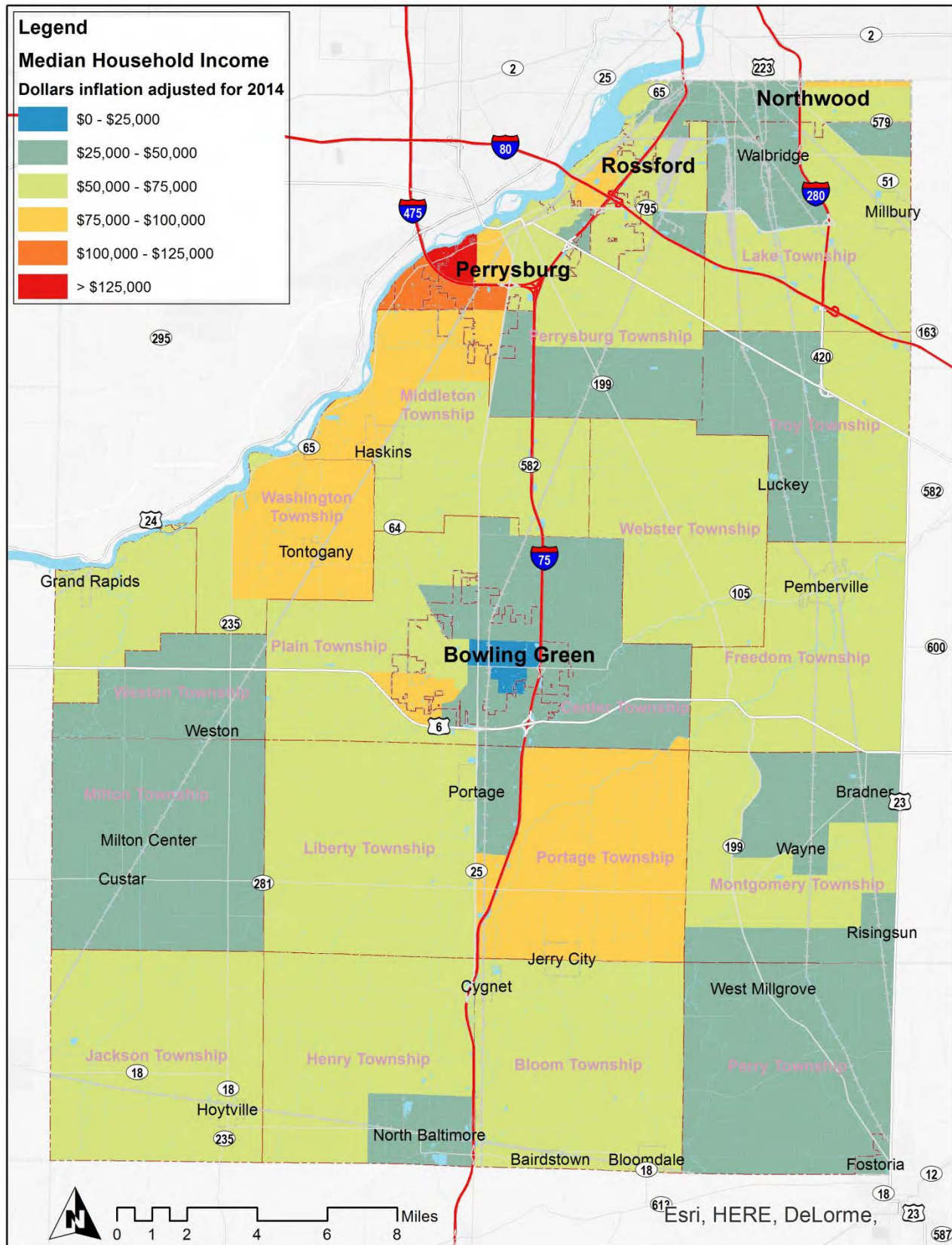


Figure 26: Median Household Income (Block Group Level) for Wood County (Source: American Community Survey 2014)

LAND USE ANALYSIS

Wood County is approximately 620 square miles in area with approximately 617 square miles in land area and 3.3 square miles in water.

Wood County consists of 45 jurisdictional entities of 3 types: cities, villages and townships. Wood County consists of 5 cities with approximately 6.65% of total area, 21 villages with approximately 3% of the total area, and 19 townships with the remaining 90.35% of the total land area that is not incorporated by the cities and villages.

While some of the jurisdictions in the county maintain zoning, this land use analysis is based on parcel data prepared and maintained by the Wood County Auditor dated January 2016. Using this data provided up to date information and consistency across jurisdictional boundaries.

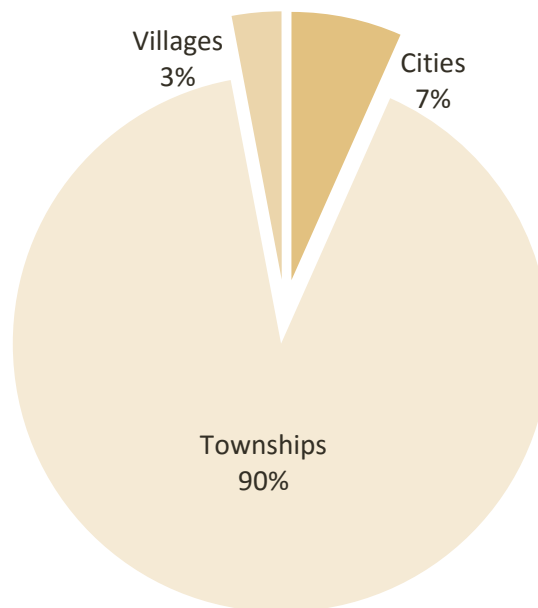


Figure 27: Jurisdictional Land Distribution for Wood County (Source: Wood County Auditor Parcel Data 2016)

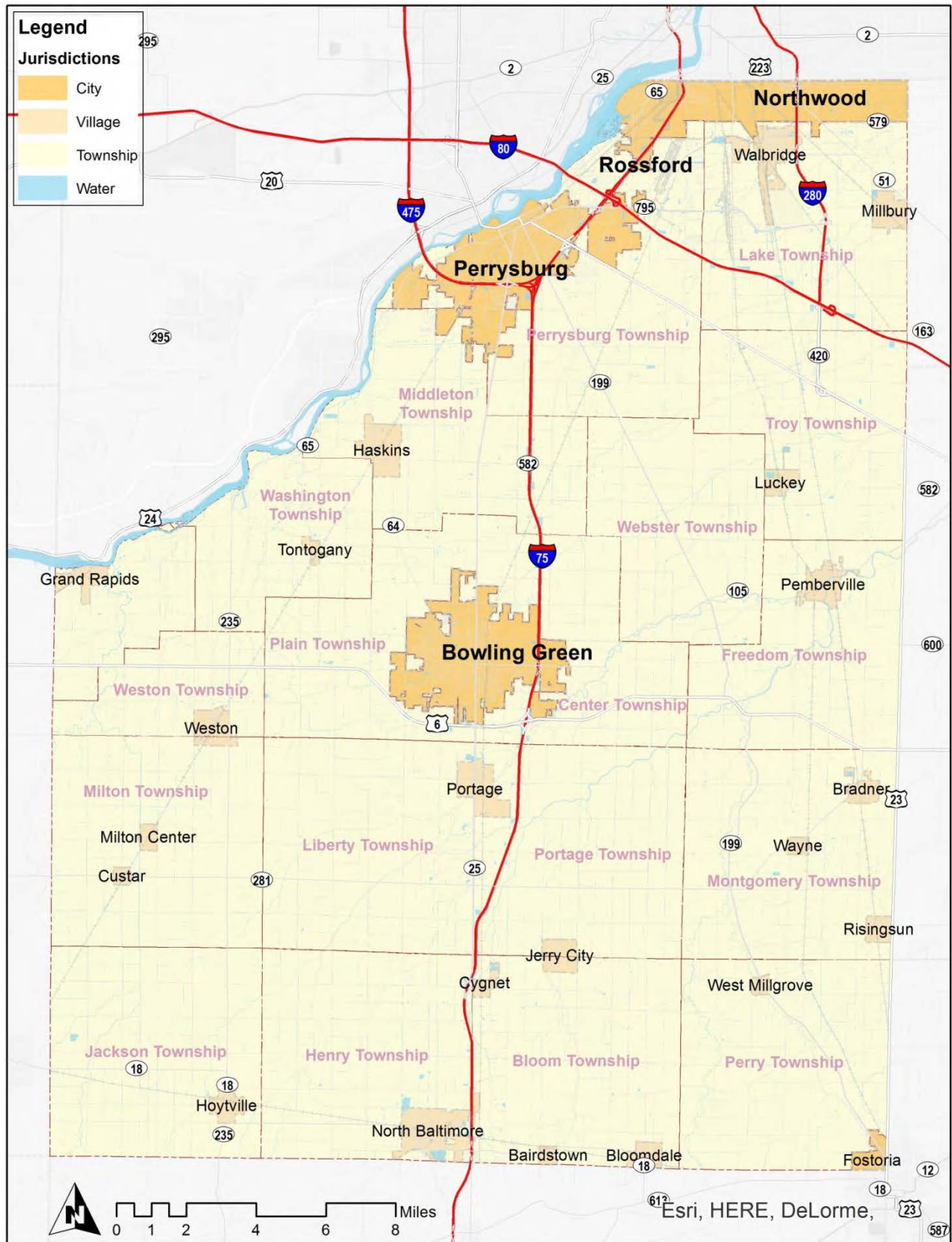


Figure 28: Cities, Villages and Townships in Wood County (Source: Wood County Auditor Parcel Data 2016)

Existing Land Use

The existing land use categories for Wood County were derived from the land use classification code in the parcel data. The land use classification codes were grouped into 8 generalized existing land use categories – Residential Single Family, Residential Multifamily, Commercial, Industrial, Agricultural, Parks/Open Space, Public/Institutional and Transportation (including rail and road right-of-way).

Agriculture is the predominant existing land use in Wood County with approximately 76.6% of land in agricultural uses. A significant portion of the land is agricultural in townships (approximately 82.8% of land area in townships) but some agricultural uses are also included in cities and villages.

Overall Wood County has approximately 13.8% land in residential uses. Approximately one third of the land area in cities and villages is residential uses (single family and multifamily) whereas only 12% of the land area in the townships is residential. Residential uses in Wood County are predominantly single family with limited multifamily uses in the cities and villages.

Commercial uses, approximately 16% of land area in cities, are predominantly located along major transportation corridors in cities and some, approximately 6.4% of land area in the villages. Commercial uses in townships, approximately 1.6% of land area in townships, are generally located along major road or rail infrastructure. Overall Wood County has approximately 2.5% land area in commercial uses.

Overall Wood County has only 1.6% of land in industrial uses. Industrial uses are predominantly located in cities, specifically the city of Northwood (approximately 21% of the city's land area). Perrysburg Township includes approximately 1,561 acres in industrial uses along major road and rail infrastructure.

Overall Wood County has only 1.8% of land in public and/or institutional uses. The most significant is in the city of which includes the county seat and Bowling Green State University. The city of Bowling Green has approximately 20.8% land in public/institutional uses. Other land uses include parks and open spaces (approximately 0.4% of county land area) and road and rail infrastructure (approximately 2.8% of county land area).

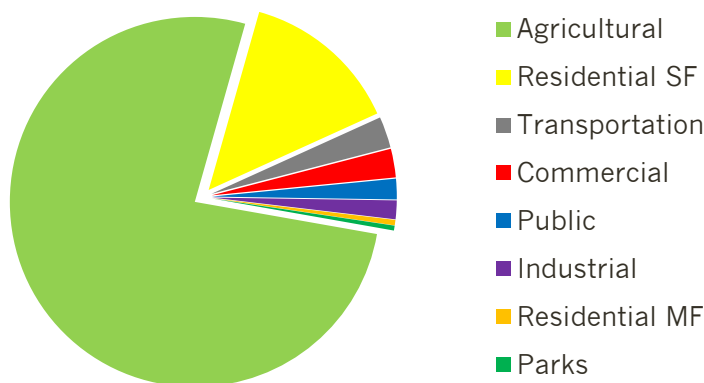


Figure 29: Existing Land Use Distribution for Wood County (Source: Wood County Auditor Parcel Data 2016)

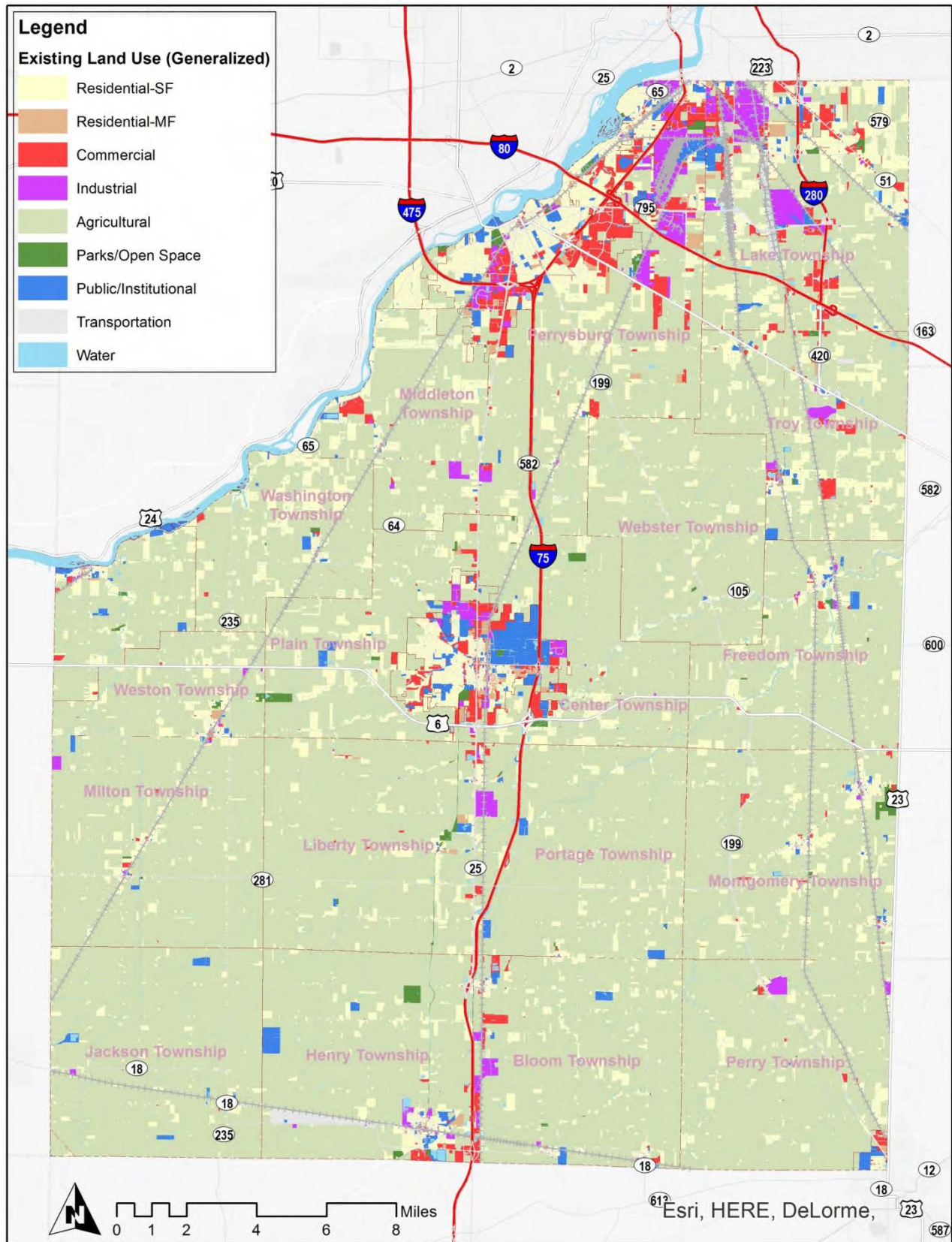


Figure 30: Existing Land Use in Wood County (Source: Wood County Auditor Parcel Data 2016)

WOOD COUNTY | FUTURE LAND USE PLAN |

	Jurisdiction	Total Land	Existing Land Use									
			Residential SF		Residential MF		Commercial		Industrial		Public	
			Acres	%	Acres	%	Acres	%	Acres	%	Acres	%
Cities	Bowling Green	9,011	3,039	33.7%	391	4.3%	1,475	16.4%	562	6.2%	1,874	20.8%
	Fostoria	627	103	16.4%	34	5.4%	93	14.8%	0	0.0%	145	23.1%
	Northwood	5,350	1,270	23.7%	65	1.2%	823	15.4%	1,131	21.1%	267	5.0%
	Perrysburg	8,215	3,478	42.3%	262	3.2%	1,036	12.6%	347	4.2%	678	8.3%
	Rossford	3,263	1,027	31.5%	45	1.4%	908	27.8%	261	8.0%	271	8.3%
	Total	26,466	8,917	33.7%	797	3.0%	4,335	16.4%	2,301	8.7%	3,235	12.2%
Townships	Bloom	21,565	1,457	6.8%	0	0.0%	299	1.4%	314	1.5%	171	0.8%
	Center	16,044	1,828	11.4%	0	0.0%	124	0.8%	18	0.1%	34	0.2%
	Freedom	18,562	1,921	10.3%	18	0.1%	92	0.5%	8	0.0%	99	0.5%
	Grand Rapids	8,142	1,245	15.3%	4	0.0%	36	0.4%	0	0.0%	238	2.9%
	Henry	21,428	1,303	6.1%	6	0.0%	167	0.8%	48	0.2%	298	1.4%
	Jackson	22,844	770	3.4%	0	0.0%	9	0.0%	21	0.1%	202	0.9%
	Lake	20,308	4,234	20.8%	186	0.9%	1,138	5.6%	793	3.9%	387	1.9%
	Liberty	23,211	1,727	7.4%	84	0.4%	112	0.5%	4	0.0%	96	0.4%
	Middleton	19,672	4,096	20.8%	6	0.0%	264	1.3%	291	1.5%	133	0.7%
	Milton	22,818	1,079	4.7%	0	0.0%	31	0.1%	63	0.3%	66	0.3%
	Montgomery	22,277	2,532	11.4%	5	0.0%	189	0.8%	2	0.0%	51	0.2%
	Perry	22,382	1,639	7.3%	7	0.0%	69	0.3%	197	0.9%	20	0.1%
	Perrysburg	23,417	5,159	22.0%	448	1.9%	1,526	6.5%	1,561	6.7%	445	1.9%
	Plain	15,595	2,450	15.7%	24	0.2%	169	1.1%	19	0.1%	236	1.5%
	Portage	22,348	1,549	6.9%	0	0.0%	122	0.5%	22	0.1%	256	1.1%
	Troy	18,649	3,405	18.3%	74	0.4%	487	2.6%	217	1.2%	182	1.0%
	Washington	13,152	2,789	21.2%	0	0.0%	56	0.4%	0	0.0%	46	0.4%
	Webster	18,456	1,624	8.8%	0	0.0%	6	0.0%	0	0.0%	8	0.0%
	Weston	8,721	1,244	14.3%	2	0.0%	8	0.1%	21	0.2%	4	0.0%
	Total	359,592	42,049	11.7%	865	0.2%	4,904	1.4%	3,601	1.0%	2,972	0.8%
Villages	Bairdstown	167	48	28.8%	0	0.0%	6	3.3%	0	0.0%	2	0.9%
	Bloomdale	424	106	24.9%	0	0.0%	34	8.1%	7	1.7%	37	8.8%
	Bradner	439	233	53.0%	3	0.6%	4	1.0%	14	3.2%	43	9.7%
	Custar	166	83	50.3%	0	0.0%	2	1.2%	8	5.1%	6	3.6%
	Cygnets	269	104	38.8%	2	0.8%	59	21.8%	2	0.8%	46	16.9%
	Grand Rapids	624	292	46.9%	11	1.8%	50	8.0%	11	1.8%	45	7.3%
	Haskins	1,007	205	20.4%	0	0.0%	44	4.4%	6	0.6%	18	1.7%
	Hoytville	478	138	28.9%	0	0.0%	9	1.8%	0	0.0%	14	2.8%
	Jerry City	602	193	32.1%	0	0.1%	4	0.7%	0	0.0%	1	0.2%
	Luckey	435	217	49.9%	0	0.1%	87	20.1%	6	1.4%	74	17.0%
	Millbury	635	318	50.1%	2	0.3%	18	2.8%	0	0.0%	99	15.7%
	Milton Center	253	102	40.2%	0	0.0%	10	3.9%	0	0.0%	2	0.6%
	North Baltimore	1,666	537	32.3%	83	5.0%	205	12.3%	126	7.5%	240	14.4%
	Pemberville	762	347	45.5%	2	0.2%	24	3.2%	47	6.1%	78	10.2%
	Portage	1,043	140	13.4%	0	0.0%	32	3.0%	275	26.3%	9	0.9%
	Risingsun	366	105	28.7%	0	0.1%	13	3.7%	5	1.4%	22	5.9%
	Tontogany	194	80	41.4%	0	0.0%	3	1.5%	2	1.2%	66	34.0%
	Walbridge	1,342	308	23.0%	83	6.2%	99	7.4%	57	4.2%	50	3.7%
	Wayne	199	129	65.1%	1	0.6%	8	3.9%	3	1.4%	20	9.9%
	West Millgrove	166	61	37.0%	0	0.0%	29	17.8%	13	7.9%	2	1.1%
	Weston	717	321	44.7%	43	6.1%	23	3.2%	19	2.6%	41	5.8%
	Total	11,951	4,068	34.0%	231	1.9%	764	6.4%	602	5.0%	913	7.6%
Total Acres		398,008	55,034	13.8%	1,893	0.5%	10,003	2.5%	6,503	1.6%	7,121	1.8%
Total Sq.Mi.		621.89	85.99		2.96		15.63		10.16		11.13	

Figure 31: Existing Land Use Audit Wood County (Source: Wood County Auditor Parcel Data 2016)

Jurisdiction		Total Land	Existing Land Use								Maumee River
			Agricultural		Parks		Rail		Road		
			Acres	%	Acres	%	Acres	%	Acres	%	
Cities	Bowling Green	9,011	880	9.8%	78	0.9%	23	0.3%	688	7.6%	0
	Fostoria	627	94	14.9%	0	0.0%	125	20.0%	34	5.4%	0
	Northwood	5,350	1,355	25.3%	0	0.0%	38	0.7%	401	7.5%	0
	Perrysburg	8,215	829	10.1%	83	1.0%	98	1.2%	1,403	17.1%	0
	Rossford	3,263	352	10.8%	6	0.2%	0	0.0%	393	12.0%	0
	Total	26,466	3,510	13.3%	167	0.6%	286	1.1%	2,919	11.0%	0
Townships	Bloom	21,565	19,095	88.5%	13	0.1%	114	0.5%	102	0.5%	0
	Center	16,044	13,462	83.9%	146	0.9%	26	0.2%	408	2.5%	0
	Freedom	18,562	16,300	87.8%	22	0.1%	61	0.3%	41	0.2%	0
	Grand Rapids	8,142	6,564	80.6%	36	0.4%	0	0.0%	19	0.2%	43
	Henry	21,428	18,605	86.8%	190	0.9%	547	2.6%	264	1.2%	0
	Jackson	22,844	21,723	95.1%	0	0.0%	118	0.5%	2	0.0%	0
	Lake	20,308	11,744	57.8%	82	0.4%	888	4.4%	856	4.2%	0
	Liberty	23,211	21,034	90.6%	130	0.6%	0	0.0%	24	0.1%	0
	Middleton	19,672	14,509	73.8%	0	0.0%	87	0.4%	285	1.4%	0
	Milton	22,818	21,451	94.0%	16	0.1%	109	0.5%	2	0.0%	0
	Montgomery	22,277	19,181	86.1%	252	1.1%	63	0.3%	1	0.0%	0
	Perry	22,382	20,385	91.1%	2	0.0%	35	0.2%	30	0.1%	0
	Perrysburg	23,417	13,054	55.7%	227	1.0%	146	0.6%	850	3.6%	81
	Plain	15,595	12,316	79.0%	172	1.1%	27	0.2%	182	1.2%	0
	Portage	22,348	20,036	89.7%	6	0.0%	47	0.2%	310	1.4%	0
	Troy	18,649	13,867	74.4%	30	0.2%	109	0.6%	277	1.5%	0
	Washington	13,152	10,142	77.1%	34	0.3%	69	0.5%	17	0.1%	57
	Webster	18,456	16,803	91.0%	8	0.0%	0	0.0%	7	0.0%	0
	Weston	8,721	7,346	84.2%	53	0.6%	37	0.4%	6	0.1%	0
	Total	359,592	297,616	82.8%	1,420	0.4%	2,482	0.7%	3,684	1.0%	181
Villages	Bairdstown	167	85	50.5%	0	0.0%	6	3.6%	22	12.9%	0
	Bloomdale	424	187	44.2%	0	0.0%	11	2.6%	41	9.7%	0
	Bradner	439	89	20.4%	0	0.0%	7	1.7%	46	10.4%	0
	Custar	166	46	27.7%	0	0.0%	9	5.4%	11	6.8%	0
	Cygnnet	269	25	9.1%	0	0.0%	4	1.6%	27	10.1%	0
	Grand Rapids	624	158	25.3%	1	0.1%	0	0.0%	55	8.9%	12
	Haskins	1,007	686	68.2%	0	0.0%	13	1.3%	34	3.4%	0
	Hoytville	478	275	57.6%	0	0.0%	27	5.6%	16	3.2%	0
	Jerry City	602	371	61.6%	7	1.2%	0	0.0%	25	4.2%	0
	Luckey	435	0	0.0%	10	2.3%	2	0.4%	38	8.7%	0
	Millbury	635	123	19.4%	0	0.0%	15	2.4%	59	9.3%	0
	Milton Center	253	103	40.6%	0	0.0%	16	6.2%	21	8.5%	0
	North Baltimore	1,666	201	12.1%	50	3.0%	25	1.5%	199	11.9%	0
	Pemberville	762	184	24.2%	24	3.1%	13	1.8%	43	5.7%	0
	Portage	1,043	552	52.9%	8	0.8%	11	1.1%	16	1.5%	0
	Risingsun	366	181	49.5%	0	0.0%	9	2.3%	31	8.4%	0
	Tontogany	194	9	4.7%	0	0.0%	6	3.3%	27	13.9%	0
	Walbridge	1,342	316	23.5%	0	0.0%	318	23.7%	110	8.2%	0
	Wayne	199	2	0.9%	0	0.0%	0	0.0%	36	18.2%	0
	West Millgrove	166	40	24.0%	7	4.4%	0	0.0%	13	7.8%	0
	Weston	717	196	27.3%	0	0.0%	14	1.9%	60	8.4%	0
	Total	11,951	3,829	32.0%	106	0.9%	507	4.2%	931	7.8%	12
Total Acres		398,008	304,954	76.6%	1,694	0.4%	3,274	0.8%	7,533	1.9%	194
Total Sq.Mi.		621.89	476.49		2.65		5.12		11.77		0.30

Figure 32: Existing Land Use Audit Wood County (Source: Wood County Auditor Parcel Data 2016)

Vacant/Underutilized Land

The vacant and underutilized land analysis is focused on parcels with non-agricultural existing land use. This analysis identifies parcels with no structure as vacant. Underutilized parcels are identified using improved value to land value ratio which is an indicator of the potential of the land to redevelop. A low improved to land value ratio, usually 1.0 or lesser, is indicative of high potential for redevelopment. An improved to land value ratio of 1.0 to 2.0 is indicative of moderate redevelopment potential and an improved to land value ratio higher than 2.0 is indicative of a low potential for redevelopment. While there are other factors such as structure age and local zoning regulations that contribute to redevelopment potential, this methodology provides a preview of the areas with redevelopment potential and would suffice for the development of a land use plan.

Vacant Parcels

The highest proportion of vacant land in Wood County is commercial land. The inventory of vacant commercial parcels in Wood County is approximately 2,591 acres. Majority of this land is located in the cities – Rossford, Bowling Green, Perrysburg and Northwood. In addition to the cities, Perrysburg Township and Lake Township also has a significant inventory of vacant commercial land. These vacant commercial parcels are mostly located in proximity to highways and major roads. Vacant commercial parcels also include multifamily residential uses.

The inventory of vacant residential parcels is notably smaller in acres compared to commercial parcels for Wood County overall. Majority of the vacant residential parcels are in the cities – Perrysburg and Bowling Green. Perrysburg Township and Middleton Township also have substantial inventory of vacant residential parcels.

Jurisdictions	Total Land Area	Vacant Acreage	% Vacant
Unincorporated County (Townships)	359,592	1,753	<0.05%
Villages	11,951	608	5%
Cities	26,466	3,273	12.36%
Total Wood County	398,008	5,634	1.41%

Figure 33: Vacant Land Use Audit Summary Wood County (Source: Wood County Auditor Parcel Data 2016)

Parks and Recreational Open Spaces

Overall Wood County has approximately 1,694 acres set aside as parks and open space which translates into 0.01 acres per capita when compared to County population estimates for 2014. This category includes all parks, recreational trails and cemeteries identified by the Wood County Park District. Some parks and recreational open space parcels are classified as public land but not specifically identified as such. For example, parks, playgrounds and recreational open spaces associated with schools or other institutional uses may not be identified in this category. Maumee River and the recreational areas associated with the river are identified on the following map but not all acreage is included in this analysis.

	2014 ACS Population	Parks	
		Acres	Acres per Capita
Bowling Green	31366	78	0.00
Fostoria	944	0	0.00
Northwood	5285	0	0.00
Perrysburg	21122	83	0.00
Rossford	6434	6	0.00
Total Cities	65,151	167	0.00
Bloom	2633	13	0.01
Center	1429	146	0.10
Freedom	2760	46	0.02
Grand Rapids	1533	37	0.02
Henry	4241	240	0.06
Jackson	802	0	0.00
Lake	11127	82	0.01
Liberty	1624	138	0.09
Middleton	4543	0	0.00
Milton	877	16	0.02
Montgomery	4290	252	0.06
Perry	1517	10	0.01
Perrysburg	12482	227	0.02
Plain	1950	172	0.09
Portage	1628	13	0.01
Troy	3924	40	0.01
Washington	2040	34	0.02
Webster	1211	8	0.01
Weston	2377	53	0.02
Total Townships	62,988	1,526	0.02
Total All	128,139	1,694	0.01

Figure 34: Parks and Recreation Open Acreage per Capita for Wood County (Source: American Community Survey 2014 and Wood County Auditor Parcel Data 2016)

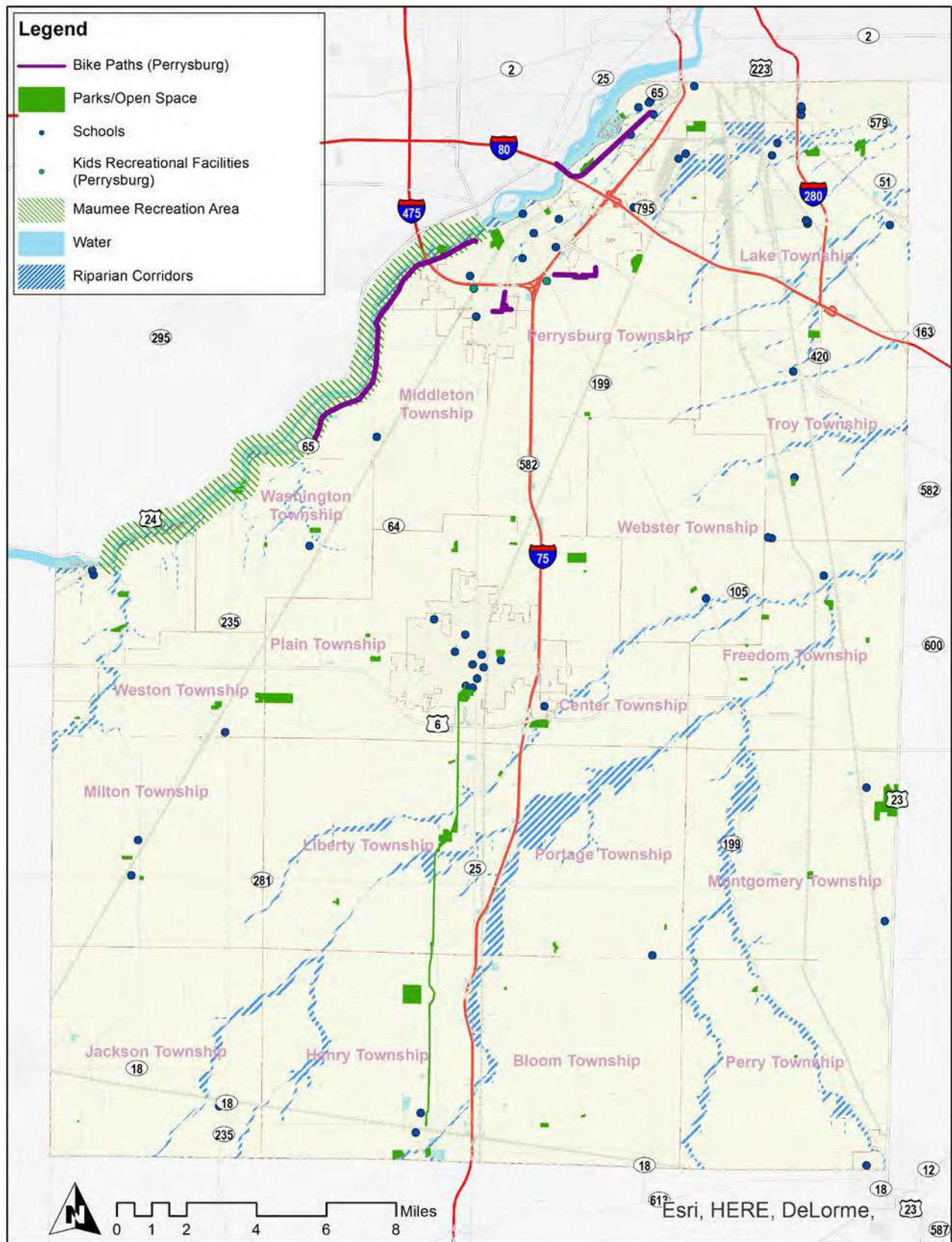


Figure 35: Parks and Open Spaces in Wood County (Source: Wood County Auditor Parcel Data 2016)

Prime Agricultural Soils and Farms

Wood County has predominantly agricultural land uses with approximately 76.6% land classified as agriculture. Farmland values have grown steeply in Wood County and the County has instituted a special assessment program to reflect production capabilities and not agricultural property sales. Since market land values for agricultural parcels are higher along the I-75 corridor and in the periphery of cities, the pressure to convert agricultural land to other uses is higher. The current agricultural use value minimizes the property tax increases associated with increasing land values and creates an incentive for agricultural land owners to maintain current agricultural uses.

	2014 ACS Population	Agricultural	
		Acres	Acres per Capita
Bowling Green	31366	880	0.03
Fostoria	944	94	0.10
Northwood	5285	1,355	0.26
Perrysburg	21122	829	0.04
Rossford	6434	352	0.05
Total Cities	65,151	3,510	0.05
Bloom	2633	19,391	7.36
Center	1429	13,462	9.42
Freedom	2760	16,485	5.97
Grand Rapids	1533	6,722	4.38
Henry	4241	18,806	4.43
Jackson	802	21,999	27.43
Lake	11127	12,183	1.09
Liberty	1624	21,585	13.29
Middleton	4543	15,195	3.34
Milton	877	21,600	24.63
Montgomery	4290	19,453	4.53
Perry	1517	20,424	13.46
Perrysburg	12482	13,054	1.05
Plain	1950	12,316	6.32
Portage	1628	20,407	12.53
Troy	3924	13,867	3.53
Washington	2040	10,152	4.98
Webster	1211	16,803	13.88
Weston	2377	7,542	3.17
Total Townships	62,988	301,445	4.79
Total All	128,139	304,954	2.38

Figure 36: Agricultural Acreage per Capita for Wood County (Source: American Community Survey 2014 and Wood County Auditor Parcel Data 2016)

Several factors contribute to optimal use of agriculture land – prime farming soils, low slopes, and proper drainage. While Wood County has substantial acreage of prime farmland soils, a vast majority of the agricultural parcels have slopes less than 1% and are not located in ‘A’ flood zones.

	Acres	Percent
Prime Soils	284,407	93.26%
Slopes <1%	46,968	17.44%
Good drainage	10,652	3.96%
Total Agriculture	304,954	

Figure 37: Agricultural Land Use Audit Wood County (Source: Wood County Auditor Parcel Data 2016)

Consolidating the three factors together presents a more comprehensive view of agricultural land in Wood County. Each parcel with one of the above factors was assigned a value of 1. The values were added up to tabulate the acreage and percentage of land with 1, 2 or 3 contributing factors. While the proportion of agricultural parcels with all three contributing factors is only 6.21%, a majority of agricultural parcels in Wood County have at least two contributing factors.

	Acres	Percent
Ag Value = 1	233,979	76.73%
Ag Value = 2	57,095	18.72%
Ag Value = 3	12,713	4.17%
Total Agriculture	304,954	

Figure 38: Agricultural Land Use Audit Wood County (Source: Wood County Auditor Parcel Data 2016)

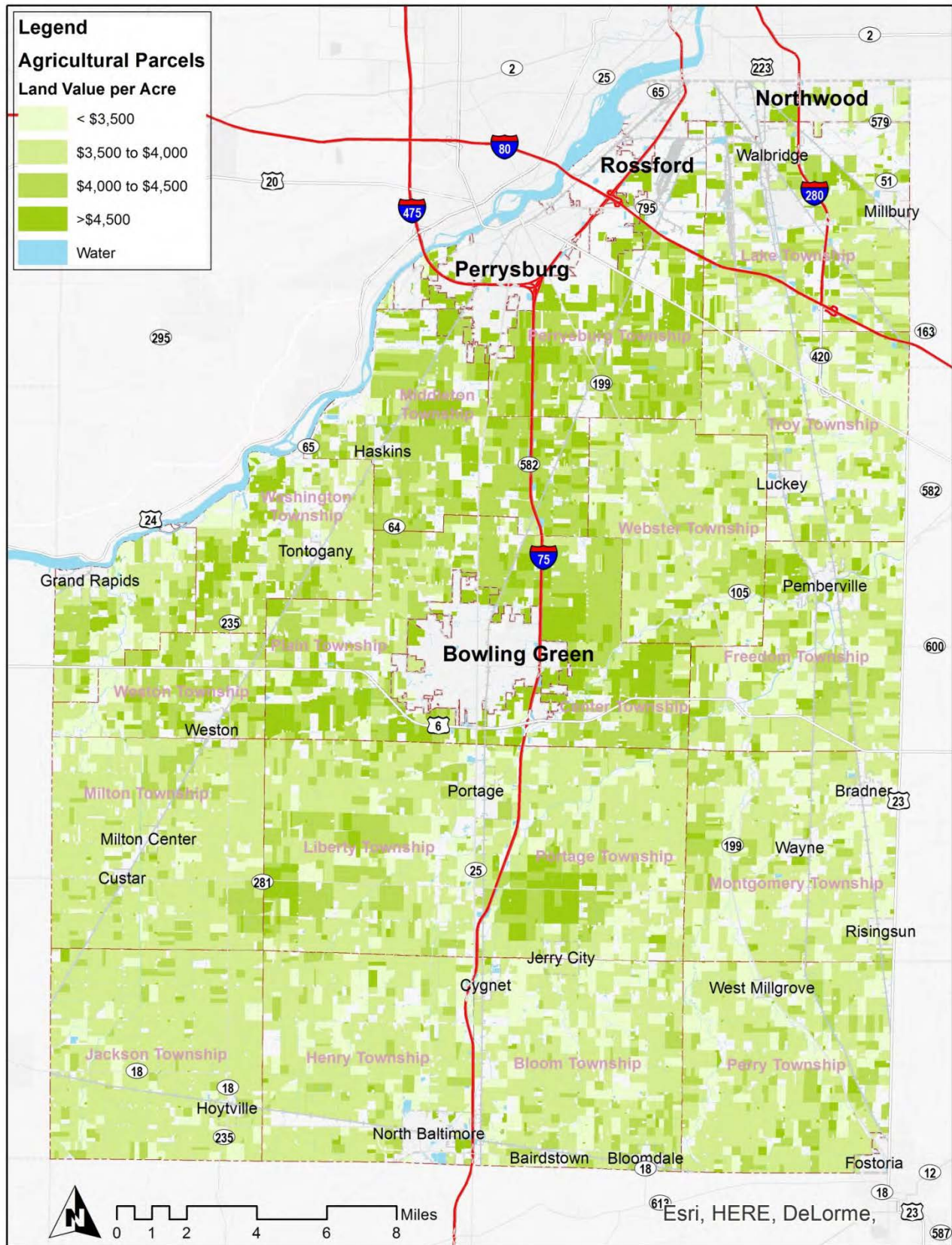


Figure 39: Agricultural Land Value in Wood County (Source: Wood County Auditor Parcel Data 2016)

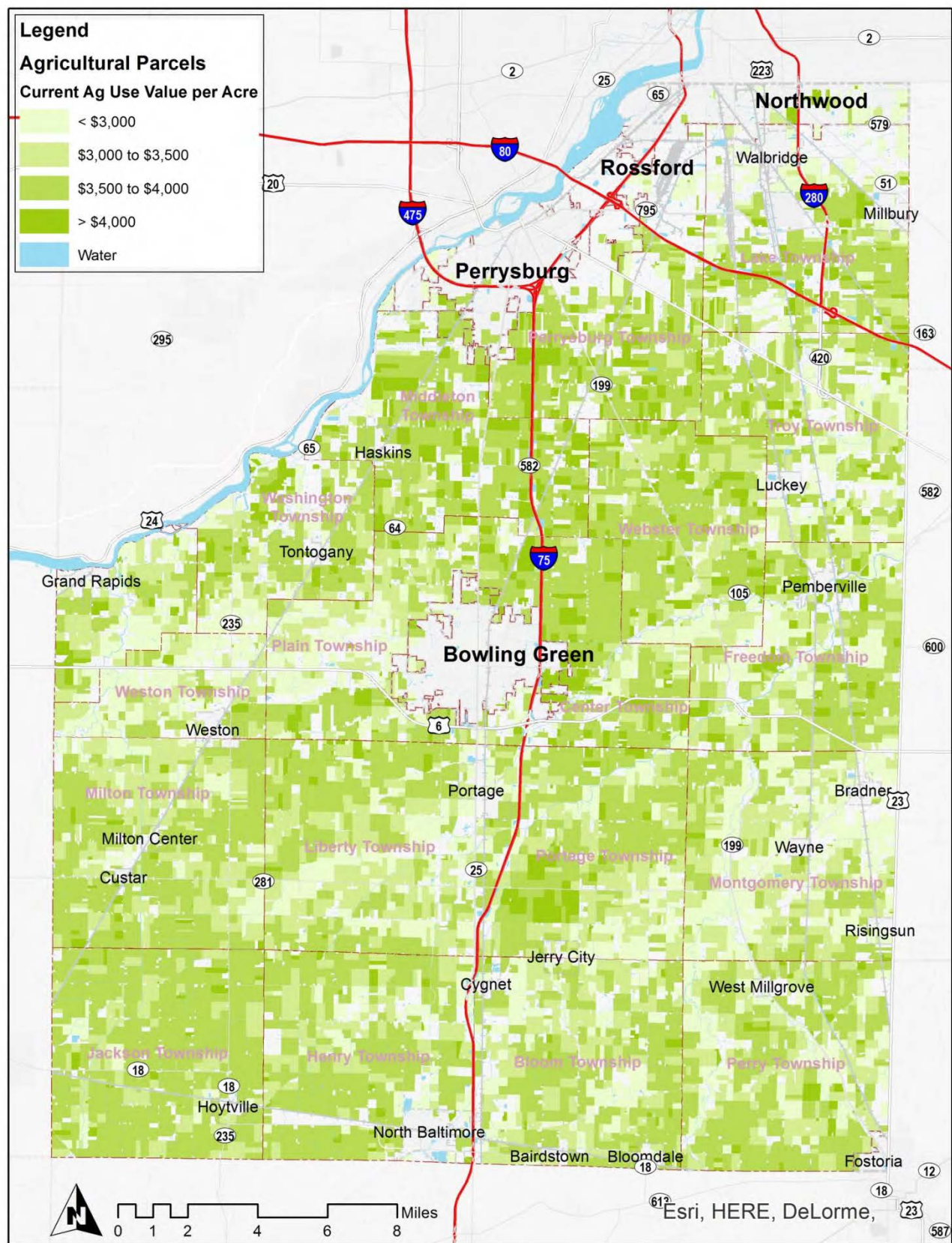


Figure 40: Current Agricultural Use Value in Wood County (Source: Wood County Auditor Parcel Data 2016)

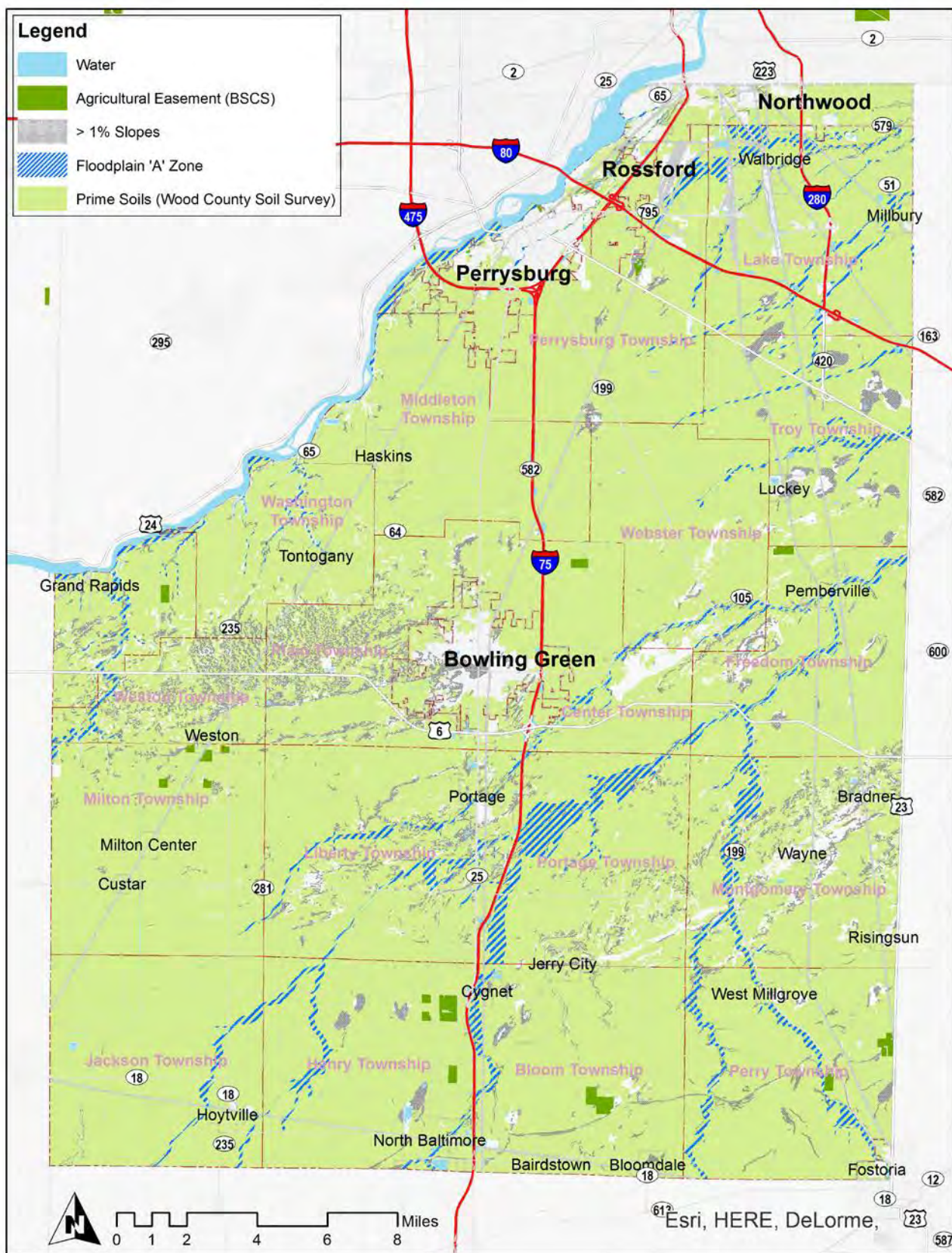


Figure 41: Contributing Factors to Agricultural Use in Wood County (Source: Wood County Auditor Parcel Data 2016)

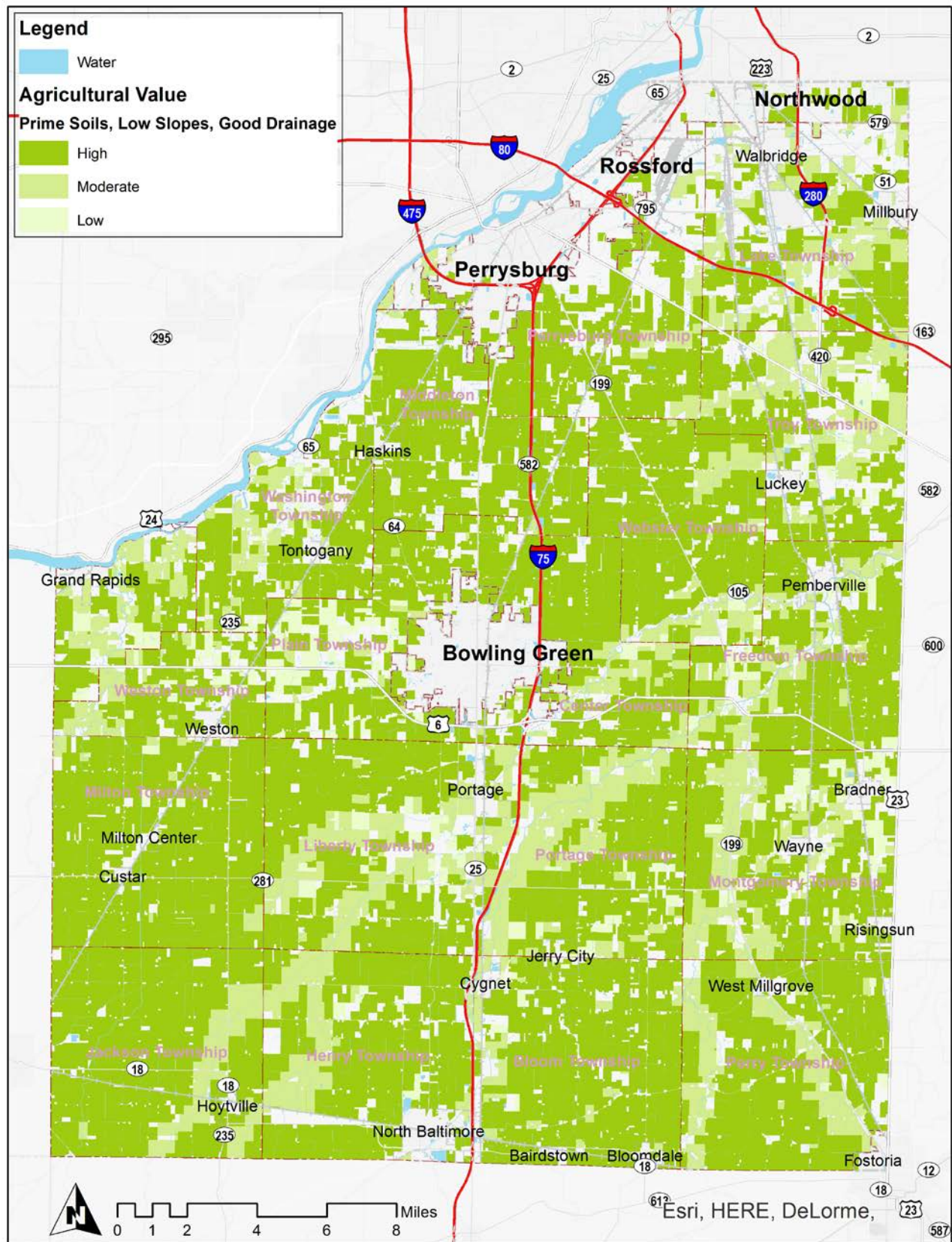


Figure 42: Agricultural Use in Wood County (Source: Wood County Auditor Parcel Data 2016)

Water and Sanitary/Sewer Service

Water and sanitary/sewer service in Wood County is mostly focused in the cities and townships adjoining the major cities. The data for the following map was provided by Northwestern Water & Sewer District. The cities maintain the water and sewer data for their jurisdiction. The following map includes water and sewer data for Perrysburg, Rossford and Northwood but not Bowling Green.

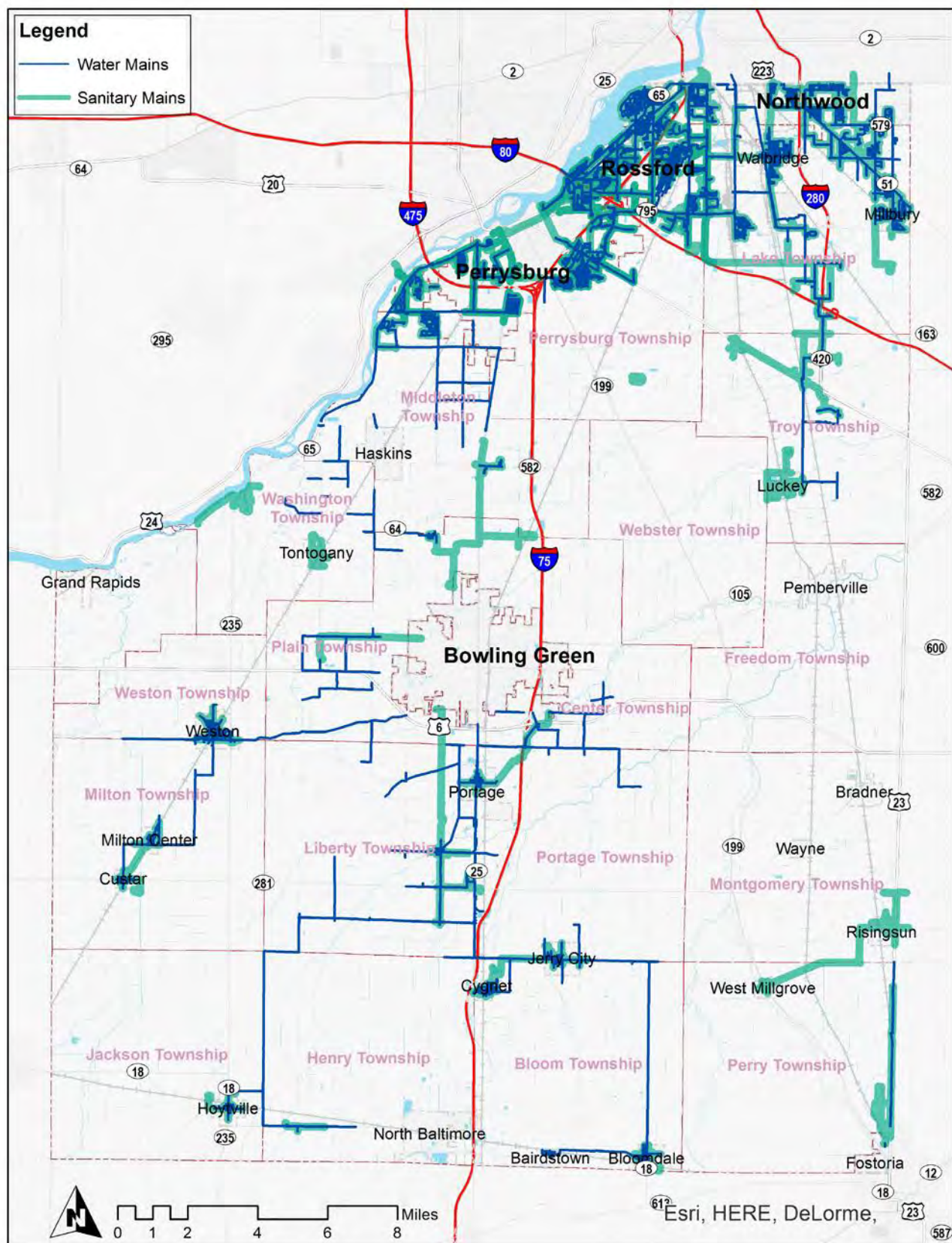


Figure 43: Water and Sanitary Sewer Mains in Wood County (Source: Northwestern Water & Sewer District Data 2016)

RESIDENTIAL/NON-RESIDENTIAL LAND DEMAND

Using Census/American Community Survey (ACS) population estimates for 2014, population forecasts for 2050, and existing land use data, MDC estimated existing residential and non-residential land supply for 2014 and future residential and non-residential land demand for 2050. The non-residential land demand estimates include the following use categories: commercial, industrial, and public. In addition to residential and non-residential uses, this analysis also looked at land allocation and demand for parks/open space.

In this analysis, existing land use acreage was distributed based on 2014 Census/ACS population estimates to calculate per capita land usage for residential and non-residential uses. The per capita land use estimates were attributed to 2050 population forecasts to calculate residential and non-residential land demand. The current distribution of population between cities and townships was held constant for 2050 population distribution. This analysis also holds other residential and non-residential development trends, such as household size and vacancy, constant through 2050. The township estimates include any villages included within the township boundaries.

		Existing (2014)		
		All	Cities	Townships
	Total Population	128,139	65,151	62,988
	Population Distribution		50.84%	49.16%
Land Allocation	Residential Total Acres	56,927	9,713	47,213
	Residential Vacant	2.72%	5.42%	2.16%
	Residential Acres per Capita	0.44	0.15	0.75
	Non-Residential Total Acres	23,626	9,871	13,755
	Commercial	10,003	7,411	5,667
	Industrial	6,503	2,301	4,202
	Public	7,121	3,235	3,885
	Non-Residential Vacant	17.31%	27.83%	9.75%
	Commercial	25.91%	41.70%	13.83%
	Industrial	23.02%	40.82%	13.27%
	Public	0.00%	0.00%	0.00%
	Non-Residential Acres per Capita	0.18	0.15	0.22
	Commercial	0.08	0.07	0.09
	Industrial	0.05	0.04	0.07
	Public	0.06	0.05	0.06
	Parks/Open Space Total Acres	1,694	167	1,526
	Parks/Open Space Acres per Capita	0.01	0.00	0.02

Figure 44: Existing(2014) Population Distribution and Residential/Non-Residential Land Allocation for Wood County (Source: Census/ACS 2014, MDC Population 2016, Wood County Auditor Parcel Data 2016)

Based on Census/ACS population estimates for 2014, 50.84% of Wood County's population was located in cities and 49.16% in townships. It is anticipated that Wood County's population will

grow to 131,332 by 2050. While there are some demographic indicators that suggest a shift in population from rural to urban, this land demand analysis holds this population distribution constant.

As anticipated, per capita land allocation for residential and non-residential uses is higher in townships compared to the cities. Although cities constitute only 7% of total land acres in Wood County, cities include a significant proportion of population and have higher density of residential and higher intensity of non-residential land uses. The primarily rural/agricultural character of the townships results in 0.75 acres per capita residential land allocation which is significantly higher than the cities at 0.15 acres per capita of residential land allocation. On the other hand, the townships include insignificant commercial, industrial or public uses which results in a non-residential land allocation of 0.06 acres per capita. The public land use category also includes an open space component. The parks/open space category only includes lands that are identified in the Wood County Auditor's database as such.

Vacancy of residential and non-residential land is higher in cities compared to townships. Vacancy of commercial and industrial land is as high 41% which is indicative of lack of investment and locational/dimensional inefficiency in land use allocation. Vacant public land is not reported in the Wood County Auditor's parcel database.

		Trend (2050)		
		All	Cities	Townships
Land Demand	Total Population	131,332	66,774	64,558
	Population Distribution		50.84%	49.16%
	Residential New Acres	1,419	242	1,176
	Non-Residential New Acres	589	246	343
	Commercial	249	108	141
	Industrial	162	57	105
	Public	177	81	97
	Parks/Open Space New Acres	42	4	38
	Total Land Demand in New Acres	2,049	492	1,557
Land Capacity	Available Land Total Acres	310,590	6,783	303,807
	Residential Vacant	1,546	526	1,020
	Non-Residential Vacant	4,089	2,747	1,342
	Agricultural	304,954	3,510	301,445
	Percent of Available Land needed to meet Demand	0.66%	7.26%	0.51%
	Residential	0.46%	3.57%	0.39%
	Non-Residential	0.19%	3.63%	0.11%
	Parks/Open Space	0.01%	0.06%	0.01%

Figure 45: Trend (2050) Population Distribution and Residential/Non-Residential Land Demand for Wood County (Source: Census/ACS 2014, MDC Population 2016, Wood County Auditor Parcel Data 2016)

Future land demand was estimated based on the existing per capita land allocations for both residential and non-residential uses. The analysis estimates an overall demand for 1,419 new residential acres. A significant portion of this land demand (1,176 acres) is anticipated in townships since the per capita residential land allocation in townships is higher than the cities. On the other hand, the analysis estimates 589 acres of non-residential land demand overall. A little less than half the non-residential land demand is for new commercial acreage. The analysis also estimated a demand for 177 new acres of public land and 42 acres of parks/open space through 2050.

Wood County has an estimated 310,590 acres of land available to meet future land demand. This estimate of available land includes vacant residential and non-residential land as well as agricultural land. Given the large inventory of available land and the marginal future land demand, the percent of available land needed to meet demand overall is only 0.66%. The highest proportion of overall land demand is in the cities where the supply of land for future use is limited.