

## **EXHIBIT A**

### **Housing Survey**

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 #3 (CRA #3).

The purpose of this housing survey is to document the housing stock in the proposed area of expansion of CRA #3. There have been no new residential construction projects in the existing or proposed expansion area in the past 35 years. There are 12 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. The median age reported in the 2010 Census in Gahanna was 39.4 with the largest population segment (17.2%) between the ages of 45 and 54 years old. There were 13,037 households recorded in Gahanna with an average household size of 2.54 persons. The median household income reported was \$73,290 and the per capita income was \$36,209. Estimates of growth prepared by the Mid-Ohio Regional Planning Commission project that Gahanna has now grown to 33,984 citizens and will grow to 35,708 by the end of 2018.

#### **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 2016 American Community Survey, the largest portion of Gahanna's housing stock was built between 1990 and 1999 (25.8%). Approximately 7.8% of the community's housing stock was built before 1959. From 2000 to 2014, Gahanna experienced an 11.1% 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 2016, 13,189 of Gahanna's 13,650 housing units were occupied, representing a 96.6% occupancy rate. Of the 13,189 occupied housing units, 9,433 were owner occupied (71.5%).

#### **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 #3. There are 12 residential properties in the proposed expansion area, all located on Taylor Road between Morrison Road and Helmbright Drive.

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:** 748 Taylor Road  
**Parcel No:** 025-003911  
**Age of structure:** 58 years old  
**Condition:** Poor

**Franklin County Auditor Current Valuation:** \$327,000 (\$125,500 land, \$201,500 improvements)



**Property Address:** 760 Taylor Road  
**Parcel No:** 025-003928  
**Age of structure:** 72 years old  
**Condition:** Poor

**Franklin County Auditor Current Valuation:** \$202,200 (\$103,000 land, \$99,200 improvements)



**Property Address:** 820 Taylor Road  
**Parcel No:** 025-004007  
**Age of Structure:** 61 years old  
**Condition:** Fair

**Franklin County Auditor Current Valuation:** \$266,100 (\$36,050 land, \$57,090 improvements)



**Property Address:** 830 Taylor Road  
**Parcel No:** 025-003910  
**Age of Structure:** 51 years old remodeled in 1996  
**Condition:** Fair

**Franklin County Auditor Current Valuation:** \$259,600 (\$103,000 land, \$156,600 improvements)



**Property Address:** 860 Taylor Road  
**Parcel No:** 025-003918  
**Age of Structure:** 70 years old, shed added in 1992  
**Condition:** Fair

**Franklin County Auditor Current Valuation:** \$176,000 (\$88,600 land, \$87,400 improvements)





**Property Address:** 872 Taylor Road  
**Parcel No:** 025-003917  
**Age of Structure:** 62 years old, shed added in 1985  
**Condition:** Fair

**Franklin County Auditor Current Valuation:** \$224,800 (\$88,600 land, \$136,200 improvements)



**Property Address:** 886 Taylor Road  
**Parcel No:** 025-003924  
**Age of Structure:** 65 years old, remodeled in 1965  
**Condition:** Fair

**Franklin County Auditor Current Valuation:** \$249,500 (\$88,600 land, \$160,900 improvements)

