Central Ohio Regional Housing Strategy

Updates to Project Sponsors & Advisory Board

January 29, 2021
AGENDA

• Project Updates & Progress

• Previewing the Regional Housing Dashboard

• What’s Ahead for the Regional Housing Strategy in 2021?
## Priority Actions

<table>
<thead>
<tr>
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<th>Priority Action</th>
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<tbody>
<tr>
<td>1</td>
<td>Adopt a “Green Tape” Development Review Process</td>
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<td>2</td>
<td>Enact Source of Income Protection Laws</td>
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<td>3</td>
<td>Create a State Housing Tax Credit</td>
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<td>4</td>
<td>Pilot the Development of Diverse, Lower-Cost Housing Products</td>
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<td>5</td>
<td>More Tenant-Based Rental Assistance</td>
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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
## What Have We Heard?

<table>
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<tr>
<th>“NIMBY” &amp; “BANANA” ATTITUDES</th>
<th>MORE INNOVATION/OUTSIDE-THE-BOX IDEAS</th>
<th>SCHOOL DISTRICTS</th>
<th>SHOW US SUCCESSFUL EXAMPLES</th>
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<tr>
<td>Resident opposition to most development proposals</td>
<td>Creative design</td>
<td>Municipal/district boundaries differ</td>
<td>Housing/development models</td>
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<td>Proactive land use policies</td>
<td>Relationships vary across the region</td>
<td>Community/school district partnerships</td>
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<td>Policies</td>
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MORPC’s Role

• Educate & Inform

• Champion
  • Green Tape Development Review

• Facilitate
  • SOI Protections
  • Develop State Housing Tax Credit
  • Innovative Design (e.g. LinkUS)

• Delegate
  • Rental Assistance Program
Housing Metrics Dashboard
What’s Ahead in 2021?
MORPC’s Role

- **Educate & Inform**
- **Champion**
- **Facilitate**
- **Delegate**
Provide Opportunities for Education & Information

- Resource Hub
- Speaker Series
- Peer Exchange
Speaker Series

Session I: There’s Nothing Cookie-Cutter About These Homes
• February 19, 2021
• 11:00 a.m. – 12:30 p.m.
• **REGISTRATION OPEN NOW**

Session II: In the Zone: Local Regulations for 21st Century Communities
• April 30, 2021
• 11:00 a.m. – 12:30 p.m.

Session III: A ZIP Code Shouldn’t Determine Outcomes, But It Does
• June 2021
• 11:00 a.m. – 12:30 p.m.

Session IV: A Return to the 15-Minute City
• August 2021
• 11:00 a.m. – 12:30 p.m.

Session V: Money May Not Solve Everything but it Certainly Helps
• October 2021
• 11:00 a.m. – 12:30 p.m.

Session VI: So (Now) What? Let’s Roll Up Our Sleeves and Get Moving!
• December 2021
• 11:00 a.m. – 12:30 p.m.
Peer Exchange

Save the Date: March 18 at 9 AM
Champion Regional Successes

- Residential Services
- Development Tours
- Development Review Processes
Development “Road Show”
Streamlined Single Family Residential Development Process

**Preliminary Investigations**
- (e.g., utility, environmental, site, zoning, tax exemption)
- Ensure a coordination and work with City for smooth transition leading up to Development Plan
- 1-2 months

**Sketch Plan**
- (for investors & public safety for approvals)
- Example: high-level subdivision plan
- 1 month

**Preliminary Development Plan & Text**
- As part of zoning process: site plan, prelim site engineering, existing conditions
- City Development Staff work with applicant during this phase to shape time and resources from the project, by sharing insights, knowledge, and planning expertise to get project approved as a rubber stamp during next phase.
- 1-2 months

**Site Plan / Zoning Approval**
- Site plan/zoning approval
- Dependent on appointed commissions, elected officials
- The City no longer sees a referendum phase as necessary. All annexations are pre-zoned and are no longer required to go before City Council. All zoning matters are handled at Planning Commission and then City Administration level.
- 1 month

**Developer meets w/ gov’t to understand work**

**Infrastructure Construction**
- Includes inspections and approvals; CEPA; public infrastructure permitting
- 3-9+ months

**Pre-Construction Meeting**
- 1 month

**Final Engineering Plan Bids Out**
- 1 month

**Development Plan Submitted**
- 1-2 months

**Final Engineering Approval**
- Dependent on decision makers
- 1-2 months

**Developers Agreement**
- Signing Agreement
- 2-3 weeks

**Final Engineering Plan & Plat Preparation Review**
- Work with City Departments
- 1-3 months

**Opportunities for remote inspection**

**Plat Recording**
- New improvements are completed or needed
- 1-2 months

**Private Site Improvements**
- Built and approved

**Sales / Closing of Lots**
- Est. average: 20 lots per year per subdivision
- 1 month

**Construction & Inspection & Certificate of Occupancy**
- 4-7+ months

**Turn Home over to Homeowner**
- 1 month

**New Total Project Length**
- 22 – 38 months
Facilitate Local Action

- Local Housing Action Agendas
- School District Participation
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.

<table>
<thead>
<tr>
<th>Step</th>
<th>Regional Housing Strategy</th>
<th>LHAA</th>
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| Step #1: Understand local housing needs | • Regional housing needs  
  • Regional housing forecasts  
  • Submarket analysis  
  • Displacement risk analysis  
  • Opportunity mapping  
  • Findings from community engagement | • Local statement of housing need  
  • Supporting data |
| Step #2: Set priorities for local action | • Implementers’ Toolkit  
  • Investment allocation portfolio  
  • Case studies | • List of priority housing needs and related actions (jurisdiction-wide and targeted) |
| Step #3: Define local action | • Implementers’ Toolkit  
  • Investment allocation portfolio  
  • Case studies | • Recommendations to address jurisdiction-wide and targeted priority housing needs |
| Step #4: Demonstrate commitment to local action | • Evaluation framework | • Ways to track and communicate implementation progress |

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 community-wide 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
Delegate Actions Outside Our Expertise

- Presentations
- Speakers Bureau

DELEGATE
Bringing It Home
Register Today

• RHS Speaker Series on Friday, February 19
  • Eventbrite.com
Save the Date

State of the Region
MARCH 31, 2021
11:30 a.m. – 1:00 p.m.