



PARTNERSHIPS, POLICIES & PROGRAMS

Market-Based Strategies to Address Housing for a Growing Region

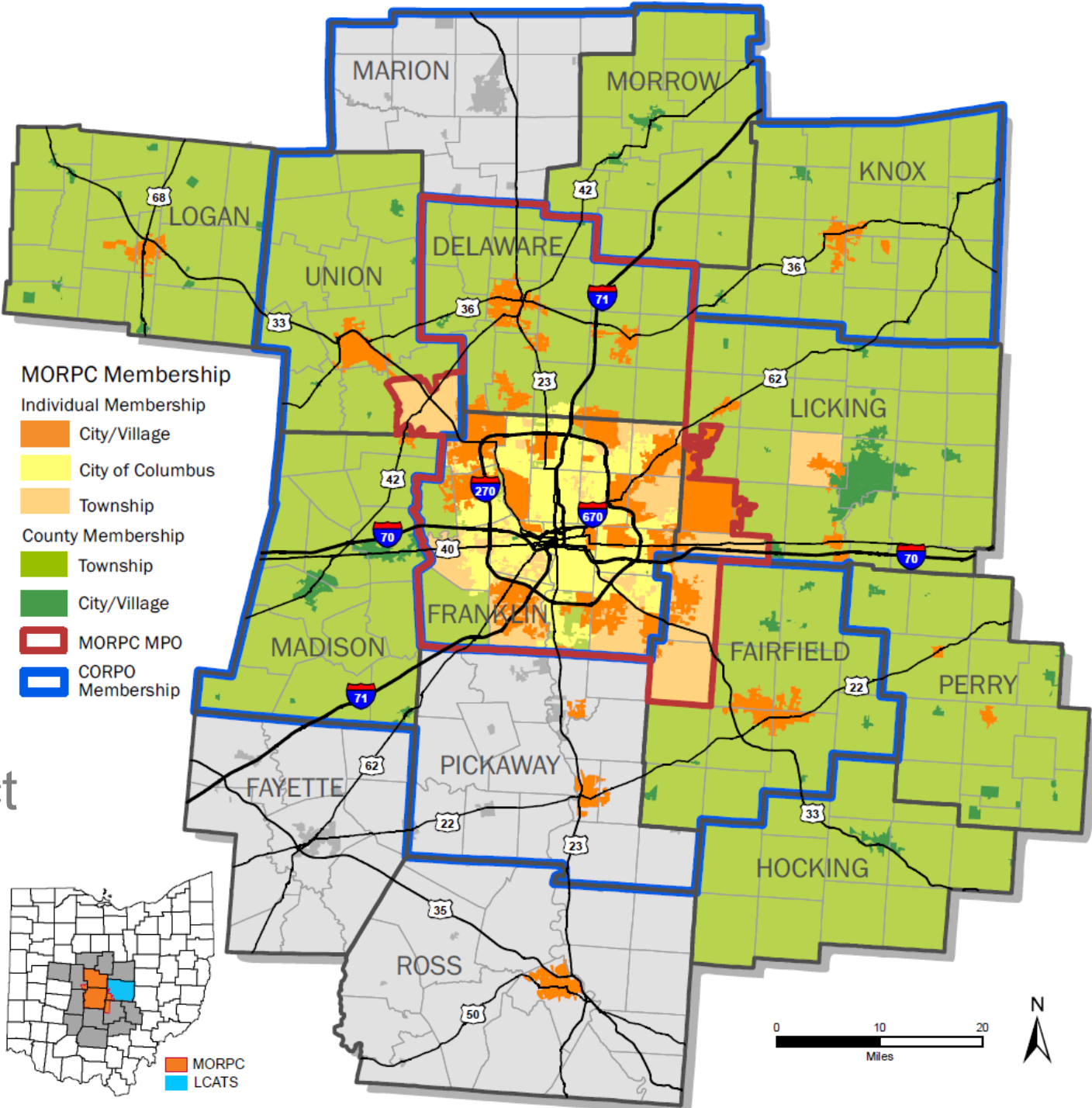
Columbus Apartment Association | November 17, 2022



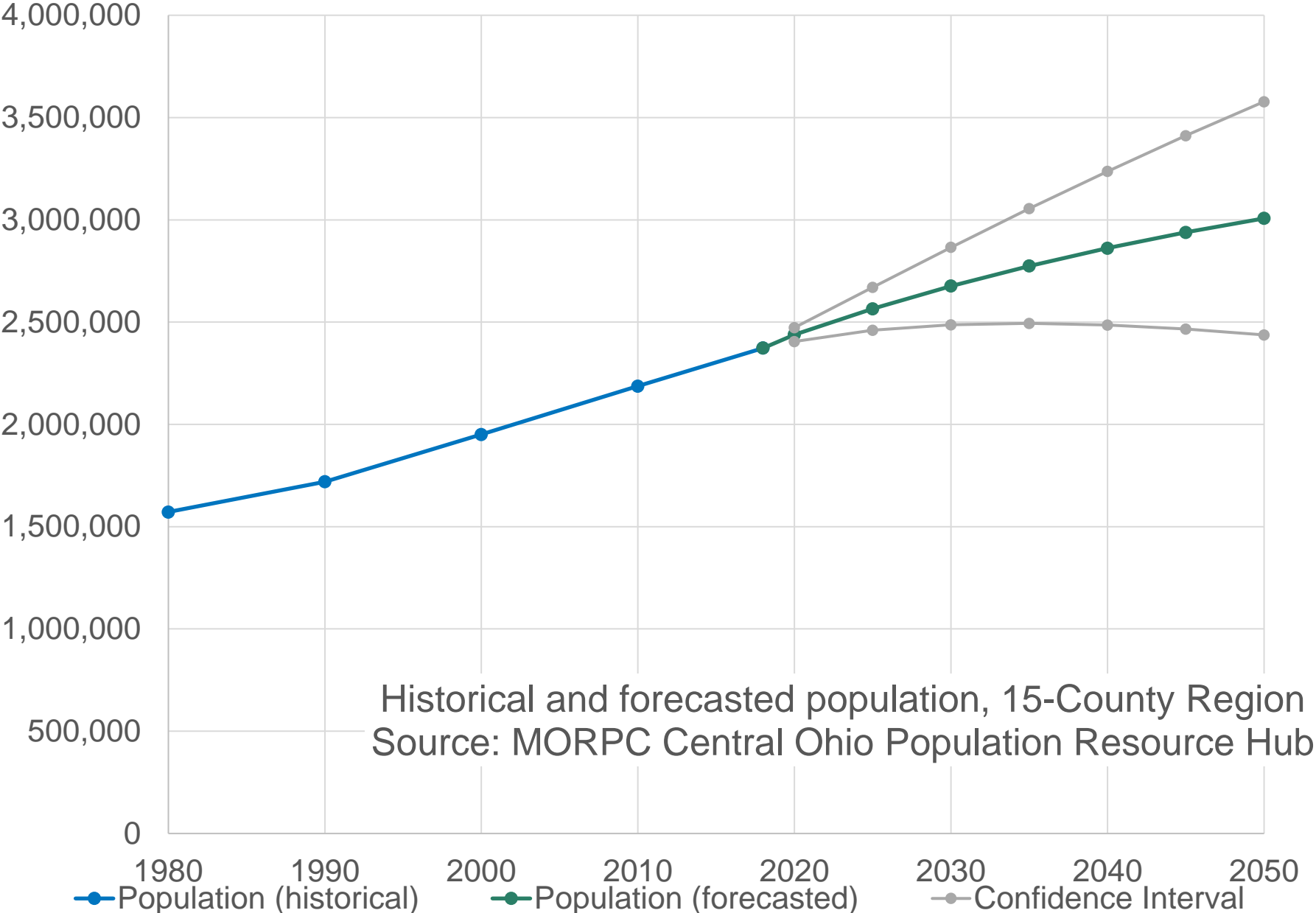
MID-OHIO REGIONAL
MORPC
PLANNING COMMISSION

MORPC MEMBERSHIP

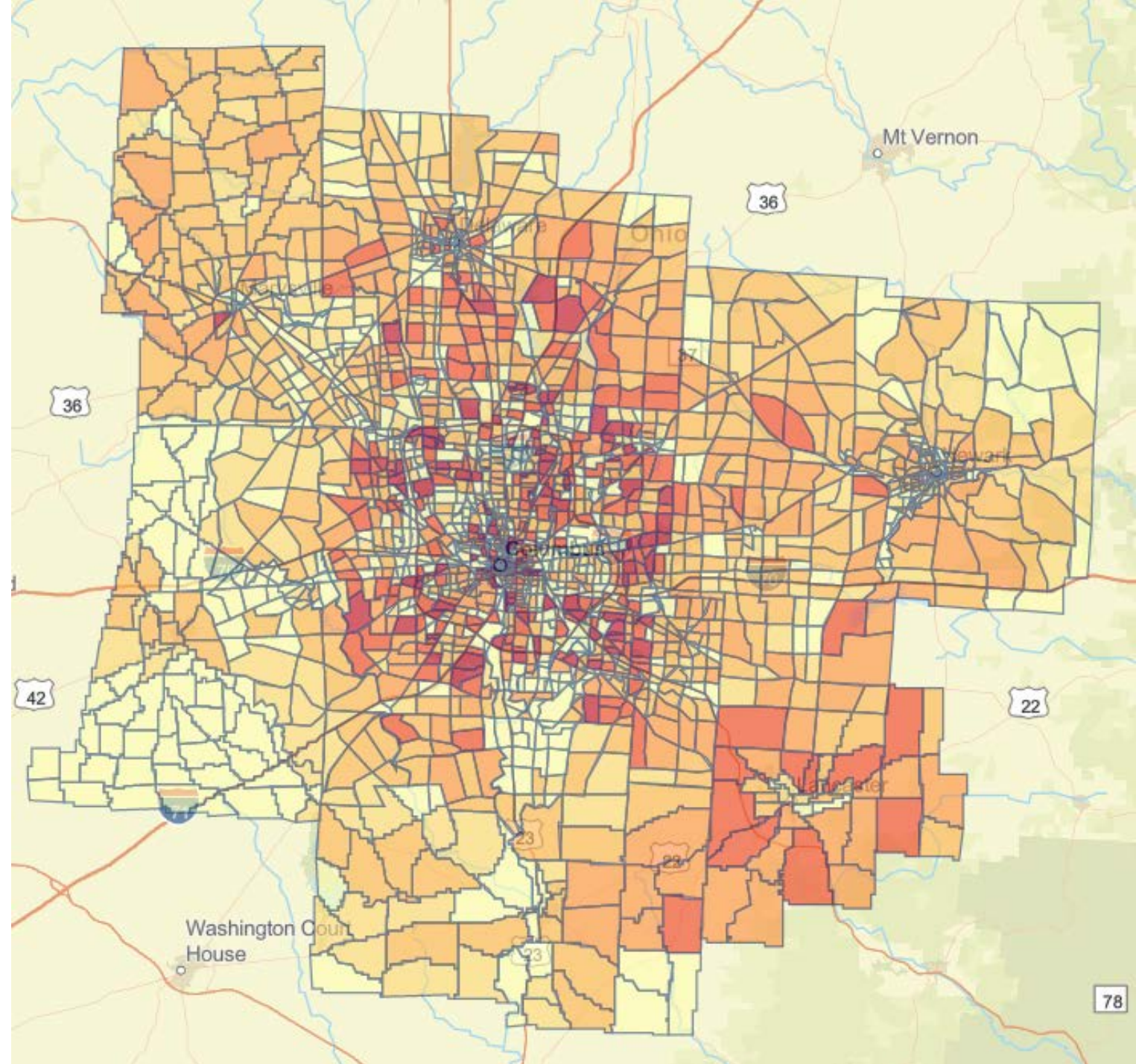
- Central Ohio's regional council
- 81 members across 15 counties
- Convene-Collaborate-Connect



A REGION OF 3 MILLION PEOPLE BY 2050



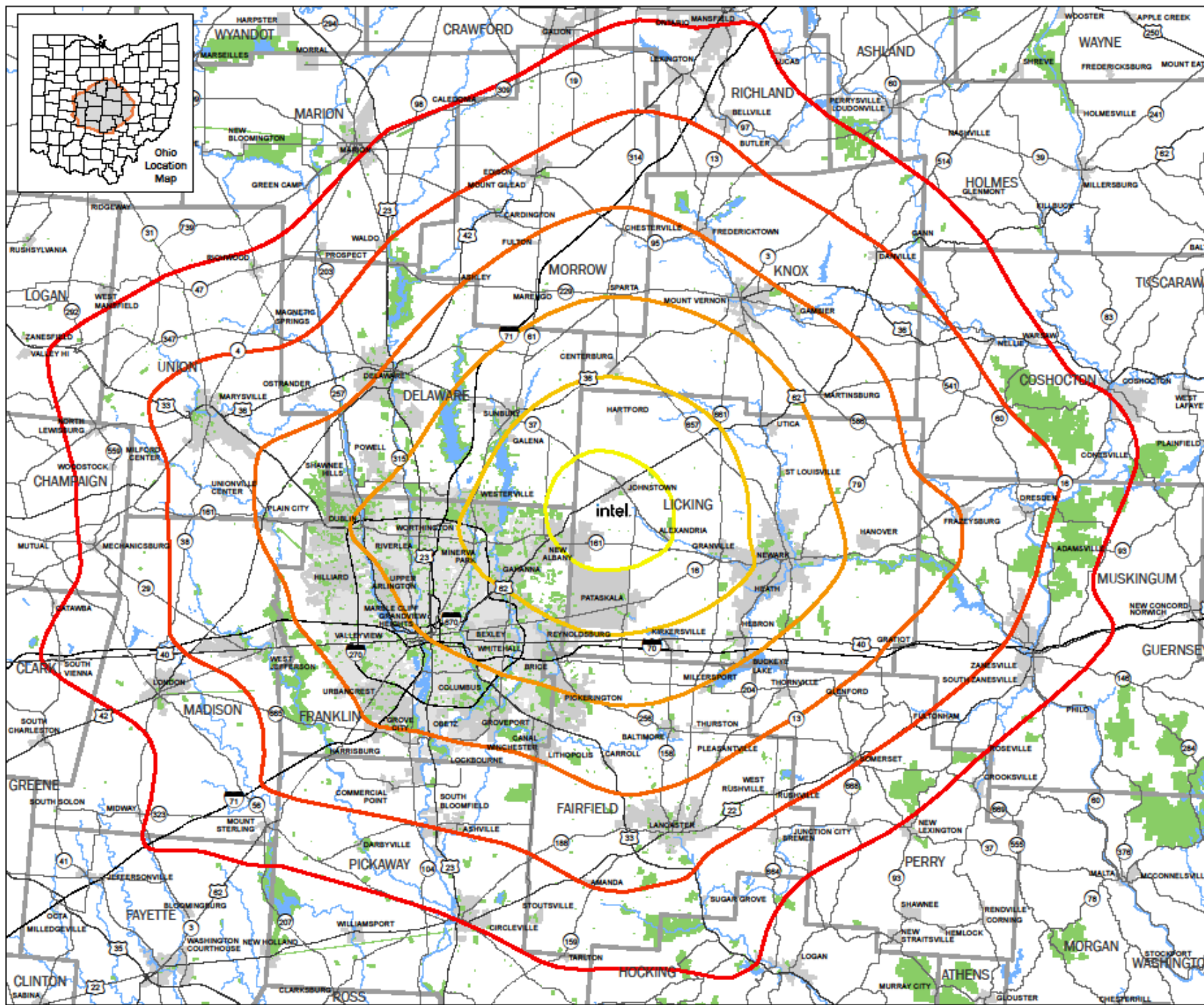
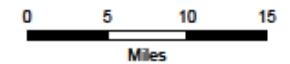
**GROWTH WILL NOT
DISTRIBUTE
EVENLY**



Intel Site Driving Times

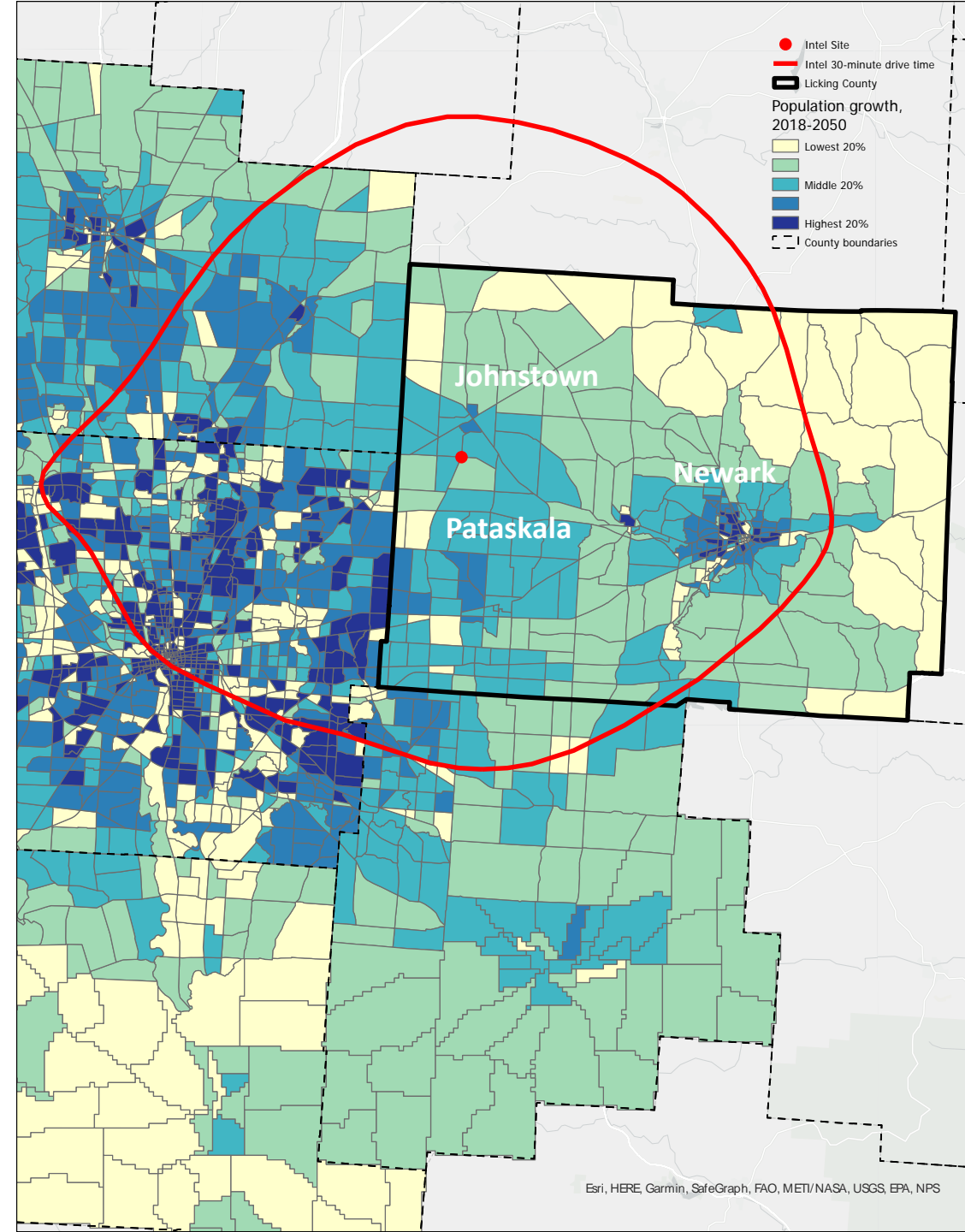


Note:
Travel assumed by car.
Travel times are approximate from Intel site out at 5pm.
Buffers generated using ESRI Network.



The information shown on this map is compiled from various sources made available to us which we believe to be reliable.
N:\ArcGIS\REQUESTS\Internal\Intel Plant\Intel\Base.aprx
4/28/2022

**GROWTH WILL NOT
DISTRIBUTE
EVENLY**





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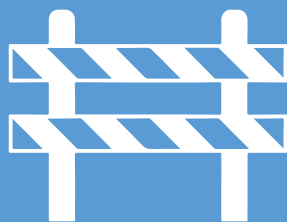
*The Central Ohio Regional Housing Strategy sets forth a bold vision:
A future where growth and recovery help realize **more** equity among
Central Ohioans, not less.*

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

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

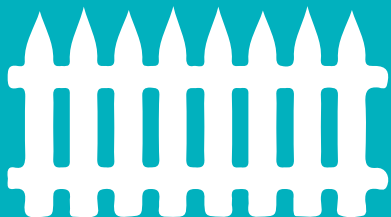
BARRIERS TO DEVELOPMENT



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



**Higher costs
of residential
development**



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



**Limited gap
financing**



HEALTHY HOUSING MARKETS

A mix of housing types and
price points to rent and own



RESIDENTS WANT AND *NEED* MORE OPTIONS (not just for housing)



Homes



Walkability



Amenities



Mobility



Green Space



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...AND THAT'S A GOOD THING FOR COMMUNITIES



**TRANSPORTATION
VEHICLE
MILES TRAVELED**



**HOUSEHOLD
COSTS**



**LAND
CONSUMPTION**



**TAX
REVENUES**



**TRANSPORTATION
MODE SHARE**



**GREENHOUSE
GAS EMISSIONS**



**LOCAL
INFRASTRUCTURE
AND SERVICES**



**TRANSPORTATION
ACCESS**



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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

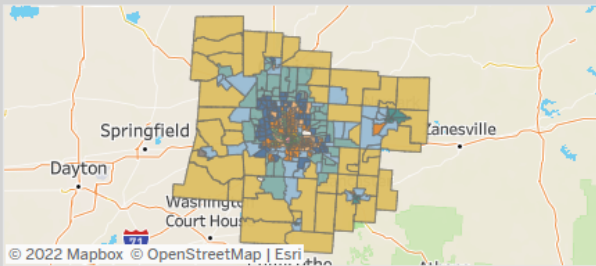
(All)

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

BROWSE TABLE OF ACTIONS

IMPLEMENTER'S TOOLKIT



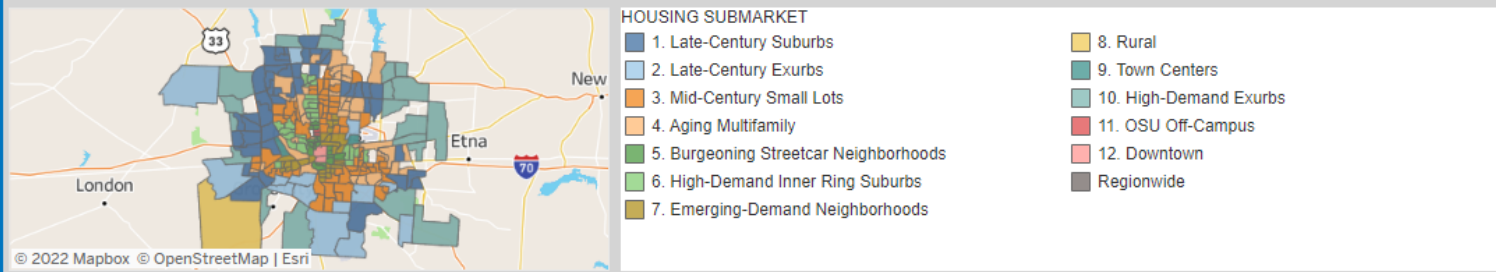
NUMBER OF POTENTIAL HOUSING ACTIONS
BASED ON CURRENT SELECTIONS

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 Housing Submarket Core Housing Issue Action Type



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

GO TO ACTION PROFILE

BROWSE TABLE OF ACTIONS

IMPLEMENTER'S TOOLKIT



NUMBER OF POTENTIAL HOUSING ACTIONS

BASED ON CURRENT SELECTIONS

18

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: 4. Aging Multifamily

- 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

Core Housing Issue: (All)

Action Type: (All)

8. Rural

9. Town Centers

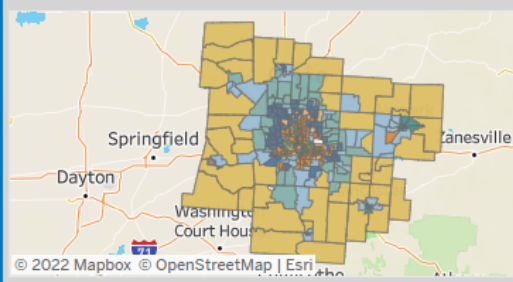
10. High-Demand Exurbs

11. OSU Off-Campus

12. Downtown

Regionwide

Cancel Apply



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

IMPLEMENTER'S TOOLKIT



NUMBER OF POTENTIAL HOUSING ACTIONS
BASED ON CURRENT SELECTIONS

18

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) [dropdown] Housing Submarket: 4. Aging Multifamily [dropdown] Core Housing Issue: (All) [dropdown] Action Type: (All) [dropdown]

Map showing Columbus, Etna, Newark, and Marysville. HOUSING SUBMARKET: 4. Aging Multifamily

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) [dropdown]

GO TO ACTION PROFILE

BROWSE TABLE OF ACTIONS

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)

All, (4. Aging Multifamily)

CORE HOUSING ISSUE	ACTION TYPE		
Barriers limiting access	Information Access & Data Infrastr..	Launch landlord recruitment and retention efforts for Housing Choice Vouchers (HCVs)	
	Innovative Partnerships	Create a landlord mitigation fund	
	Non-Land Use Housing Policies & Processes		Enact source of income protection laws
			Remove barriers to development with green tape development review
			Revise land use standards to encourage small lot development
	Program Delivery		Create a good landlord program
			Create a landlord mitigation fund
Demand for a wider range of homes	Development Financing	Launch landlord recruitment and retention efforts for Housing Choice Vouchers (HCVs)	
		Create an acquisition &/or preservation fund	
		Offer financial incentives or financing for smaller-scale or infill housing products	
	Land Use Housing Policies & Proc..	Pursue redevelopment of public housing (e.g. RAD, Choice Neighborhoods, Mixed-Finance, Section 18, Section 22)	
	Non-Land Use Housing Policies & ..	Revise land use standards to encourage small lot development	
Housing instability	Program Delivery	Offer assistance for home safety and accessibility modifications	
	Development Financing	Create an acquisition &/or preservation fund	
			Offer programs to support energy-efficiency retrofits
	Information Access & Data Infrastructure	Issue property management guidance (or other support) for smaller scale property owners	
			Launch landlord recruitment and retention efforts for Housing Choice Vouchers (HCVs)
	Innovative Partnerships	Create a landlord mitigation fund	
	Land Use Housing Policies & Proc..	Establish housing preservation/conservation zoning	
Non-Land Use Housing Policies & Processes		Offer property tax relief for homeowners	
		Streamline prevailing wage requirements and offer subsidy to cover prevailing wage costs for affordable unit construction	
		Create a good landlord program	

HOUSING ACTION PROFILE



Offer tax incentives for the maintenance and rehabilitation of unsubsidized affordable rental properties

EXPORT TO PDF

Description & overview

This action brings assistance to privately-owned, non-subsidized rental properties that may lack sufficient rental income to cover the costs of day-to-day maintenance and operation, bringing the property up to code, or replacing/upgrading building systems such as electrical, plumbing, roofs, etc. Assistance comes in the form of property tax incentives that either hold the taxable assessed value of the property at pre-improvement levels for a set period of time, or reduce or limit the amount of taxes owed.

CORE REGIONAL HOUSING ISSUE(S) ADDRESSED

*Limited supply for low-income households

*Housing instability

ACTION TYPE(S)

Non-Land Use Policies & Processes ; Development Financing

KEYS TO SUCCESSFUL IMPLEMENTATION

*Establish specific guidelines outlining the tax benefit structure and how the units should maintain their affordability during the abatement period

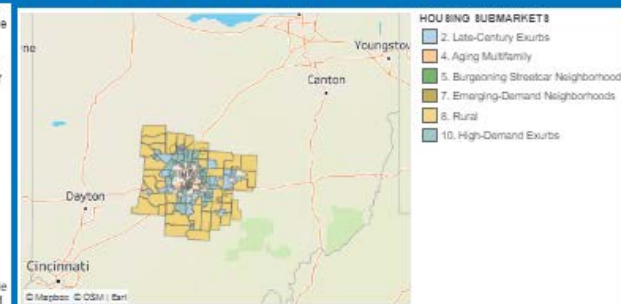
*Establish clear guidance for the terms under which properties can become eligible for tax abatements or exemptions, identifying targeted income levels being served and any minimum thresholds for the share of units in the development that must meet affordability requirements

*Assess financial impacts on lost tax revenue

*Outline enforcement costs and guidance

* Garner political support at the local and possibly state level

Places in Central Ohio where this action is most relevant



Opportunities & Examples from the Region

Central Ohio action status

Underway

Opportunities to start or scale in Central Ohio

N/A

Regional Examples

The City of Lancaster awards property tax abatements for remodeling where the cost is 50 percent of the current property value for both single-family and multi-family units.

The City of Gahanna offers property tax abatements for costs of remodeling of at least \$2,500, and for multi-family units, at least \$5,000.

The City of Marysville allows for tax abatements for qualifying residential improvements where the cost to remodel is at least \$7,500 for residential of not more than two units, unless the units are on the upper levels of a commercial building.

Guides & National Examples

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

[Tax Incentives for the Maintenance and Rehabilitation of Unsubsidized Affordable Rental Properties](#)

EXPLORE MORE HOUSING ACTIONS

Search for another action in the list

Offer tax incentives for the maintenance and rehabilitation of unsubsidized affordable rental properties

REFINE SEARCH FILTERS



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PLANNING COMMISSION

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