

WHAT IS THE REGIONAL HOUSING STRATEGY?

The Mid-Ohio Regional Planning Commission (MORPC), the City of Columbus, and other regional partners are coordinating a housing strategy for Central Ohio. Together with the services of a national consulting firm, MORPC and its partners will provide a strategy that:

- Reviews existing studies regarding current housing supply and lack thereof, and supplements those studies with additional data to provide a comprehensive view of today's housing market.
- Recommends investment priorities for the region's public and not-for-profit housing dollars to achieve the greatest impact on affordability in our market.
- Identifies gaps where new funding streams can be developed based on strategies from other markets around the country.
- Identifies impediments to the development of sufficient housing to meet demand in the market and suggests regulatory strategies.
- Sets forth metrics for individual communities and the region as a whole to judge the performance of the regional housing market in meeting the needs of our residents.

A comprehensive report will present the details of the strategy. Specific deliverables include a housing investment allocation portfolio; non-financial/regulatory strategies; tracking metrics; and existing conditions report. The project will commence in July 2019 and will conclude spring/summer 2020.

WHY IS IT NEEDED?

The past decade has been one of historic growth for Central Ohio, and that growth is expected to continue for the foreseeable future – with MORPC projecting the region to have 3 million residents by 2050. Not only is the region growing; it is changing. Increases in both the young adult (Millennial) and 65 and older (Baby Boomer) populations are shifting housing preferences. Furthermore, the highly competitive real estate market and a persistently high poverty rate have led to more vulnerable groups struggling to find housing in neighborhoods of their choice.

In response to these trends, a regional housing strategy that develops investment and policy recommendations for communities to support mixed-income neighborhoods and regional growth is needed. The goal of the project partners is to foster a housing market in which every household with a full-time wage earner can obtain housing in the private market, and to effectively supplement the market where we cannot achieve that goal.

WHAT DO WE EXPECT TO LEARN?

Over the years, studies conducted by various entities have arrived at the same conclusion: Central Ohio lacks sufficient housing to meet the market demands of our growing population. The regional housing strategy will complement and build upon past work by identifying additional sources of data necessary to develop regional recommendations and quantifying impediments to housing development.

With consultant expertise, the regional housing strategy will present scalable, implementable, context-sensitive strategies to address housing needs in the unique and varied markets across the region.

To ensure Central Ohio is on the right track, the regional housing strategy will develop key metrics to monitor the status of the region's housing market and establish targets to assist Central Ohio communities with tracking their progress.

WHO IS PARTICIPATING?

The Regional Housing Strategy is funded by: the cities of Columbus, Delaware, Dublin, Grove City, Lancaster, Marysville, New Albany, Westerville, Whitehall, and Upper Arlington; Franklin, Licking, and Union counties; Columbus REALTORS; The Columbus Foundation; and a number of employers represented by the Columbus Partnership. The project is guided by a stakeholder advisory board comprised of representatives of for-profit and non-profit real estate developers, finance, non-profit and community development organizations, employers and economic development agencies, anchor institutions, and transit authorities.

WHO IS LEADING THE PROJECT?

The Regional Housing Strategy is led by MORPC, together with a consultant team. The lead consultant is Enterprise Community Partners, based in Washington, DC. Enterprise is well known across the country for its work on housing issues. The team includes the local firms of Ice Miller, RAMA Consulting, and Vogt Strategic Insights.

WHO SHOULD I CONTACT FOR MORE INFORMATION?

For more information, visit morpc.org or contact MORPC Principal Planner Jennifer Noll at jnoll@morpc.org or 614-233-4179.