

**City of Gahanna
Housing Survey
Community Reinvestment Area #5**

Per the Ohio Revised Code and the requirements of the Ohio Development Services Agency, the City of Gahanna has conducted a housing survey of residential structures within the existing and proposed expansion area of Gahanna's Community Reinvestment Area #5 (CRA #5).

The purpose of this housing survey is to document the housing stock in the proposed area of expansion of CRA #5. There have been no new residential construction projects in the existing or proposed expansion area in the past 53 years. There are seven existing residential structures in the proposed expansion area. There have been upgrades to the structures since the initial construction but none have had any recent improvements or reinvestment. Although the structures are habitable there has been no inducement to reinvestment or new investment in the current housing stock.

City of Gahanna

The City of Gahanna is a 12.4 mile community that is abutted by the City of Columbus on the north, south, and west and Jefferson Township on the east. Portions of the City also neighbor Mifflin Township on the west. Gahanna is a northeast suburb of Columbus, Ohio and is a part of the Columbus Metropolitan Statistical Area located along I-270 and I-670. The City was founded in 1849, became a village in 1881, and was incorporated in 1961.

Demographics

Gahanna's 2010 Census population was 33,248. Estimates of growth prepared by the Mid-Ohio Regional Planning Commission project that Gahanna has now grown to 33,262 citizens and will grow to 33,288 in 2013. The median age in Gahanna is 39.4 and the largest population segment (17.2%) is between the ages of 45 and 54 years old. There are 13,037 households in Gahanna with an average household size of 2.54 persons. Gahanna's median household income is \$73,290 and per capita income is \$36,209.

Housing Stock

The Gahanna community has a diverse housing stock varying in age, style, size and neighborhood. Because of the growth pattern of the City the majority of the older housing stock is concentrated on the south and west side of town. According to the 2009 American Community Survey, the largest portion of Gahanna's housing stock was built between 1990 and 1999 (25%). Approximately 9% of the community's housing stock was built before 1959. From 2000 to 2010, Gahanna experienced a 10% increase in the total number of housing units. The majority of these new units were built on the east side of the City near Jefferson Township. In 2010, 13,037 of Gahanna's 13,577 housing units were occupied, representing a 96% occupancy rate. Of the 13,037 occupied housing units, 9,778 were owner occupied (75%).

Housing Survey

Staff of the Department of Planning & Development conducted a windshield study of the residential buildings in the proposed expansion area of the City of Gahanna's Community Reinvestment Area #5. There are seven properties in the expansion area all located off West Johnstown Road within the City of Gahanna. Three properties are located south east of intersection of West Johnstown Road and Sandra Ct. and the other four are east of the intersection of James and Orchard Roads.

Using a visual survey and information from the Franklin County Auditor, Staff has ranked the condition of each property as "Good", "Fair", or "Poor" based on the age of the structure, the exterior upkeep, and any noted property maintenance needs or deterioration. "Good" condition is a structure under 20 years old or has been remodeled or updated in the past 20 years, with no visible zoning code violations or property maintenance issues, property appears inhabited and maintained. "Fair" condition is a structure that is over 20 years old with no remodeling or improvements, and has one or two visible

code violations or property maintenance issues; property appears habitable and may need minor structural or cosmetic improvements. "Poor" condition is a structure that is over 50 years old and has multiple visible code violations or property maintenance issues, appears vacant or abandoned, has been deemed uninhabitable, and may need minor and major structural and cosmetic improvements.

Property Address: 366 Sandra Court
Parcel No: 025- 001859
Age of structure: 55 years old
Condition: Poor

Franklin County Auditor Current Valuation: \$114,800 (\$23,600 land, \$91,200 improvements)



Property Address: 376 Sandra Court
Parcel No: 027-001858
Age of Structure: 58 years old, HVAC improvements in 2011
Condition: Fair

Franklin County Auditor Current Valuation: \$111,400 (\$25,100 land, \$86,300 improvements)



Property Address: 388 Sandra Court
Parcel No: 025-001857
Age of Structure: 56 years old
Condition: Fair

Franklin County Auditor Current Valuation: \$116,400 (\$30,200 land, \$86,200 improvements)



Property Address: 102 James Road
Parcel No: 025-000946
Age of Structure: 62 years old, improvements in 2006
Condition: Good

Franklin County Auditor Current Valuation: \$150,200 (\$34,300 land, \$115,900 improvements)



Property Address: 110 James Road
Parcel No: 025-000947
Age of Structure: 63 years old, improvements in 2006
Condition: Fair

Franklin County Auditor Current Valuation: \$131,000 (\$34,300 land, \$96,700 improvements)



Property Address: 102 Orchard Drive
Parcel No: 025-000948
Age of Structure: 53 years old
Condition: Good

Franklin County Auditor Current Valuation: \$100,300 (\$34,300 land, \$66,000 improvements)



Property Address: 84 Orchard Drive
Parcel No: 025-000948
Age of Structure: 59 years old
Condition: Good

Franklin County Auditor Current Valuation: \$145,400 (\$51,400 land, \$94,000 improvements)



Property Address: 629 Agler Rd.
Parcel No: 025-000986
Age of Structure: 50 years old (improvements in 1965 – added detached garage)
Condition: Good

Franklin County Auditor Current Valuation: \$182,200 (\$71,600 land, \$110,600 improvements)



Property Address: 615 Agler Rd.
Parcel No: 025-000827
Age of Structure: 61 years old (improvements in 2004 – added detached garage)
Condition: Fair

Franklin County Auditor Current Valuation: \$139,500 (\$71,300 land, \$68,200 improvements)



Property Address: 507 Agler Rd.
Parcel No: 025-000887
Age of Structure: 58 years old (improvements in 1955 – added detached garage)
Condition: Good

Franklin County Auditor Current Valuation: \$125,700 (\$65,800 land, \$59,900 improvements)



Property Address: 495 Agler Rd.
Parcel No: 025-000977
Age of Structure: 63 years old
Condition: Fair

Franklin County Auditor Current Valuation: \$113,700 (\$62,900 land, \$50,800 improvements)



Property Address: 475 Agler Rd.
Parcel No: 025-001933
Age of Structure: 61 years old
Condition: Fair

Franklin County Auditor Current Valuation: \$100,000 (\$63,600 land, \$36,400 improvements)

