REGIONAL
HOUSING STRATEGY

Central Ohio Regional Housing Strategy

Gahanna City Council

October 19, 2020

Vision Statement

A future where growth and recovery help realize *more* equity among Central Ohioans, not less.

Housing—where it's built or maintained, who it's for, and how it's priced—can be a platform to achieve this vision.

MORPC

- Enterprise Community Partners
- Ice Miller
- RAMA
- Vogt Strategic Insights

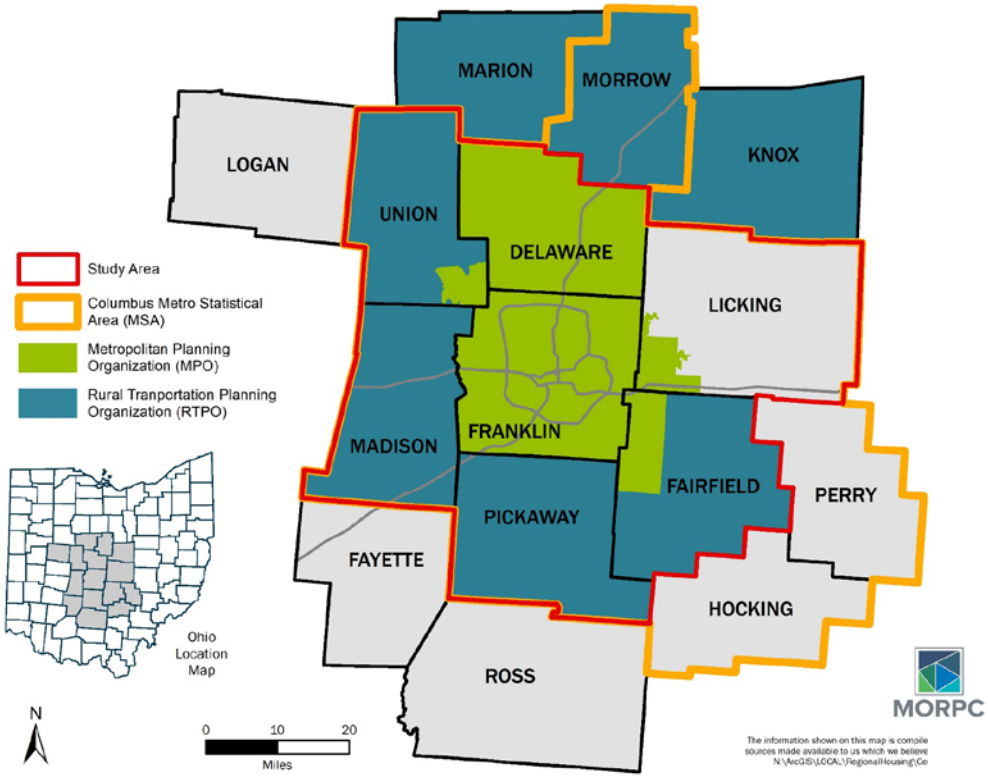
REGIONAL HOUSING STRATEGY

Study Area

Within the 7-county regional study area:

- Region-wide*
- Submarkets
- Counties
- Representative municipalities
- Census Tracts

**For some datasets where data for all 7 counties was not available, data for the Columbus MSA was substituted*



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Unique Study Elements

Submarket Analysis

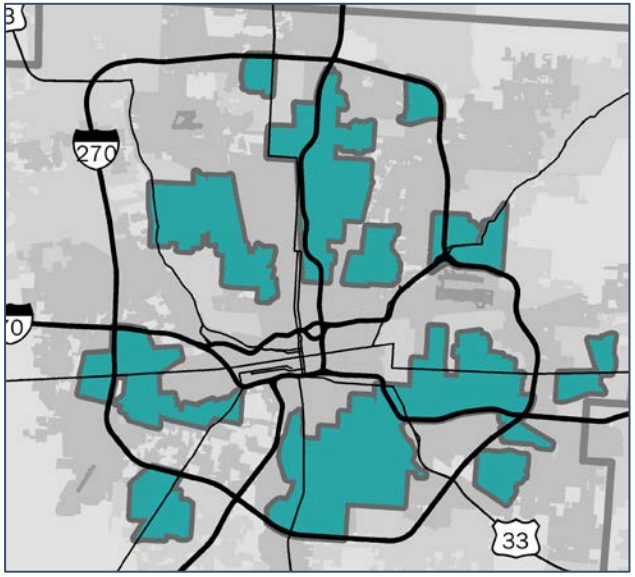
- Physical Characteristics
- Housing Stock
- Housing Market

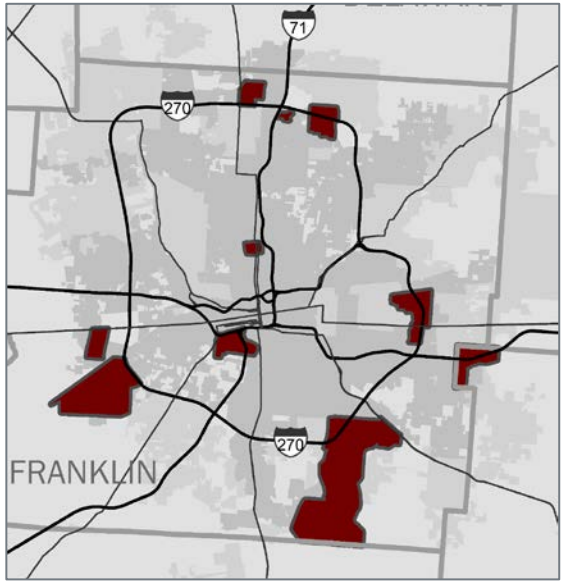
Displacement Analysis

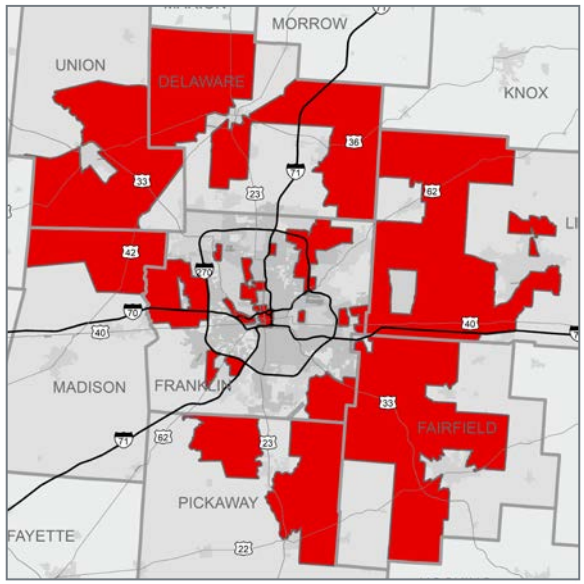
Identifies areas vulnerable to housing market gentrification and displacement

Opportunity Mapping

Evaluates 15 indicators of opportunity across transportation, housing, education, health, and employment

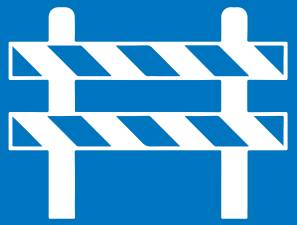






Core Regional Housing Issues

Increased competition for homes



Barriers limiting access to homes

Limited supply of homes priced for low-income households

Demand for more diverse housing stock

Housing instability among Central Ohioans

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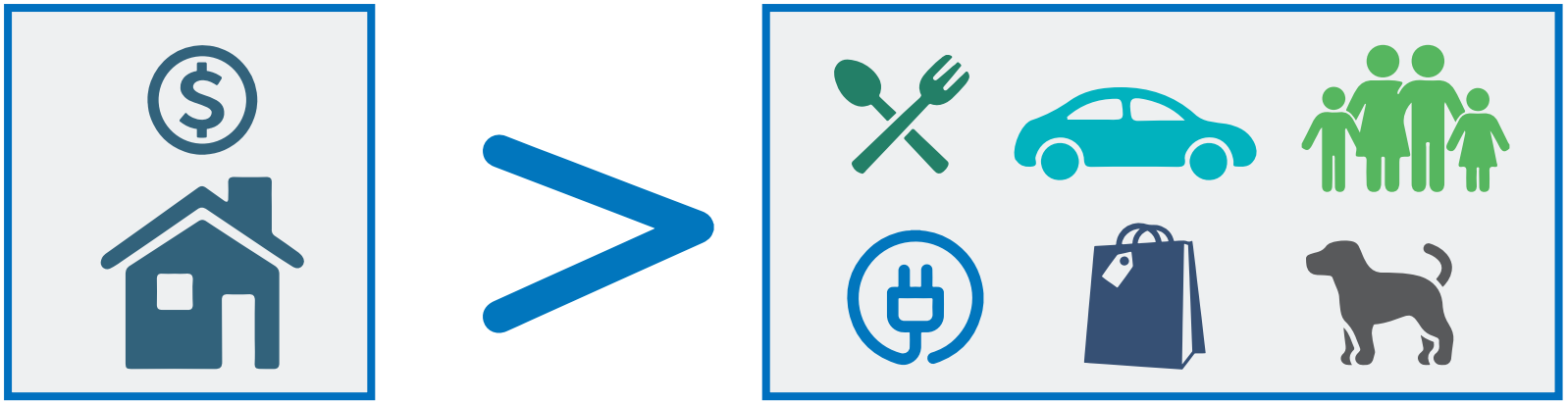
HOUSING COST BURDEN

- Greater than 213,000 households spend over 30% of their income on housing
  - leaving less money for other important expenses like food, transportation, healthcare or education
- 43% of renters vs. 20% of homeowners
- 64% of households earning <$50K vs 7% of households earning $50K+



35 RENTERS PER DAY

EVICTION

NATIONWIDE:

2.34 evictions per 100 renters

CENTRAL OHIO:

4.10 evictions per 100 renters

High-poverty areas:
9.7 evictions per 100 renters

Majority African-American areas:
8.7 evictions per 100 renters

REGIONAL HOUSING STRATEGY

HOUSING PRODUCTION

Housing Production
Surplus

2000s

Housing Production
Deficit

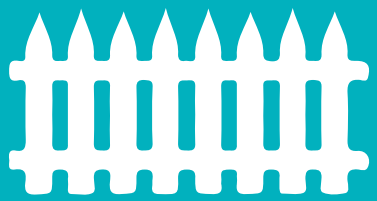
2010s

Average HH size: 2.5 people

Barriers to Development

Uncertainty associated with local land use processes and standards

Higher costs of residential development



Not-In-My-Backyard (NIMBY) attitudes

Limited gap financing

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Regional Financial Resources

Plentiful but complicated

- 52 housing or housing-eligible subsidy programs available

Flexible tools are needed

- Gap-financing tools
- Tax Increment Financing
- Property Tax Abatements
- New Community Authorities (special taxing districts)
- Bond proceeds

Need for direct assistance is greater than what's available

- Rental assistance
- Home repair

Lack of coordinated information

- Resources not collectively housed in a one-stop source

REGIONAL
HOUSING STRATEGY

Priority Actions

ADOPT A "GREEN TAPE" DEVELOPMENT REVIEW PROCESS

ENACT SOURCE OF INCOME PROTECTION LAWS

CREATE A STATE HOUSING TAX CREDIT

PILOT THE DEVELOPMENT OF DIVERSE, LOWER-COST HOUSING PRODUCTS

MORE TENANT-BASED RENTAL ASSISTANCE

REGIONAL HOUSING STRATEGY

Executive Summary

The Central Ohio Regional Housing Strategy (RHS) sets forth a bold vision: A future where growth and recovery help realize more equity among Central Ohioans, not less. Housing—where it's built or maintained, who it's for, and how it's priced—can be a platform to achieve this vision.

Learn More

Summary of Existing Conditions

The Regional Housing Strategy for Central Ohio is grounded in data and contextualized to the region with insights from stakeholders. This section summarizes the data analyses and key findings underlying the project.

Learn More

Regional Housing Submarkets Summary

Housing needs and opportunities vary across Central Ohio. An analysis of housing measures resulted in a set of 23 defining characteristics affecting 12 submarkets in different ways in Central Ohio. Learn more about region's housing submarkets and unique characteristics in this section.

Learn More

Regional Funding Resources & Investment Allocation Portfolio

This section illustrates how Central Ohio's current housing investments are allocated, relative to regional housing needs and priorities. It summarizes existing resources, barriers impacting the effectiveness of those resources, and key financing gaps. It concludes with actions that funders in the region can take to support regional housing goals.

(Report coming soon)

The accompanying Investment Allocation Portfolio inventories all known sources of funding for residential development and resident assistance (for renters and homeowners) by geography, financing type, and more.

Investment Allocation Portfolio

Implementer's Toolkit

The Regional Housing Strategy Implementer's Toolkit provides a menu of actions that decision-makers across Central Ohio can take to implement the RHS vision of "a region where housing acts as a platform for equitable growth." Over a hundred actions can be explored in an interactive Implementer's Toolkit, targeting the list to a particular community or housing issue. These actions can also be browsed all in one place in the link to the Implementer's Toolkit document below.

Open our interactive Implementer's Toolkit >>

For more features and an optimal experience, access the toolkit on your PC or laptop.

morpc.org/rhs

morpc.org/rhs

IMPLEMENTER'S TOOLKIT

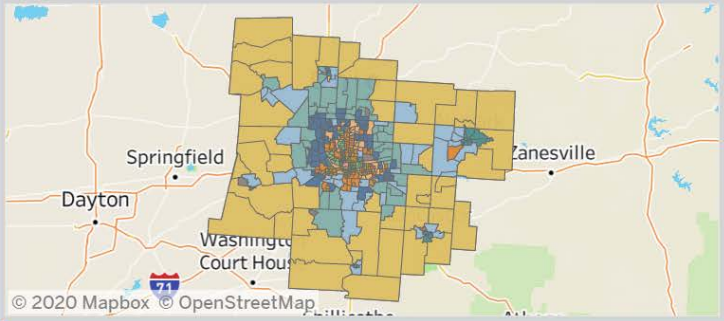
NUMBER OF POTENTIAL HOUSING ACTIONS
BASED ON CURRENT SELECTIONS

110

REFINE LIST OF POTENTIAL HOUSING ACTIONS

TIP Hover over the filters to find the CLEAR FILTER icon (right), or press **F5** to reset all filters

County	City, Village, or Township	Housing Submarket	Core Housing Issue	Action Type
(All)	(All)	(All)	(All)	(All)



HOUSING SUBMARKETS

- 1. Late-century suburbs
- 2. Late-century exurbs
- 3. Mid-century small lots
- 4. Aging multifamily
- 5. Burgeoning streetcar neighborhoods
- 6. High-demand inner ring suburbs
- 7. Emerging demand neighborhoods
- 8. Rural
- 9. Town Center
- 10. High-demand exurbs
- 11. OSU off-campus
- 12. Downtown
- Regionwide

EXPORT TABLE OF ACTIONS

EXPORT TO PDF

IMPLEMENTER'S TOOLKIT

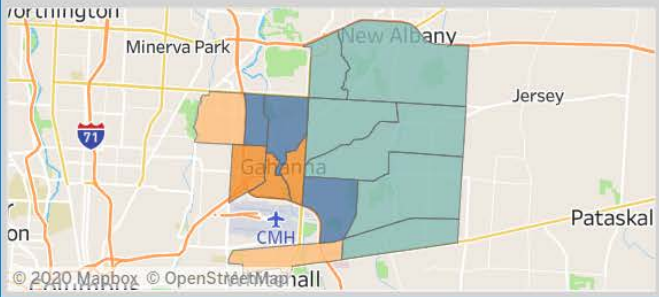
NUMBER OF POTENTIAL HOUSING ACTIONS
BASED ON CURRENT SELECTIONS

68

REFINE LIST OF POTENTIAL HOUSING ACTIONS

TIP Hover over the filters to find the CLEAR FILTER icon (right), or press **F5** to reset all filters

County	City, Village, or Township	Housing Submarket	Core Housing Issue	Action Type
Franklin County	City of Gahanna	(All)	(All)	(All)



HOUSING SUBMARKETS
- 1. Late-century suburbs
- 3. Mid-century small lots
- 4. Aging multifamily
- 10. High-demand exurbs

EXPORT TABLE OF ACTIONS

EXPORT TO PDF

GET MORE DETAIL ABOUT A SINGLE ACTION

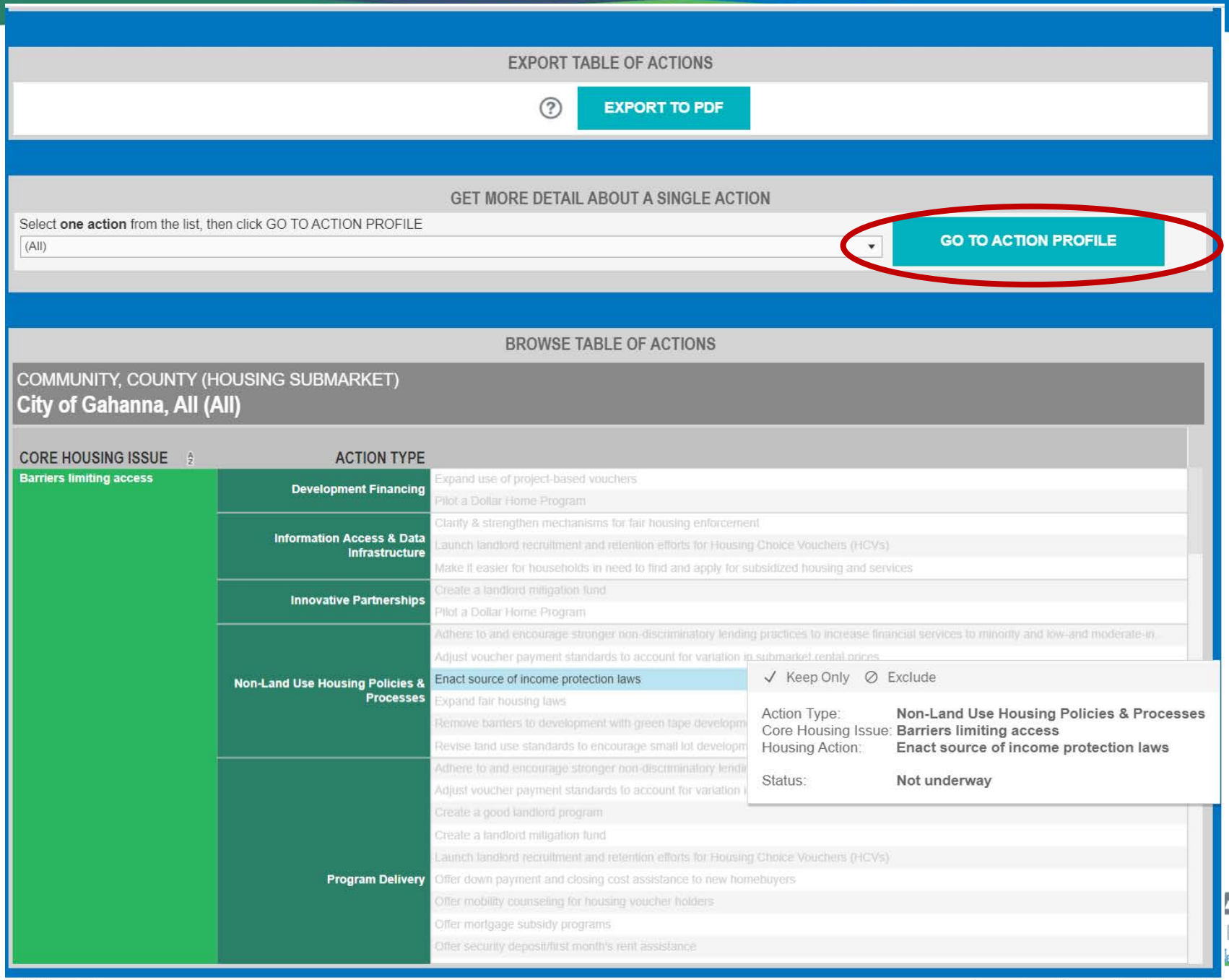
Select **one action** from the list, then click GO TO ACTION PROFILE

(All)

GO TO ACTION PROFILE

BROWSE TABLE OF ACTIONS

COMMUNITY, COUNTY (HOUSING SUBMARKET)
City of Gahanna, All (All)


EXPORT TABLE OF ACTIONS
EXPORT TO PDF
GET MORE DETAIL ABOUT A SINGLE ACTION
Select one action from the list, then click GO TO ACTION PROFILE
(All)
GO TO ACTION PROFILE
BROWSE TABLE OF ACTIONS
COMMUNITY, COUNTY (HOUSING SUBMARKET)
City of Gahanna, All (All)
CORE HOUSING ISSUE
ACTION TYPE
Barriers limiting access
Development Financing
Expand use of project-based vouchers
Pilot a Dollar Home Program
Information Access & Data Infrastructure
Clarify & strengthen mechanisms for fair housing enforcement
Launch landlord recruitment and retention efforts for Housing Choice Vouchers (HCVs)
Make it easier for households in need to find and apply for subsidized housing and services
Innovative Partnerships
Create a landlord mitigation fund
Pilot a Dollar Home Program
Non-Land Use Housing Policies & Processes
Adhere to and encourage stronger non-discriminatory lending practices to increase financial services to minority and low-and moderate-in
Adjust voucher payment standards to account for variation in submarket rental prices
Enact source of income protection laws
Expand fair housing laws
Remove barriers to development with green tape developm
Revise land use standards to encourage small lot developm
Program Delivery
Adhere to and encourage stronger non-discriminatory lendi
Adjust voucher payment standards to account for variation i
Create a good landlord program
Create a landlord mitigation fund
Launch landlord recruitment and retention efforts for Housing Choice Vouchers (HCVs)
Offer down payment and closing cost assistance to new homebuyers
Offer mobility counseling for housing voucher holders
Offer mortgage subsidy programs
Offer security deposit/first month's rent assistance
Keep Only
Exclude
Action Type: Non-Land Use Housing Policies & Processes
Core Housing Issue: Barriers limiting access
Housing Action: Enact source of income protection laws
Status: Not underway
tableau

HOUSING ACTION PROFILE

Enact source of income protection laws

EXPORT TO PDF

Description & overview

This action protects renters and homebuyers from being discriminated against based on their source of income. These laws typically cover a variety of income sources, including federal benefits like Social Security and Temporary Assistance for Needy Families (TANF), as well as federal rental assistance via the Housing Choice Voucher Program (Section 8).

CORE REGIONAL HOUSING ISSUE(S) ADDRESSED
*Barriers limiting access to homes

ACTION TYPE(S)
Non-Land Use Housing Policies & Processes

KEYS TO SUCCESSFUL IMPLEMENTATION
* Identified sources of income to protect
* Identified agency to enforce
* Education and outreach campaign to public officials, landlords, tenants, real estate agents, lenders, on the income protection laws and consequences to an unlawful action
* Political buy-in

Guides & National Examples

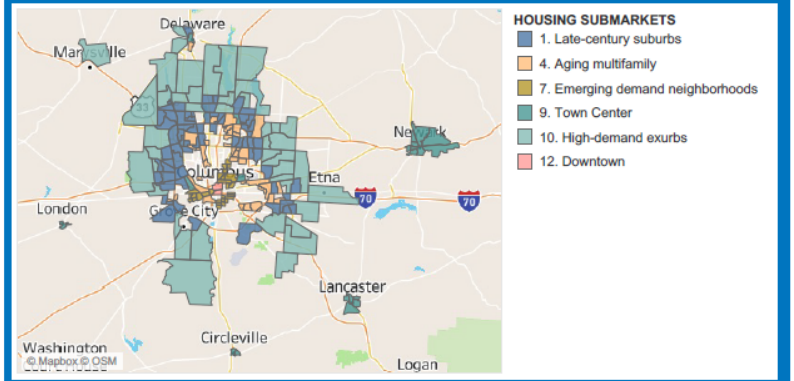
Up to five (5) may appear; Click on a title to open the link in a new browser tab

Source of Income Laws

Overview of Ohio HB229, Legislation To Prohibit Housing Discrimination

Source of Income Anti-Discrimination Ordinance

Places in Central Ohio where this action is most relevant



Opportunities & Examples from the Region

Central Ohio action status
Not underway

Opportunities to start or scale in Central Ohio
If this bill is passed by the State Legislature, regional and local efforts could focus on education and outreach to impacted tenants and landlords to ensure each is well-versed in their rights and responsibilities. Stronger fair housing monitoring may assist with implementation and enforcement of this kind of legislation. While that bill is under consideration (and in the event it is not passed by the State Legislature), , there are also opportunities to advance similar legislation at the local level. Local legislation could expand beyond Housing Choice Vouchers to cover any form of tenant-based rental assistance (like the City of Bexley's proposed legislation), which may be especially relevant as additional funds outside of the HCV program are used to support Central Ohioans via rental assistance (see: Expand Tenant-Based Rental Assistance action).

Regional Examples
In May 2019, Ohio State Legislators introduced Bill 229, legislation that would prohibit landlords from discriminating against tenants who use federal Housing Choice Vouchers. At time of writing, this bill is pending further discussion. Some localities in the region are also considering this legislation: Bexley City Council is currently considering legislation that would protect individuals receiving any type of housing assistance from discrimination based on their source of income. This type of legislation has also been passed in several Ohio cities outside of Central Ohio, including Cincinnati, Linndale, South Euclid, University Heights, Warrensville Heights, and Wickliffe.

Next Steps

Local Housing Action Agendas.

Local Housing Action Agendas (LHAA) will translate Central Ohio's regional housing vision and recommendations from the Regional Housing Strategy (RHS) into meaningful local action on housing issues across a diverse region. Once complete, a Local Housing Action Agenda articulates how individual jurisdictions in Central Ohio will act on regional and local housing needs. The Mid-Ohio Regional Planning Commission will lead this process in partnership with local jurisdictions.

Relationship to Regional Housing Strategy.

Step	Regional Housing Strategy	LHAA
Step #1. Understand local housing needs	• Regional housing needs • Regional housing forecasts • Submarket analysis • Displacement risk analysis • Opportunity mapping • Findings from community engagement	• Local statement of housing need • Supporting data
Step #2. Set priorities for local action	• Implementers' Toolkit • Investment allocation portfolio • Case studies	• List of priority housing needs and related actions (jurisdiction-wide and targeted)
Step #3. Define local action	• Implementers' Toolkit • Investment allocation portfolio • Case studies	• Recommendations to address jurisdiction-wide and targeted priority housing needs
Step #4. Demonstrate commitment to local action	• Evaluation framework	• Ways to track and communicate implementation progress

Key Components.

Local Housing Action Agendas will include two primary components:

- **Overview of housing needs:** Each Local Housing Action Agenda will have an overview of local housing needs, including communitywide needs; needs affecting specific places or groups of people in a community; and priority needs to address through local action.
- **Recommendations for local action:** Each Local Housing Action Agenda will outline specific actions tailored to local opportunities, challenges, and capacity to address local priority needs.

Guiding Principles.

Local Housing Action Agendas will be guided by three overarching principles:

- **Context sensitivity:** This process recognizes and accounts for the unique practical and political realities at the local level in Central Ohio by working with individual communities to identify their most pressing housing needs and tailoring the approaches in the Implementer's Toolbox to each community in the region.
- **Equity:** Mirroring the RHS' focus on housing as a platform for equitable growth and recovery, equity is a cross-cutting consideration in developing these Local Housing Action Agendas. Each part of the process embeds equity by asking local stakeholders to answer a set of equity-focused questions about the decisions being made.
- **Building resilience:** The RHS was developed during the 2020 COVID-19 global pandemic. Committing to and taking local action on housing issues—in ways that use housing as a platform for equitable growth and recovery—will promote stability and resilience among residents, both in response to COVID-19 and in the event of future shocks.

Four Step Process:

1. **Understand local housing needs**
   This step builds a common understanding of how regional housing issues identified through the RHS affect a jurisdiction and identifies housing needs to address locally over the next 5–10 years.
2. **Set priorities for local action**
   This step connects and prioritizes jurisdiction-level housing issues to actions that address these needs over the next 5–10 years.
3. **Define local action**
   This step develops recommendations that tailor priority actions to local context and capacities, including any targeted housing issues.
4. **Demonstrate commitment to local action**
   This step results in a full Local Housing Action Agenda and launches local implementation, including ways to track and communicate progress that aligns with regional resources for implementation.

Local Engagement.

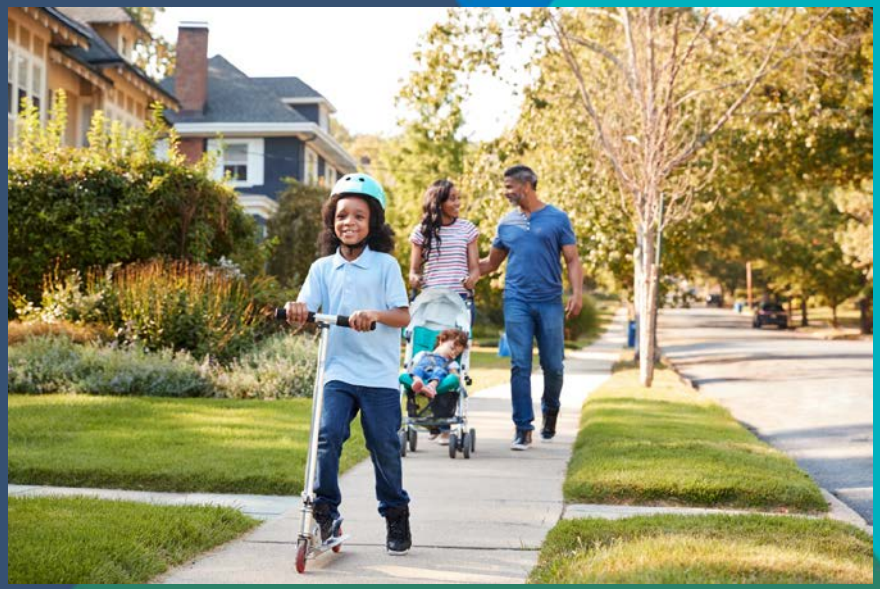
The process to develop a Local Housing Action Agenda relies on a local advisory group to provide continuous, candid feedback on local needs; priority needs and related actions; and local implementation considerations.

Formats.

The format of the local housing action agenda will also be tailored to meet the unique needs and goals of each jurisdiction in Central Ohio. A local housing action agenda could take many different forms to support effective implementation:

- Local municipal policy (resolution, ordinance)
- Local housing plans
- Local comprehensive plans (as chapters devoted to housing or generally)
- Local land use policies
- Stand-alone document

Project Sponsors



THANK YOU!

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