



A REGIONAL HOUSING STRATEGY FOR CENTRAL OHIO

GAIN Community Conversation

April 28, 2022



MID-OHIO REGIONAL
MORPC
PLANNING COMMISSION

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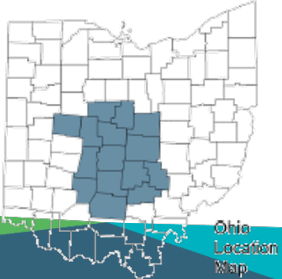
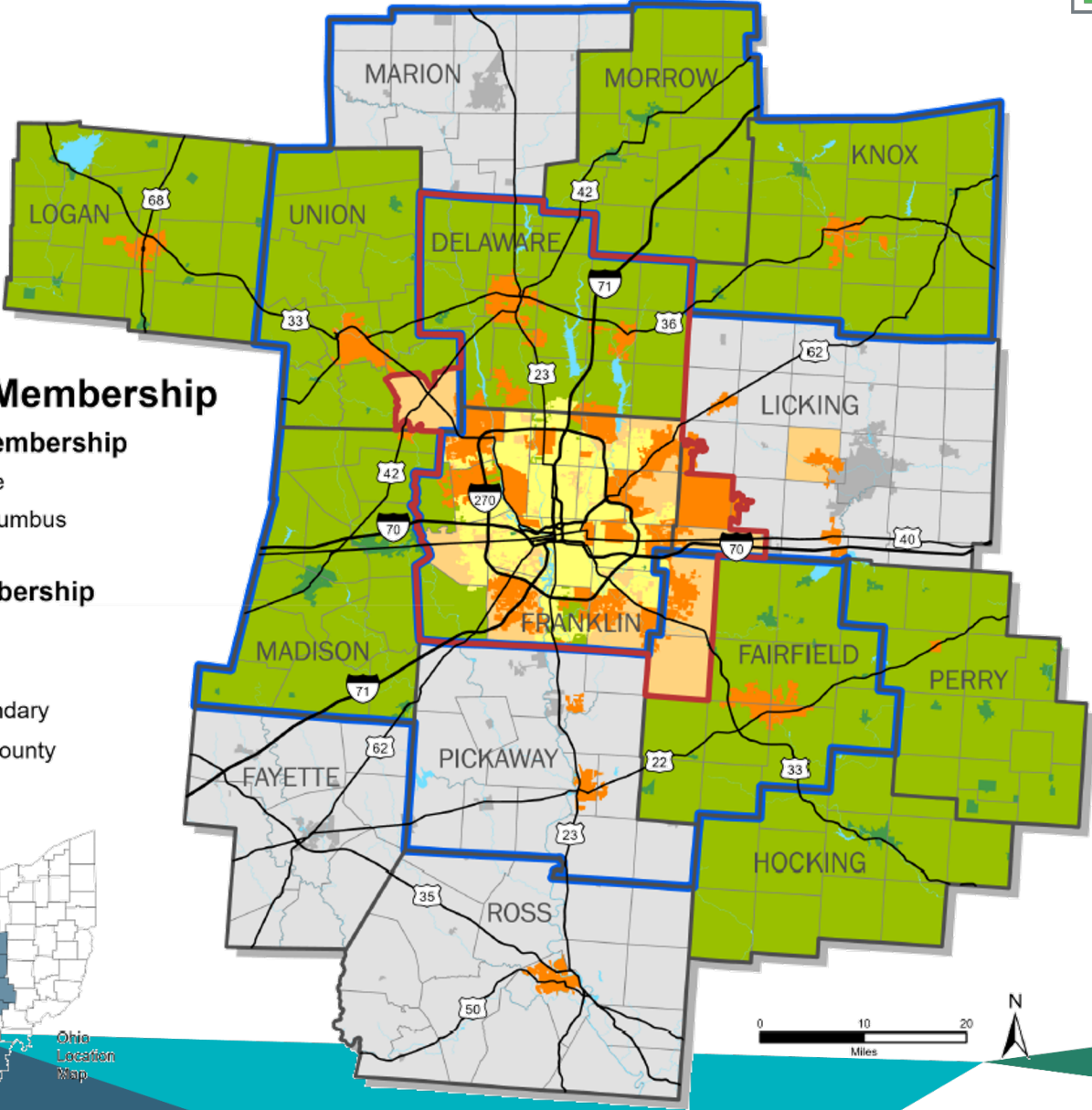
MORPC Membership

Individual Membership

- City/Village
- City of Columbus
- Township

County Membership

- County
- Township
- MPO Boundary
- CORPO County



Ohio Location Map

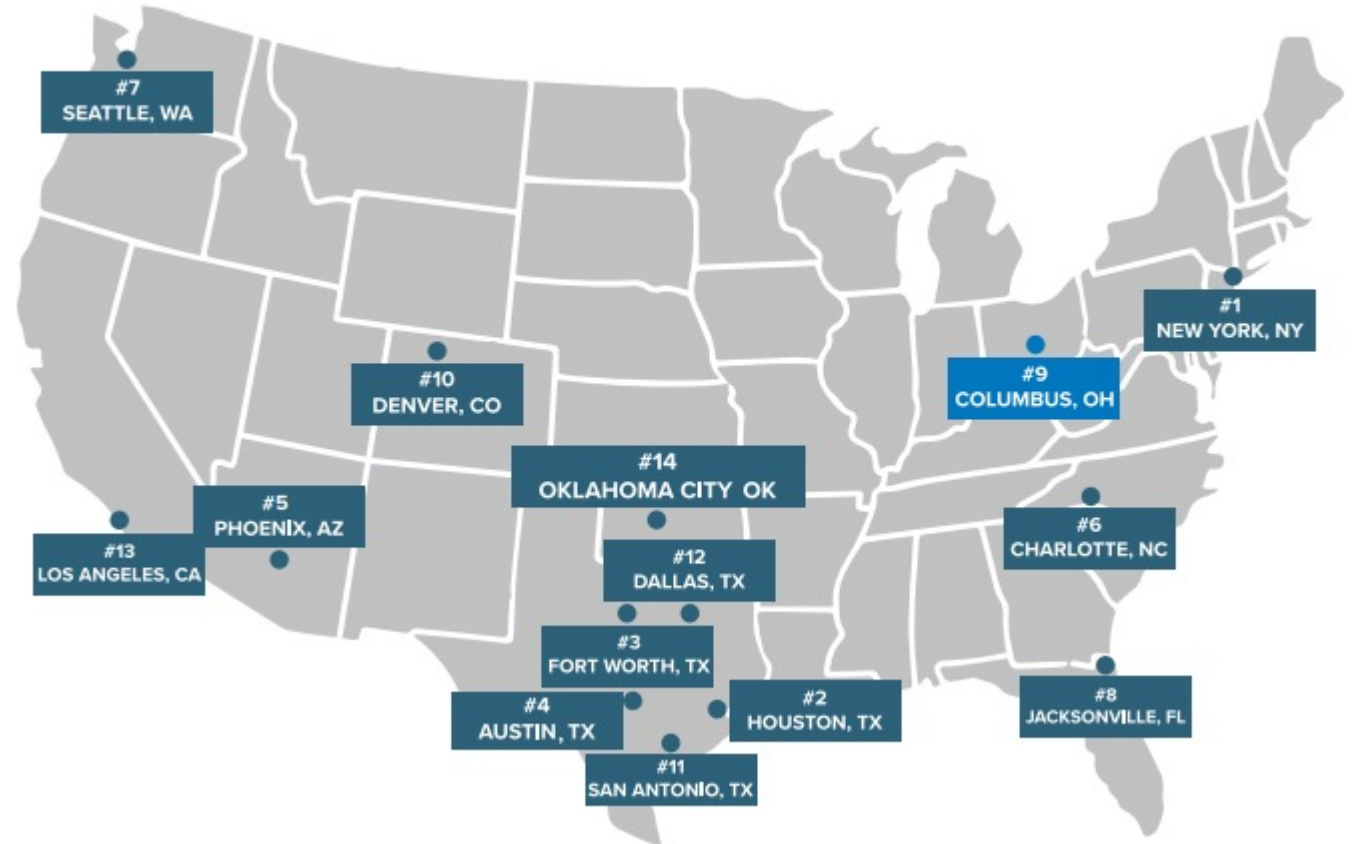
2020 CENSUS DATA



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- Central Ohio grew over the last decade – **adding nearly 240,000 residents** from 2010 to 2020.
- Central Ohio ranked **27th** in population growth among *all metros*.
- And among *cities with population growth over 100K*, Columbus ranked **9th**.
- Grandview Heights experienced population growth of nearly **24%**

CITIES WITH POPULATION GROWTH >100,000 2010 – 2020, RANKED BY GROWTH



Learn more at morpc.org/data

MODELING POPULATION CHANGES

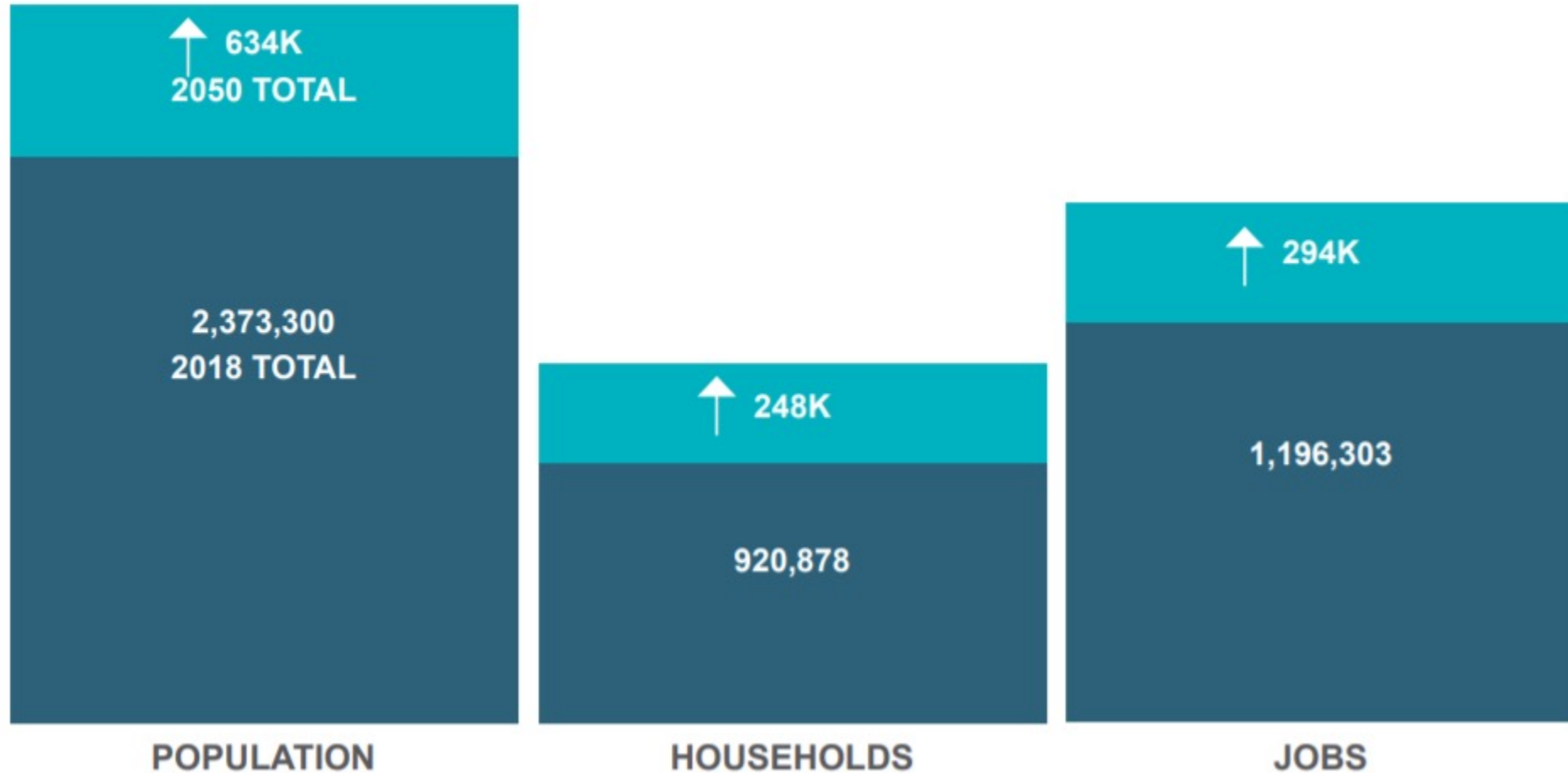


- Model accounts for long-term stable trends over time *and* irregular short-term changes
- Central Ohio's growth is a result of many factors – each is an important part of the region's success



ON TRACK TO 3 MILLION PEOPLE BY 2050

2018–2050 Projected Population Growth, 15-County Region



HOUSING PRODUCTION REMAINS LOW



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Housing Production
Surplus



2000s

Housing Production
Deficit



2010s

Average HH size: 2.5 people

SUPPLY-DEMAND MISMATCH

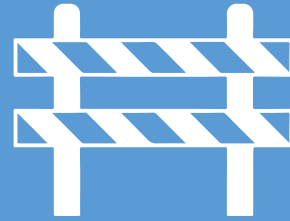
- Underproduction is creating big pressure for residents at all price points
- BIA estimates a need for 14,000 new housing units *every year*
- The pandemic occurred in the context of this market pressure and compounded it



CORE HOUSING ISSUES



**Increased competition
for homes**



**Barriers limiting access
to homes**



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



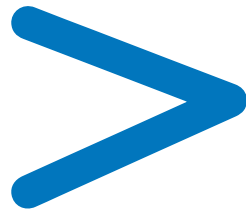
**Demand for more
diverse housing stock**



**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
- 7% of households earning \$50K+



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



35 RENTERS PER DAY

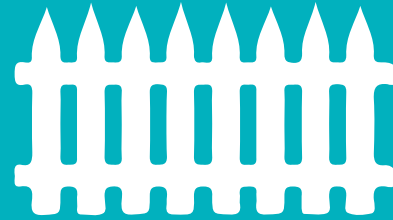
BARRIERS TO DEVELOPMENT



**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**
 - 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

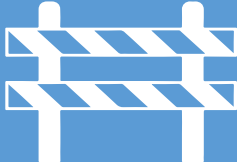
PRIORITY ACTIONS



Increased competition for homes



Limited supply of homes priced for low-income households



Barriers limiting access to homes



Demand for more diverse housing stock



Housing instability among Central Ohioans



Adopt "Green Tape" development review



Create a state housing tax credit



Enact source-of-income protection laws



Pilot diverse lower-cost housing products



Tenant-based rental assistance

MORE OPTIONS MEET MORE NEEDS

We want and need more:



Homes



Walkability



Amenities



Mobility



Green Space



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MORE OPTIONS HAVE POSITIVE IMPACTS



**TRANSPORTATION
VEHICLE
MILES TRAVELED**



**HOUSEHOLD
COSTS**



**LAND
CONSUMPTION**



**TAX
REVENUES**



**TRANSPORTATION
MODE SHARE**



**GREENHOUSE
GAS EMISSIONS**



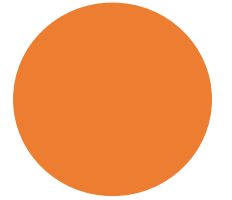
**LOCAL
INFRASTRUCTURE
AND SERVICES**



**TRANSPORTATION
ACCESS**

“WHAT IS MY COMMUNITY DOING?”

- Abundant supply of “missing middle” homes
 - 2-, 3-, 4-unit buildings
- New construction provides more choices for homes (own or rent, SF, condos, apartments)



“WHAT ELSE CAN MY COMMUNITY DO?”

IMPLEMENTER'S TOOLKIT



NUMBER OF POTENTIAL HOUSING ACTIONS
BASED ON CURRENT SELECTIONS

111

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

City, Village, or Township

(All)

Housing Submarket

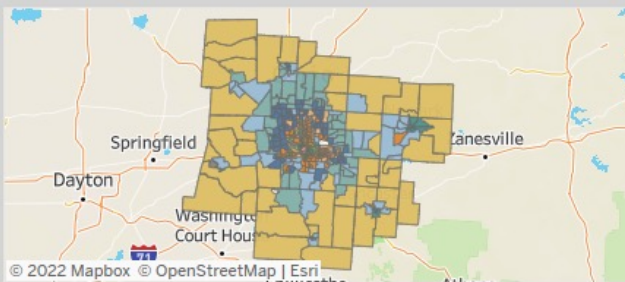
(All)

Core Housing Issue

(All)

Action Type

(All)



HOUSING SUBMARKET

- 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 Centers
- 10. High-Demand Exurbs
- 11. OSU Off-Campus
- 12. Downtown
- Regionwide

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



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