

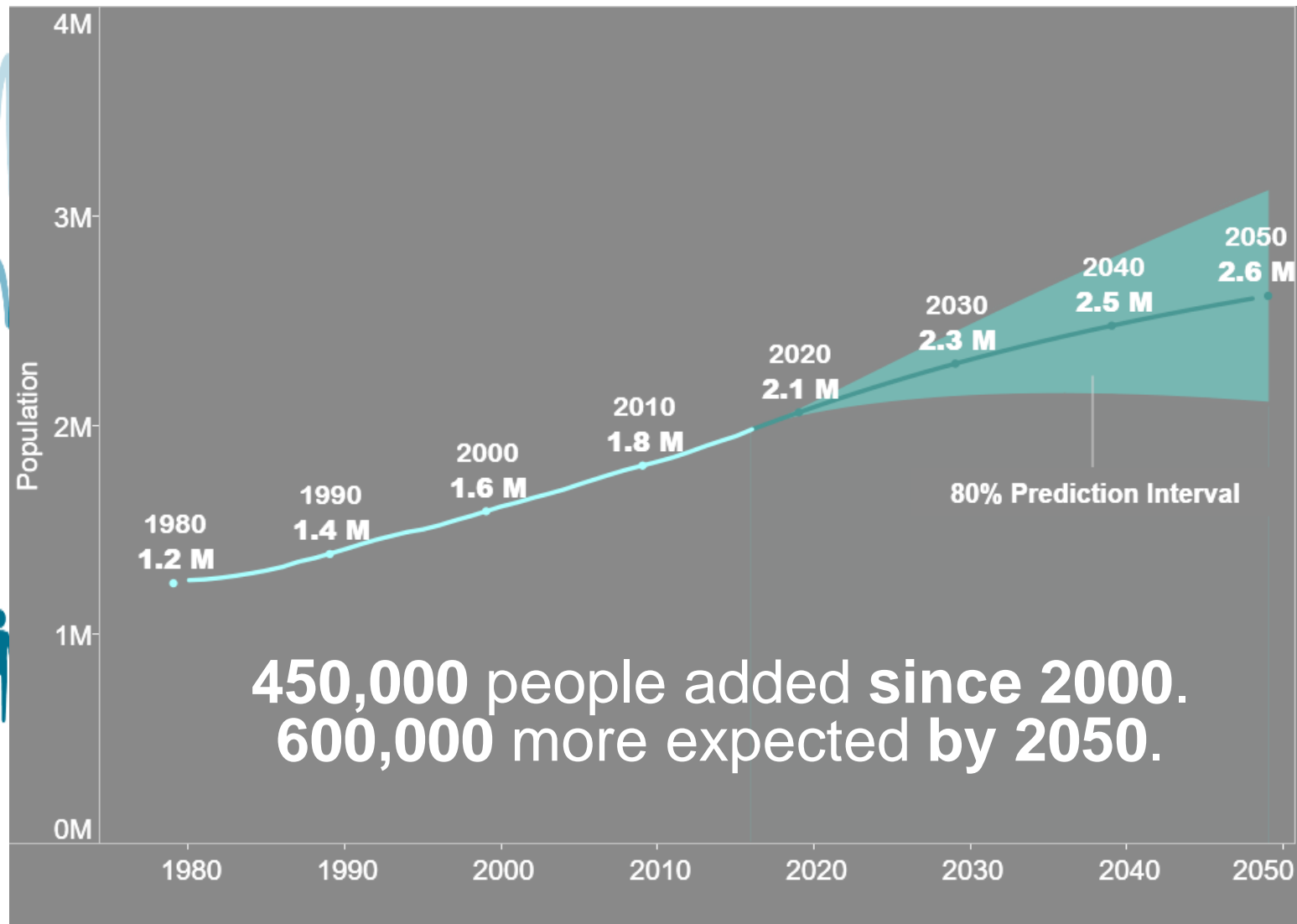


# Central Ohio Regional Housing Strategy

OCCD Conference  
January 27, 2021



# Population Projections in 7-County Region

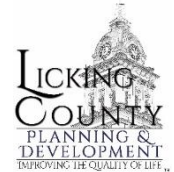


# Project Sponsors



MID-OHIO REGIONAL  
**MORPC**  
PLANNING COMMISSION

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR



# 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**

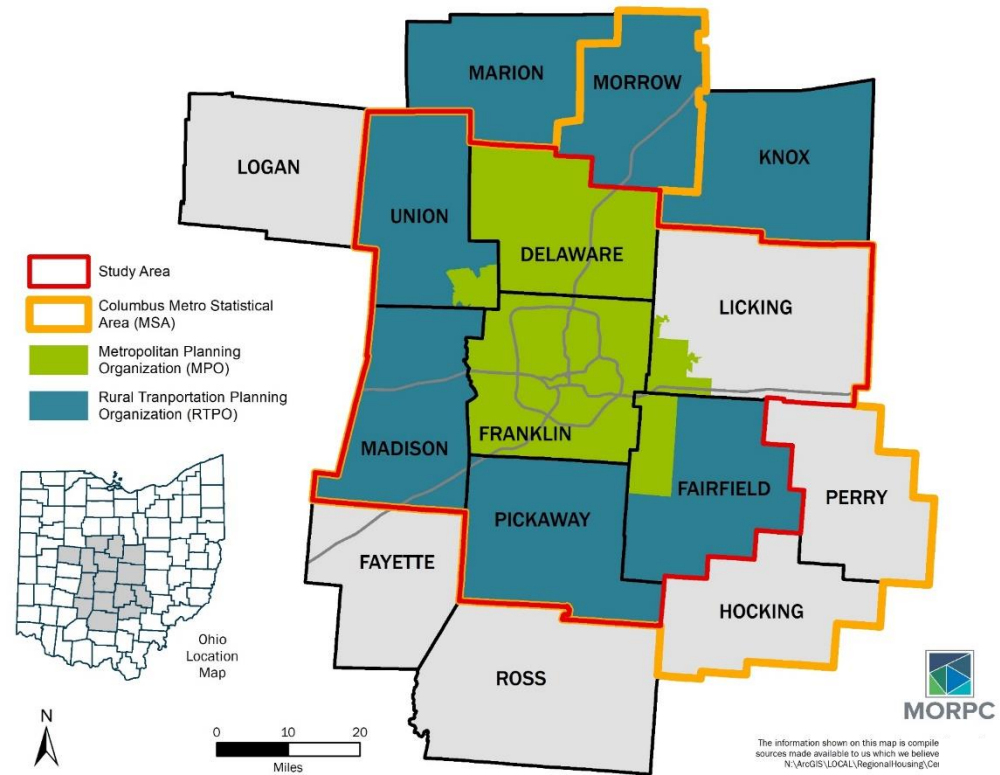


# Study Area

## 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*





# Project Outcomes

## Existing Conditions Report

Review, summarize, and prioritize existing and projected housing needs based on data and community input.

## Best Practices Report

Identify local, regional, and state examples for addressing the housing mismatch, supply, and affordability.

## Recommendations

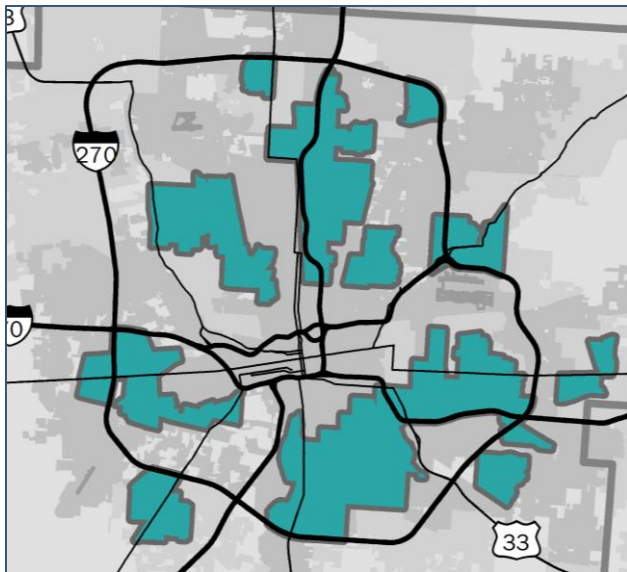
Develop clear set of strategies and action items for immediate and long-term implementation.

## Tracking Success

# Unique Study Elements

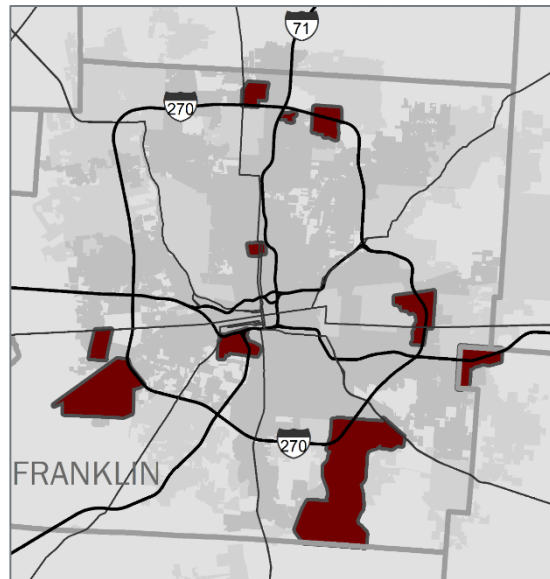
## Submarket Analysis

- Physical Characteristics
- Housing Stock
- Housing Market



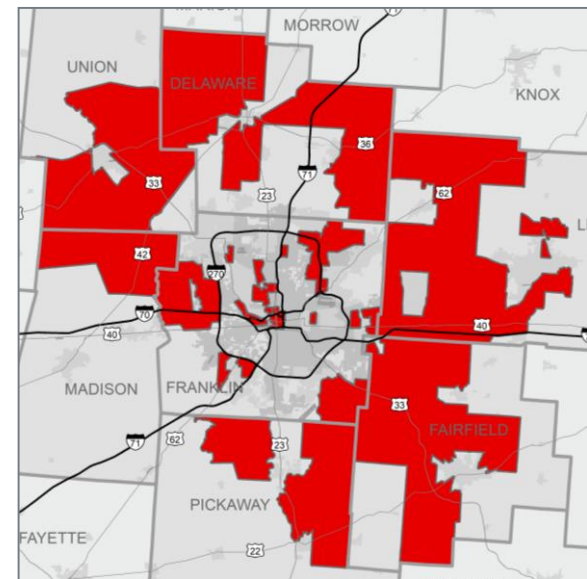
## Displacement Analysis

Identifies areas vulnerable to housing market gentrification and displacement



## Opportunity Mapping

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

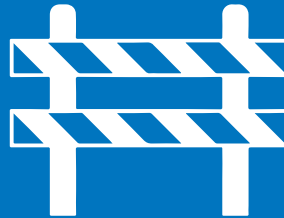




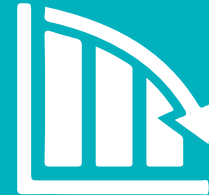
# Core Regional Housing Issues



**Increased competition  
for homes**



**Barriers limiting access  
to homes**



**Limited supply of  
homes priced for low-  
income households**



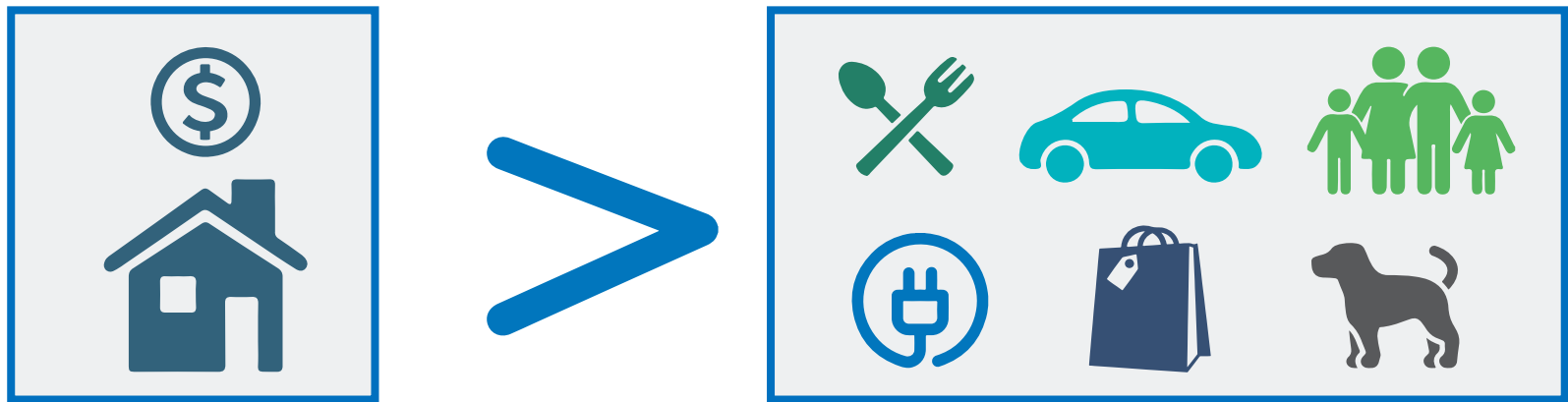
**Demand for more  
diverse housing stock**



**Housing instability  
among Central Ohioans**

# 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+



# EVICTIION NOTICE



**35 RENTERS PER DAY**

## EVICTIION

### 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

# Without Permanent Shelter



## Homelessness

- 7,600 individuals
- 2,000 families
- 485 unaccompanied children

~ 10,100

**Families & Individuals**

# Aging Homes Lead to Maintenance Costs



## **Median Home Age:**

**40 Years (Single Family)**

**30 Years (Large Multi-family)**

- **Programs available regionally for rehabilitation: 4 programs**
- **Programs available regionally for energy: 3 programs**

# HOUSING PRODUCTION

Housing Production  
**Surplus**



**2000s**

Housing Production  
**Deficit**



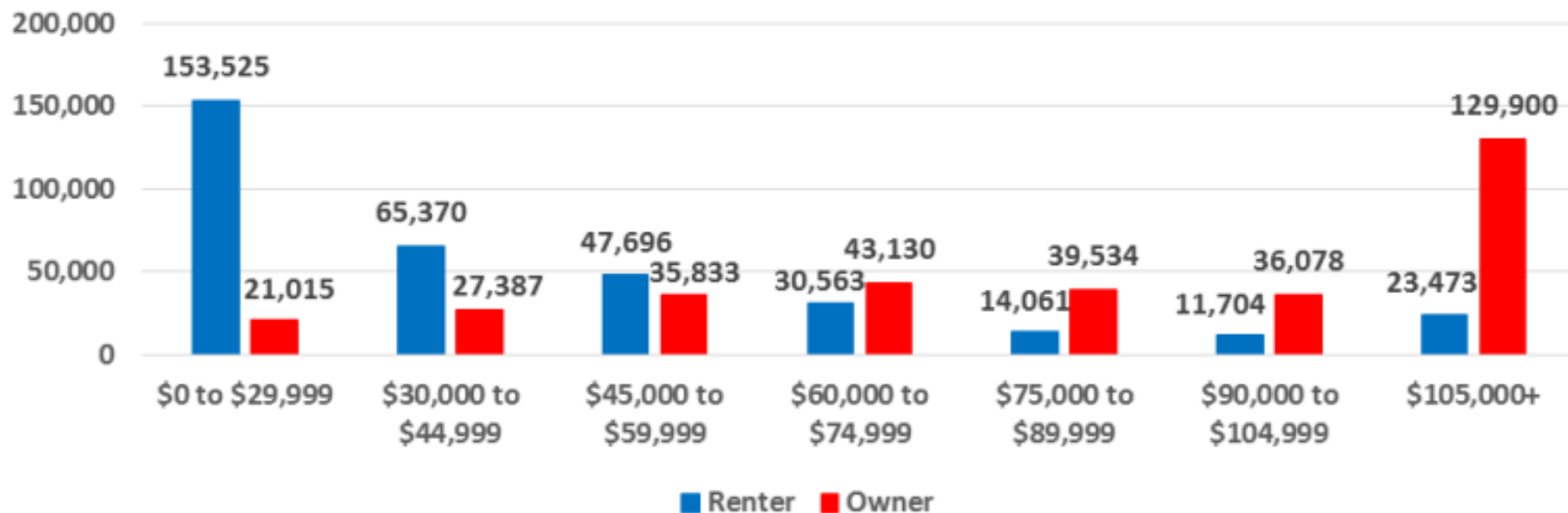
**2010s**

*Average HH size: 2.5 people*



# Housing Demand > Supply

Columbus MSA  
Housing Units Needed by 2050 By Income  
(1.543% Compounded Job Growth: 2010 - 2017 Trend)



Source: Vogt Strategic Insights; Regionomics LLC; Department of Labor Statistics; ESRI

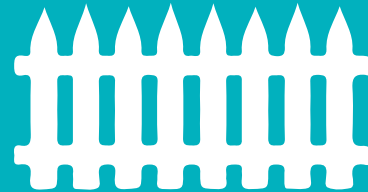
# Barriers to Development



**Uncertainty  
associated  
with local land  
use processes  
and standards**



**Higher costs  
of residential  
development**



**Not-In-My-  
Backyard  
(NIMBY)  
attitudes**



**Limited gap  
financing**

# Regional Financial Resources

## Plentiful but complicated

- 55 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

# Priority Actions



**ADOPT A “GREEN TAPE” DEVELOPMENT REVIEW PROCESS**



**ENACT SOURCE OF INCOME PROTECTION LAWS**



**CREATE A STATE HOUSING TAX CREDIT**

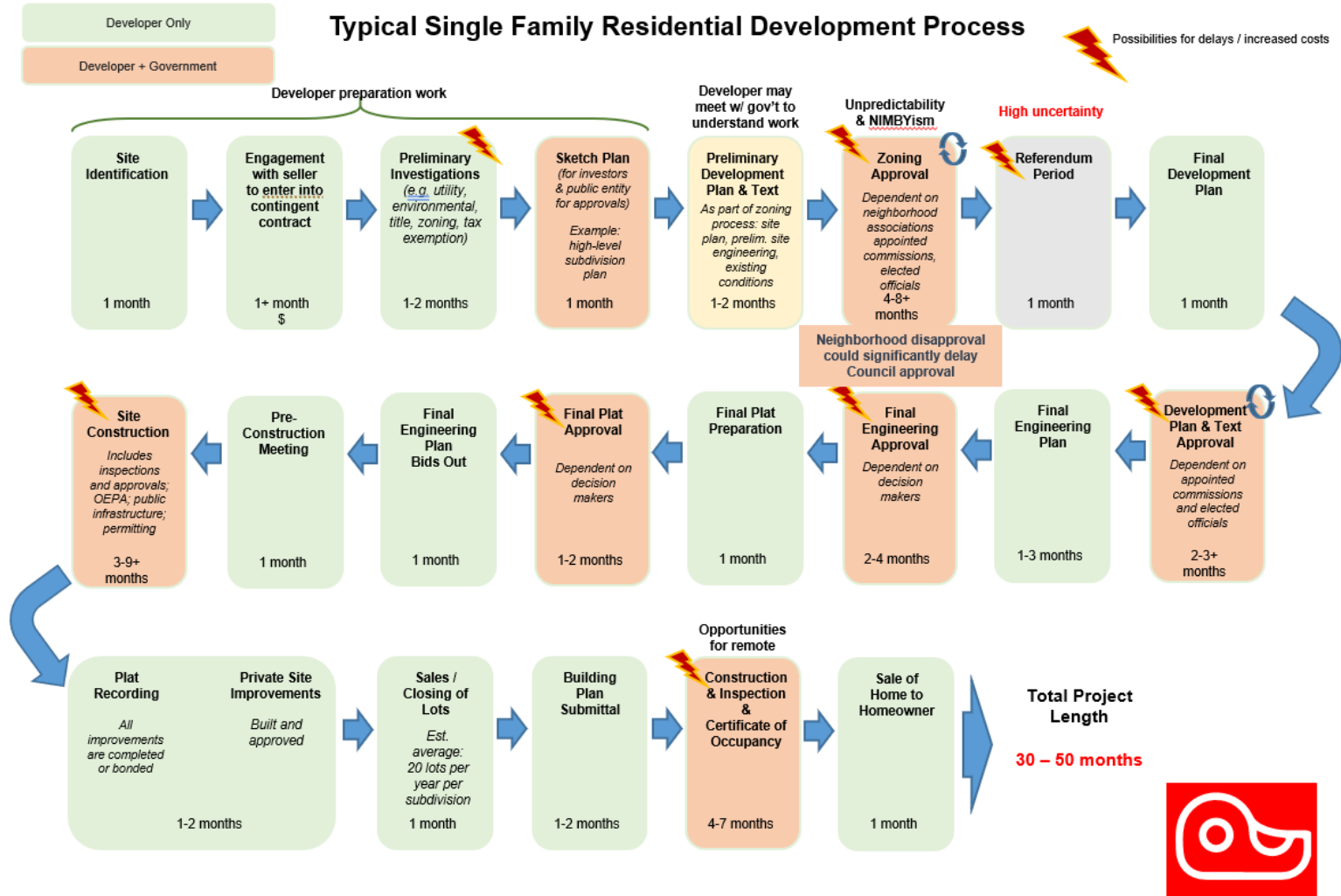


**PILOT THE DEVELOPMENT OF DIVERSE, LOWER-COST HOUSING PRODUCTS**

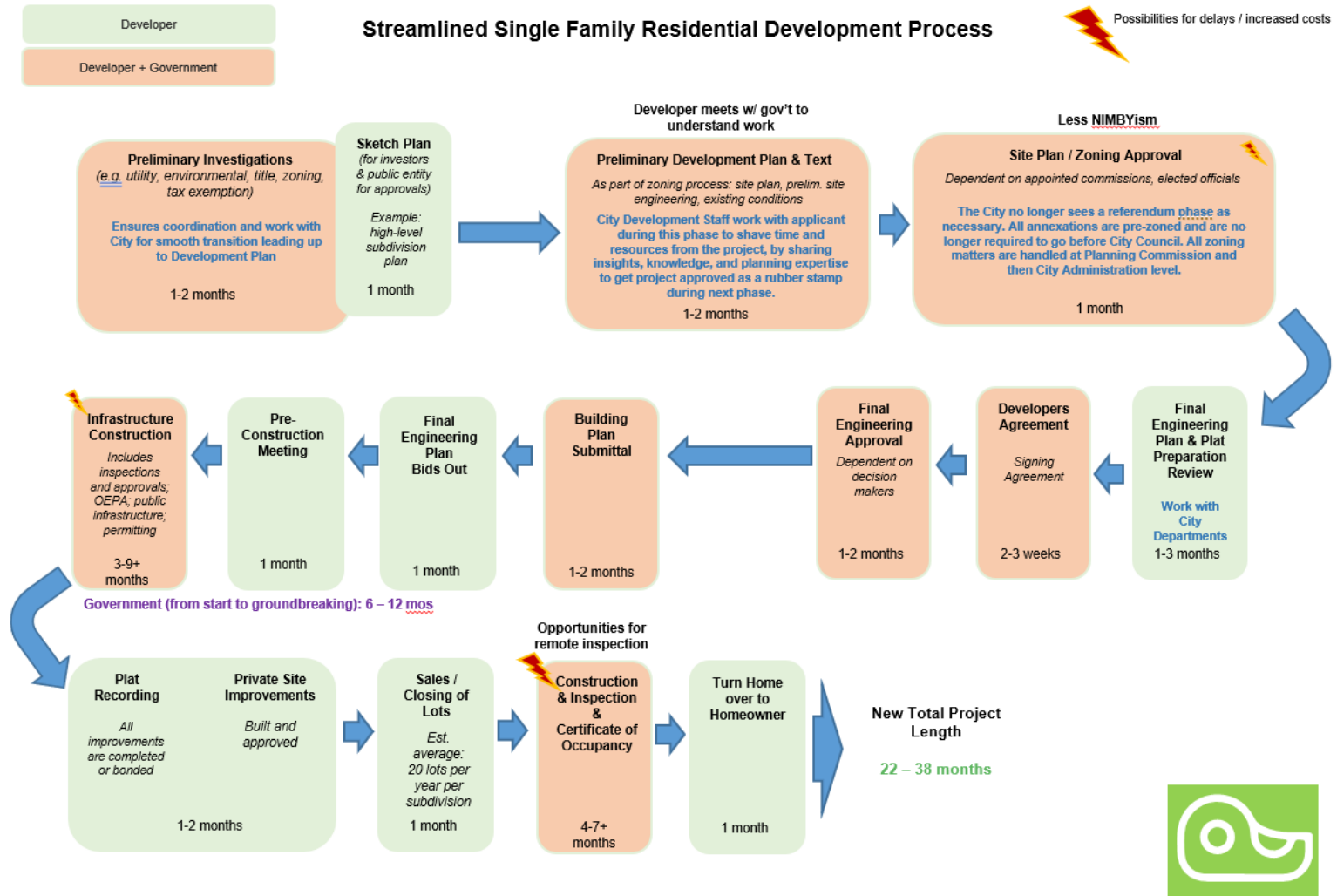


**MORE TENANT-BASED RENTAL ASSISTANCE**

# ADOPT A “GREEN TAPE” DEVELOPMENT REVIEW PROCESS



# ADOPT A “GREEN TAPE” DEVELOPMENT REVIEW PROCESS





# ENACT SOURCE OF INCOME PROTECTION LAWS



## Proposed Amended Ordinance 28 - 20

By: Lori Ann Feibel

An ordinance to amend 637.02(a)(1) through (a)(4) of the Codified Ordinances, in order to expand to all citizens rights to equal housing opportunities for them regardless of the source of income being used to pay for such

**WHEREAS,** The Council of the City of Bexley, Ohio desires to do all that is proper to secure for all citizens their right to equal housing opportunities

**WHEREAS,** Anyone who receives outside assistance for paying rent has equal access to rental housing in Bexley; and

**WHEREAS,** Veterans, recipients of disability payments, households with vouchers and anyone with other governmental or private sources of protection from discrimination when seeking rental housing solely on the basis of payment; and

**WHEREAS,** By protecting individuals from discrimination on the basis of residence and families in Bexley who receive rental assistance will have the ability to seek out and find high quality housing; and

**WHEREAS,** To date, at least six other cities in Ohio have adopted similar legislation including Cincinnati (1980), Lindale, South Euclid, University Heights and Wickliffe; and

**WHEREAS,** Landlords can apply screening criteria regarding tenant screening and can charge security deposits as personal financial protection; and

**WHEREAS,** Bexley reaffirms its commitment to being a welcoming community by continuing to explore and enact policy reforms and programs in order to ensure the availability of affordable housing to families in Bexley;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY,**

3<sup>rd</sup> Reading  
January 19, 2021

## ORDINANCE NO 2020-29

### TO AMEND CHAPTER 511 OF THE CODIFIED ORDINANCES TO PROHIBIT DISCRIMINATION ON THE BASIS OF SOURCE OF INCOME IN RENTAL AND LEASING OF HOUSING ACCOMMODATIONS

**WHEREAS,** In November 2019, the City adopted Chapter 511 "Unlawful Discrimination," to prohibit discrimination on the basis of race, color, religion, sex, national origin, age, familial status, disability, pregnancy, sexual orientation, gender identity, or gender expression; and

**WHEREAS,** Section 511.03 of the Codified Ordinances prohibits unlawful discriminatory housing practices; and

**WHEREAS,** prospective tenants with sources of income including veterans' benefits, housing vouchers, Social Security payments, investment income, and other similar sources, may face discrimination obtaining housing accommodations; and

**WHEREAS,** the City desires to amend Chapter 511 to prohibit discrimination on the basis of source of income in the renting and leasing of housing accommodations.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WESTERVILLE, OHIO:**

**Section 1.** That Section 511.01 "Definitions" of the Codified Ordinances be and hereby is amended to read as follows:

#### "511.01 DEFINITIONS.

As used in this chapter:

- (a) "Age" means at least forty years old, except as otherwise provided in this chapter.
- (b) "Aggrieved individual" means an individual who claims to have been injured by an unlawful discriminatory act or practice described in this chapter.
- "Burial lot" means any lot for the burial of deceased individuals within a cemetery, including, but not limited to, cemeteries owned and operated by the City.



2020-2021

## Qualified Allocation Plan

Office of Multifamily Housing, Development Division | **September 2019**



# PILOT THE DEVELOPMENT OF DIVERSE, LOWER-COST HOUSING PRODUCTS



**Linkus**  
Moving our region. Together.

**REGIONAL**  
HOUSING STRATEGY

# MORE TENANT-BASED RENTAL ASSISTANCE



OHIO

**COVID-19**  
**INFORMATION**

**COVID-19**  
Stay up to date on all #COVID19 information related to HUD programs. Visit [HUD.gov/coronavirus](https://www.hud.gov/coronavirus) to find the latest information and resources for service providers, homeowners, renters, and grantees.

**LEARN MORE**



## 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.



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# morpc.org/rhs

## IMPLEMENTER'S TOOLKIT








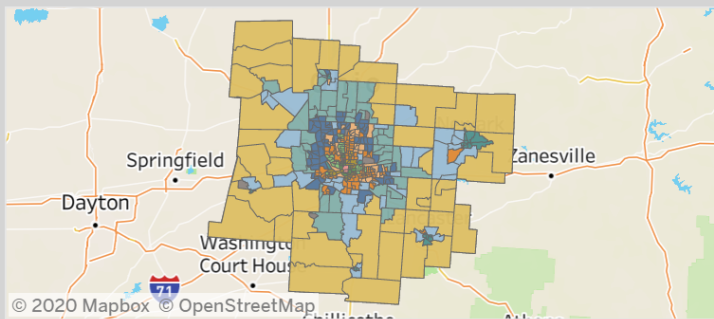
NUMBER OF POTENTIAL HOUSING ACTIONS  
BASED ON CURRENT SELECTIONS

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

### EXPORT TABLE OF ACTIONS



EXPORT TO PDF



# morpc.org/rhs

## IMPLEMENTER'S TOOLKIT



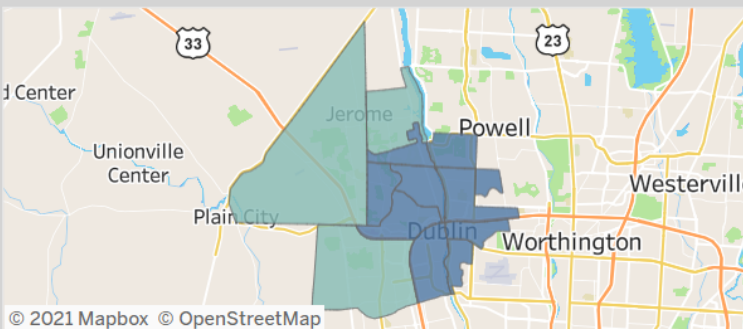
NUMBER OF POTENTIAL HOUSING ACTIONS  
BASED ON CURRENT SELECTIONS

51

### 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)	City of Dublin	(All)	(All)	(All)



#### HOUSING SUBMARKETS

- 1. Late-century suburbs
- 10. High-demand exurbs

### EXPORT TABLE OF ACTIONS



EXPORT TO PDF

# morpc.org/rhs

## 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 Dublin, 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

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 development review

Revise land use standards to encourage small lot development

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

Create a good landlord program

Create a landlord mitigation fund

Launch landlord recruitment and retention efforts for Housing Choice Vouchers (HCVs)

Program Delivery

Offer down payment and closing cost assistance to new homebuyers

# 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

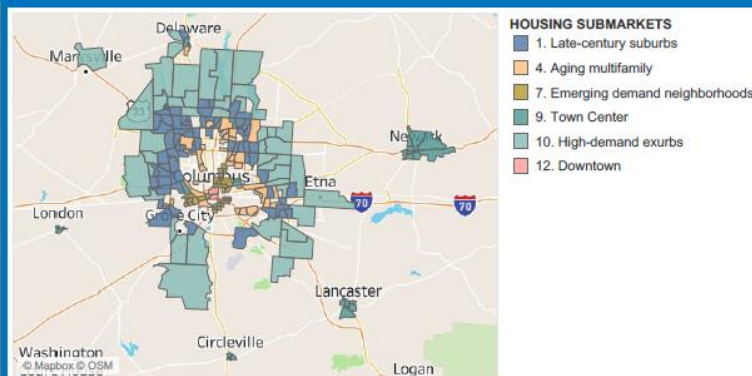
#### ACTION TYPE(S)

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

### 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.

### 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](#)



# 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	<ul style="list-style-type: none"><li>Regional housing needs</li><li>Regional housing forecasts</li><li>Submarket analysis</li><li>Displacement risk analysis</li><li>Opportunity mapping</li><li>Findings from community engagement</li></ul>	<ul style="list-style-type: none"><li>Local statement of housing need</li><li>Supporting data</li></ul>
Step #2. Set priorities for local action	<ul style="list-style-type: none"><li>Implementers' Toolkit</li><li>Investment allocation portfolio</li><li>Case studies</li></ul>	<ul style="list-style-type: none"><li>List of priority housing needs and related actions (jurisdiction-wide and targeted)</li></ul>
Step #3. Define local action	<ul style="list-style-type: none"><li>Implementers' Toolkit</li><li>Investment allocation portfolio</li><li>Case studies</li></ul>	<ul style="list-style-type: none"><li>Recommendations to address jurisdiction-wide and targeted priority housing needs</li></ul>
Step #4. Demonstrate commitment to local action	<ul style="list-style-type: none"><li>Evaluation framework</li></ul>	<ul style="list-style-type: none"><li>Ways to track and communicate implementation progress</li></ul>

### 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.

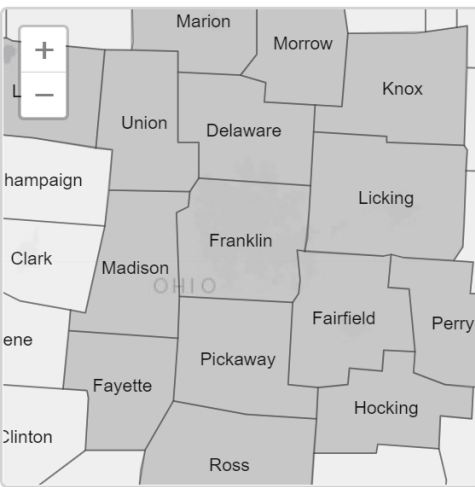
### Formats.

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

# Coming Soon – Housing Dashboard

## MORPC Sustainability Dashboard



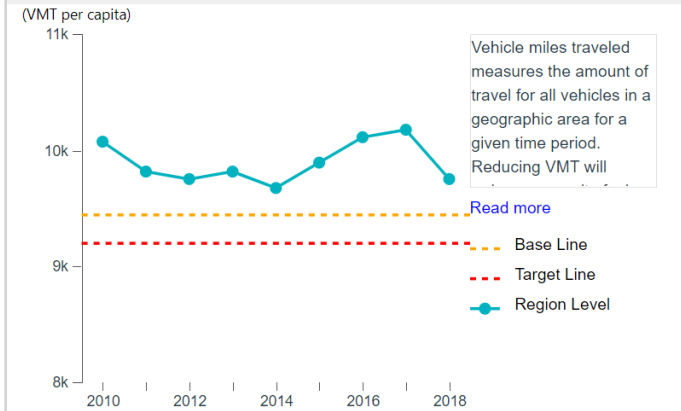
Options >



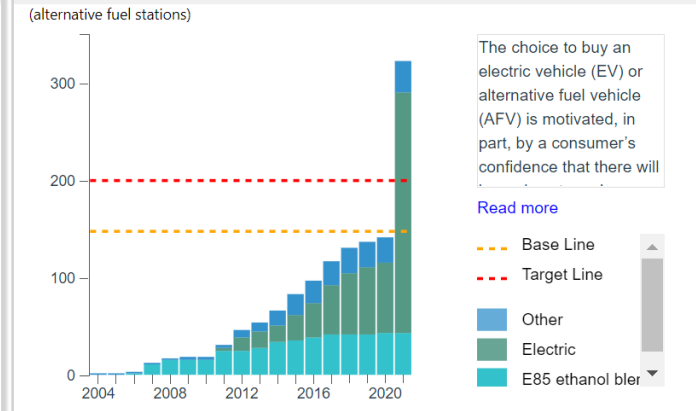
THE OHIO STATE UNIVERSITY  
CENTER FOR URBAN AND  
REGIONAL ANALYSIS



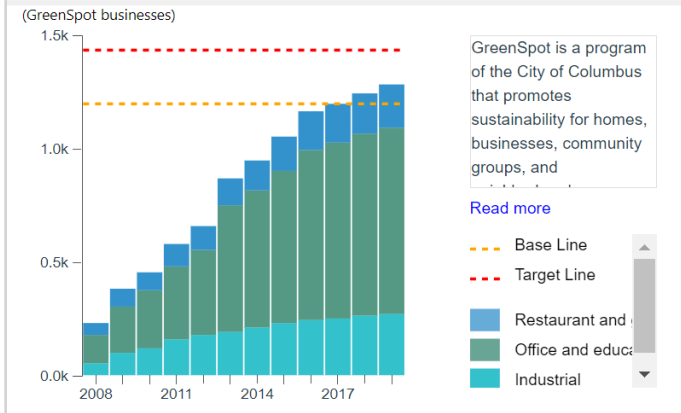
### 1.1 Reduce vehicle miles traveled



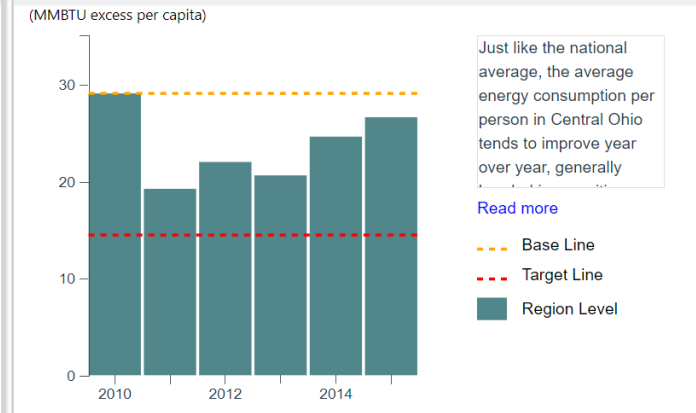
### 1.5 Increase alternative fuel stations



### 3.1 Increase sustainable businesses



### 1.6 Reduce excess energy consumption



# Speaker Series

- **February 19<sup>th</sup>**

- 11 a.m. – 12:30 p.m.
- **There's Nothing Cookie-Cutter About These Homes**

- **April 30<sup>th</sup>**

- 11 a.m. – 12:30 p.m.
- **In the Zone: Local Regulations for 21<sup>st</sup> Century Communities**



# THANK YOU!

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