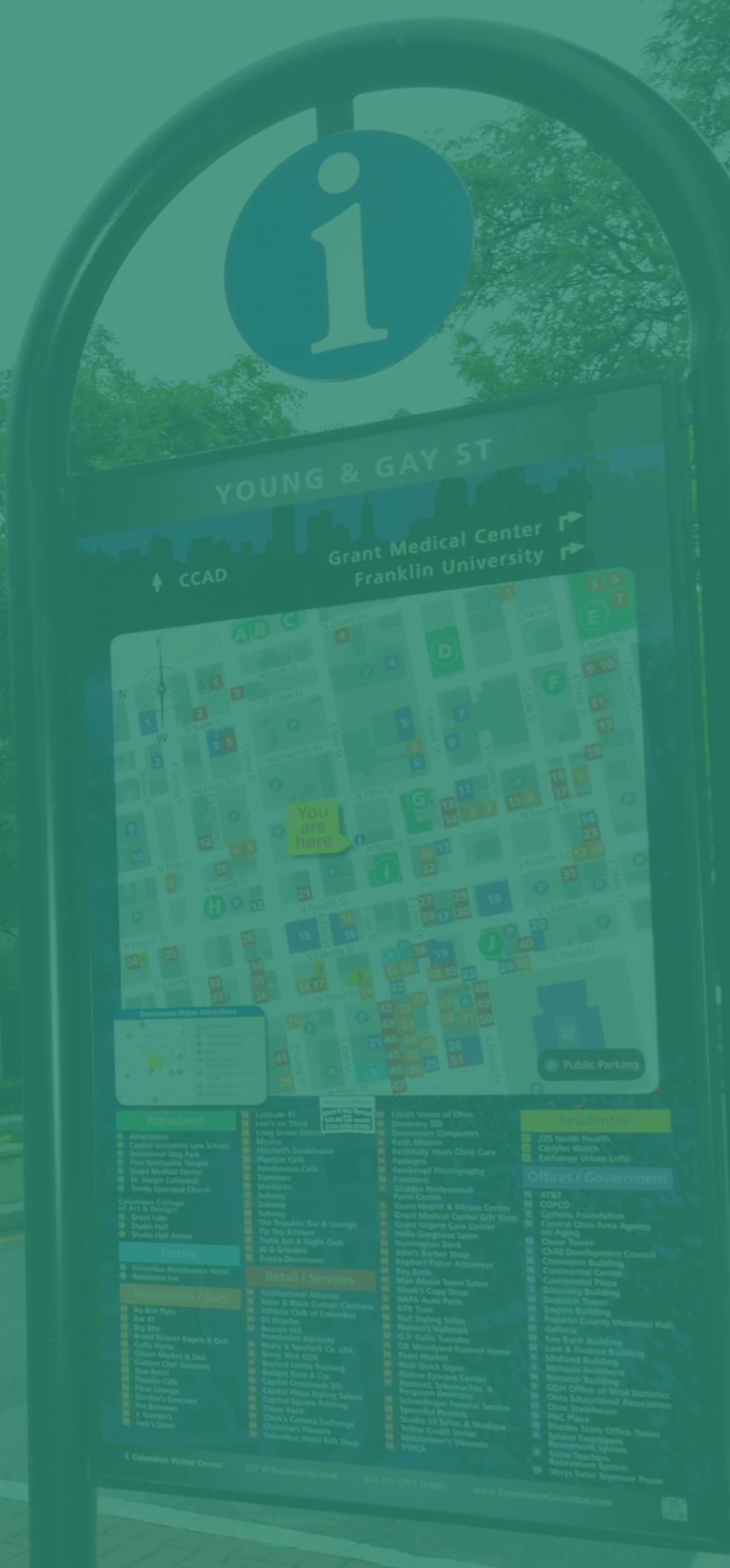


Regional Housing Submarkets.

Housing needs and opportunities—place-based features; market conditions; housing stock; and household characteristics—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.

Submarket characteristics can be viewed through two additional lenses: opportunity and gentrification. These lenses can be used to identify key housing issues or affected populations relative to conditions related to opportunity or gentrification-related change. Terms beginning on page 12 describe characteristics related to opportunity and gentrification-related change, which are additional lenses that can be applied to understand and prioritize housing issues. This information aligns relevant housing issues or impacted groups with each lens.

For a map of each submarket, please see Regional Housing Submarkets Appendix. More information is available in the Existing Conditions summary.



Submarket 1: Late Century Suburbs

Strong market, single-family homes, aging residents

Defining characteristics

- Strong transportation access (car)
- Limited transportation access (transit)
- Low vacancy
- Strong market conditions
- Limited housing diversity
- Older residents
- Low renter cost-burdens
- Moderate owner cost-burdens
- Expiring subsidized units

Opportunity

Most tracts in this submarket offer very high opportunity or high-moderate opportunity. Only a small number offer low or very low opportunity.

Gentrification & displacement

Most tracts in this submarket are not in any stage of gentrification. Those that are fall in the early stages.

Communities

- City of Dublin
- Norwich Township (Franklin County)
- City of Westerville
- Village of Brice
- Village of Minerva Park

Household characteristics

- 64% High share of owner-occupied homes
- 36% Low share of renter-occupied homes

Cost-burdened:
Moderate share of owners (18%)
Low share of renters (25%)

\$77,524

High average median household income

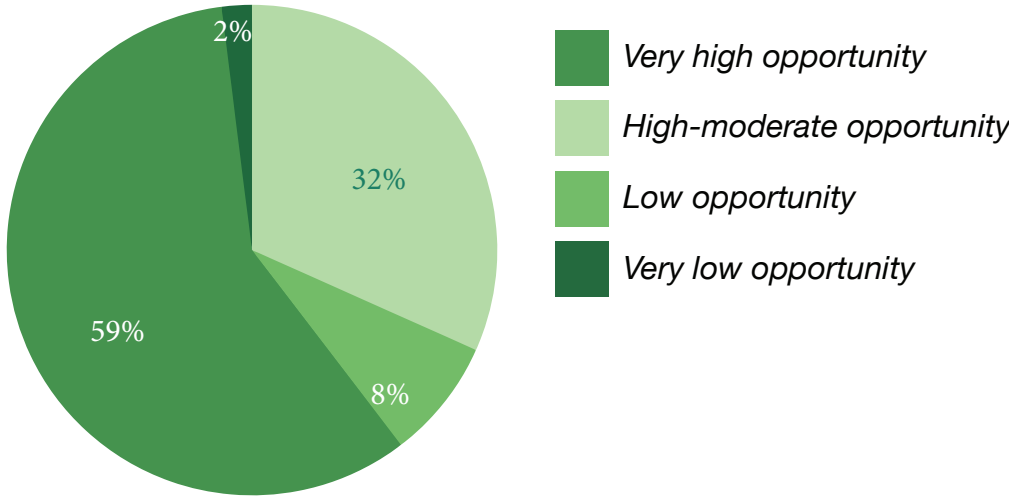
37 Years

Older residents, based on average median age

Moderate average household size: 2.5 people
High household size among owners (2.6 people)
Moderate household size among renters (2.4 people)

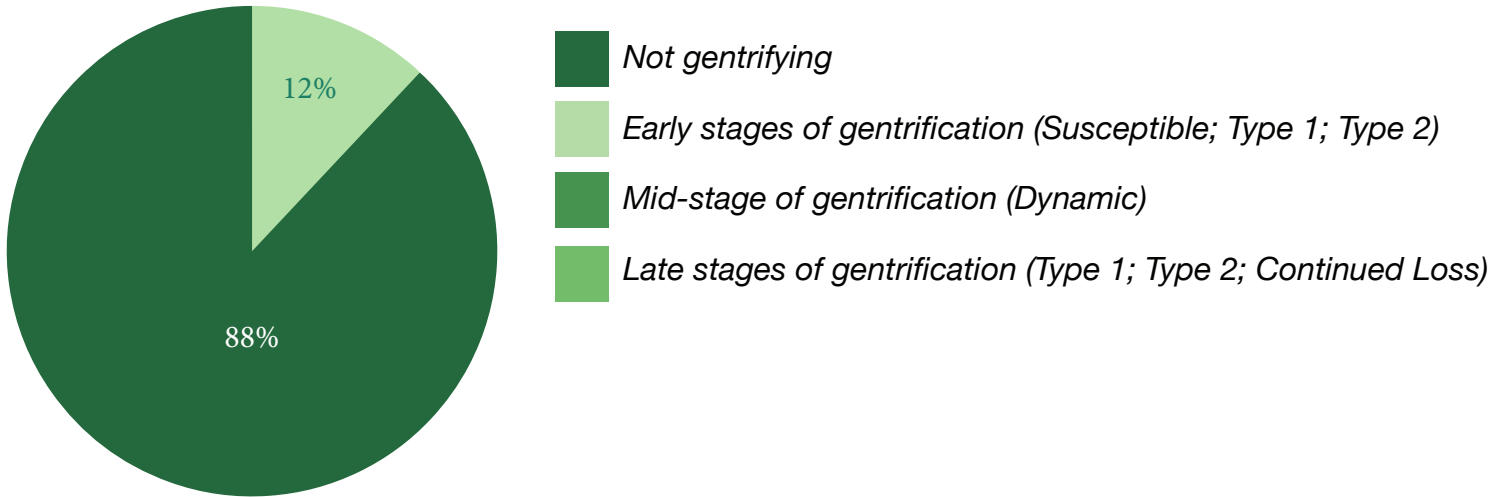
Opportunity

Reported as a share of total tracts in submarket; n=66)



Gentrification & displacement

Reported as a share of total tracts in submarket; n=66)



Physical characteristics

- Strong transportation access using automobiles
- Low access to transit service
- Moderate walkability (measured by intersection density)
- Low residential density

Housing market

- 69% High share of single-family homes
- 31% Low share of multifamily homes
- 1.5% Low share of homes built before 1950
- 25% Low share of homes built before 1980
- 3% Moderate share built after 2010
- High share built after 1950
- High share built after 1980

Housing Stock

- <1% Low share of vacant homes
- 15% High share of subsidized units at risk for expiration by end of 2025
- 22% High share of Central Ohio's expiring affordable housing units
- 86 High number of home sales
- Low share of single-family homes used as rentals
- Moderate building activity (evidenced by building permits per acre)
- \$1,709 High average median rent
- \$205,682 High average median home value
- \$217,017 High average median sales price

Submarket 2: Late Century Exurbs

Single-family homes, limited building activity, aging residents

Defining characteristics

Limited transportation access (transit)
Moderate vacancy
Limited production
Limited housing diversity
Larger households
Older residents
Moderate owner and renter cost-burdens
Expiring subsidized units

Opportunity

Most tracts in this submarket offer high-moderate opportunity, followed by low opportunity.

Gentrification & displacement

Most tracts in this submarket are not in any stage of gentrification. Those that are, primarily fall in the early stages with a few in the mid- and late stages.

Communities

Village of South Bloomfield
Village of Ashville
Village of Hebron
Village of Johnstown
Village of Lockbourne

Housing Stock

15% High share of Central Ohio's subsidized affordable housing units

27% Moderate share of subsidized units at risk for expiration by end of 2025

15% High share of Central Ohio's expiring affordable housing units

\$163,121 Moderate average median sales price

- Moderate share of vacant homes
- Low share of single-family homes used as rentals
- Low building activity (evidenced by building permits per acre) (Less than 0.1)

Household characteristics

68% High share of owner-occupied homes

32% Low share of renter-occupied homes

Cost-burdened:

Moderate share of owners (18%)
Moderate share of renters (28%)

\$62,308 Moderate average median household income

38 Years Older residents, based on average median age

High average household size: 2.6 people

High household size among owners (2.7 people)
Moderate household size among renters (2.4 people)

Physical characteristics

- Moderate transportation access using automobiles
- Low access to transit service
- Low walkability (measured by intersection density)
- Low residential density

Housing market

73% Moderate share of single-family homes

12% Moderate share built before 1950

<1% Moderate share built after 2010

28% Moderate share of multifamily homes

94% Moderate share built before 1980

*High share built after 1950
Low share built after 1980*

Housing Stock

86 High number of home sales

15% High share of subsidized units at risk for expiration by end of 2025

22% High share of Central Ohio's expiring affordable housing units

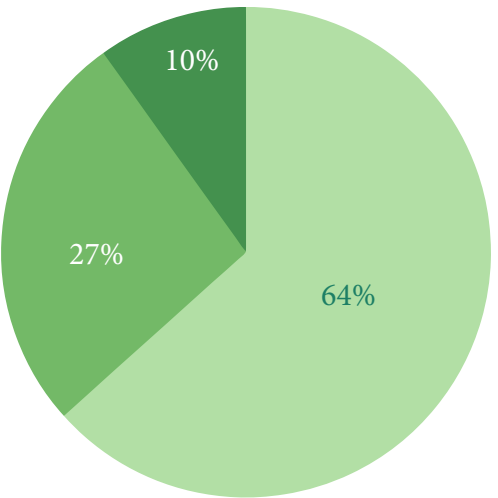
\$863 Low average median rent

\$156,615 Moderate average median home value

\$217,017 High average median sales price

Opportunity

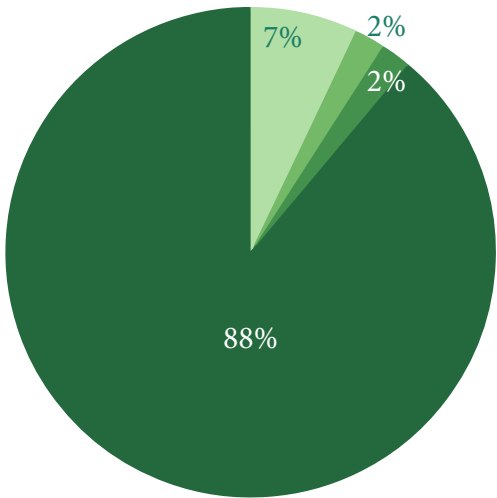
Reported as a share of total tracts in submarket; n=41)



- Very high opportunity
- High-moderate opportunity
- Low opportunity
- Very low opportunity

Gentrification & displacement

Reported as a share of total tracts in submarket; n=41)



- Not gentrifying
- Early stages of gentrification (Susceptible; Type 1; Type 2)
- Mid-stage of gentrification (Dynamic)
- Late stages of gentrification (Type 1; Type 2; Continued Loss)

Submarket 3: Mid-Century Small Lots

Moderate vacancy, single-family homes, limited building activity

Defining characteristics

Moderate transit access
Moderate vacancy
Moderate density
Single-family rentals
Limited production
Limited housing diversity
Older residents
Moderate owner cost-burdens
High renter cost-burdens
Expiring subsidized units

Communities

City of Heath
Village of Urbancrest
Clinton Township (Franklin Co.)
Mifflin Township (Franklin Co.)
City of Upper Arlington

Opportunity

Most tracts in this submarket offer low or very low opportunity, although opportunity varies across this submarket with all levels represented.

Gentrification & displacement

Most tracts in this submarket are in the early stages of gentrification with a few in the mid- and late stages.

Physical characteristics

- Moderate transportation access using automobiles
- Moderate access to transit service
- Moderate walkability (measured by intersection density)
- Moderate residential density

Housing market

77%

Moderate share of single-family homes

23%

Moderate share of multifamily homes

14%

Moderate share built before 1950

52%

Moderate share built before 1980

4%

Moderate share built after 2010

High share built after 1950
Moderate share built after 1980

Housing Stock

4%

Moderate share of vacant homes

26%

Moderate share of subsidized units at risk or expiration by end of 2025

15%

High share of Central Ohio’s expiring affordable housing units

64

Moderate number of home sales

\$872

Moderate average median rent

\$111,094

Low average median home value

\$111,531

Moderate average median sales price

- High share of Central Ohio’s subsidized affordable housing units (16%)
- Low building activity (evidenced by building permits per acre) (Less than 0.1)
- Moderate share of single-family homes used as rentals (29%)

Household characteristics

54%

Moderate share of owner-occupied homes

46%

Moderate share of renter-occupied homes

Cost-burdened:

Moderate share of owners (19%)
High share of renters (32%)

\$45,444

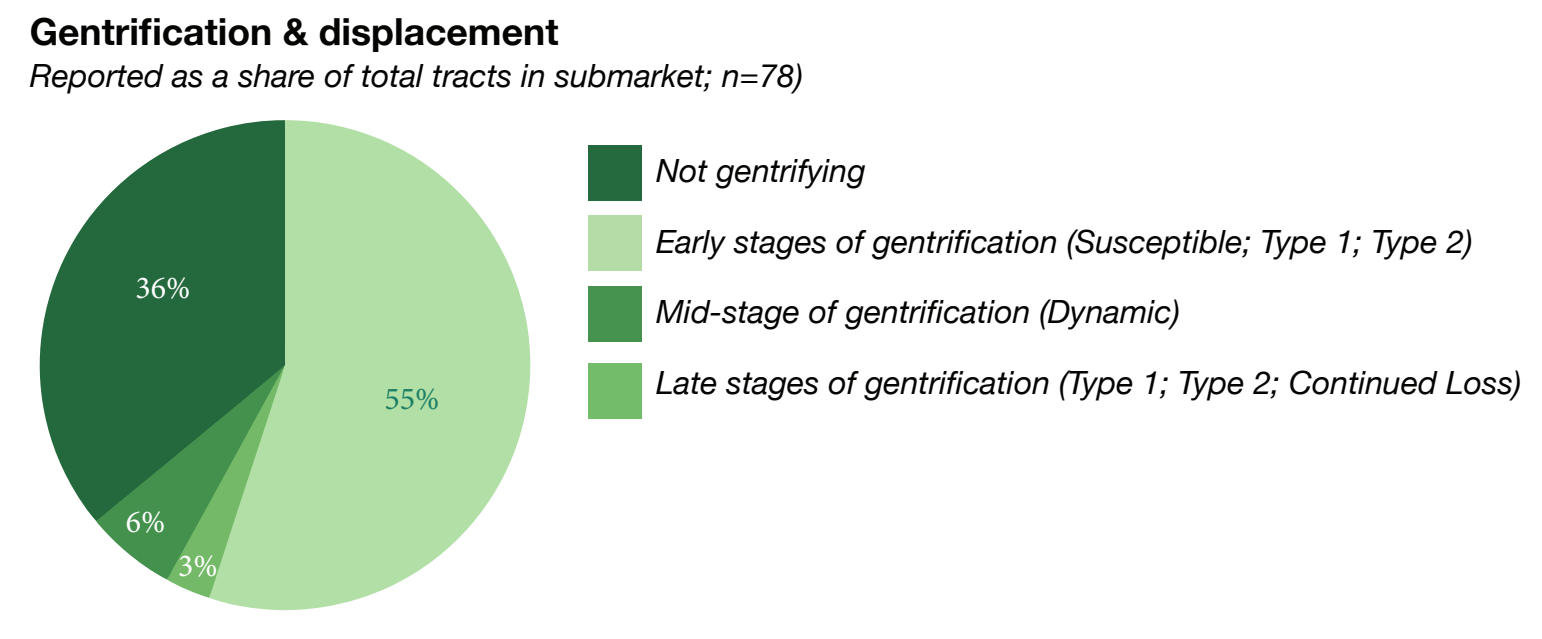
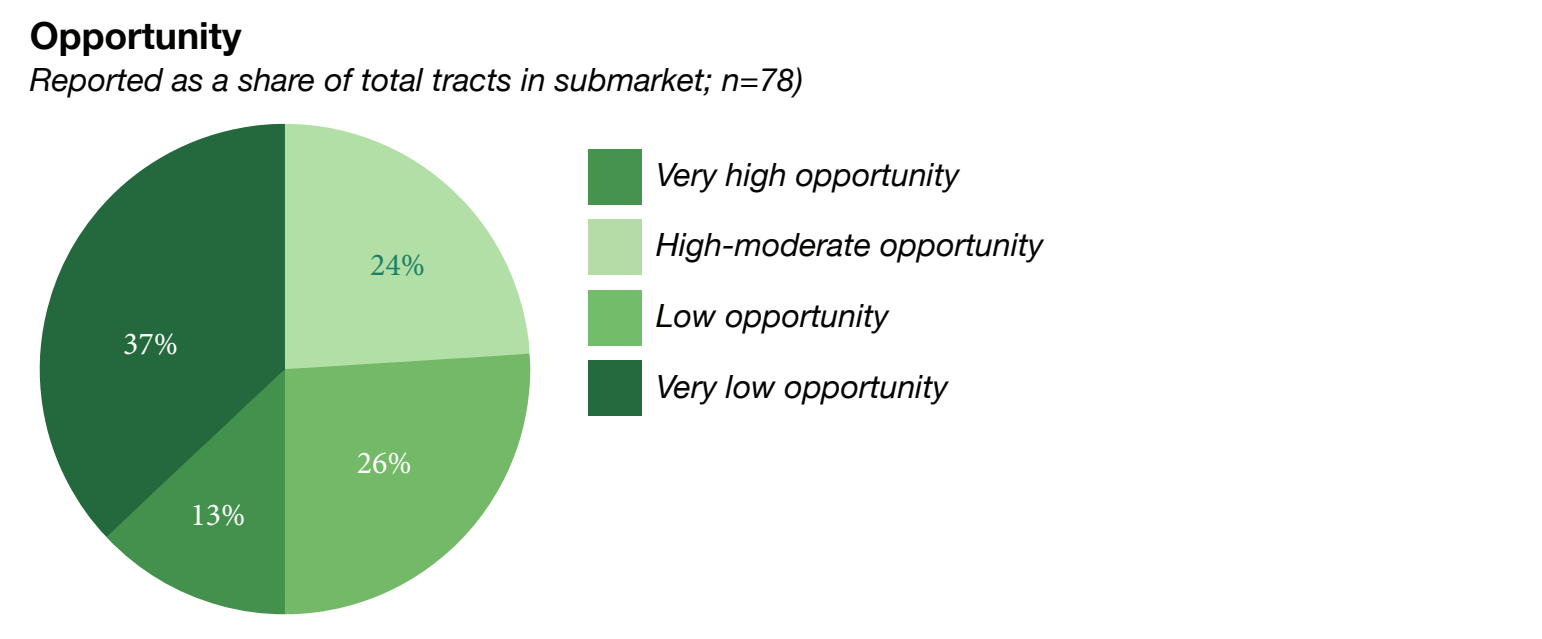
Low average median household income

37 Years

Older residents, based on average median age

Moderate average household size: 2.5 people

Moderate household size among owners (2.4 people)
High household size among renters (2.6 people)



Submarket 4: Aging Multifamily

Moderate density, moderate transit access, moderate vacancy

Defining characteristics

Strong transportation access (car)
Moderate transit access
Moderate vacancy
Moderate density
Single-family rentals
High share of multifamily properties
Moderate renter and owner cost-burdens
Expiring subsidized units

Communities

City of Reynoldsburg
Blendon Township (Franklin Co.)
City of Whitehall
Sharon Township (Franklin Co.)
Mifflin Township (Franklin Co.)

Opportunity

Opportunity varies across this submarket with all levels represented.

Gentrification & displacement

Half of the tracts in this submarket are in the early stages of gentrification with a few in the mid- and late stages.

Physical characteristics

- Strong transportation access using automobiles
- Moderate access to transit service
- Moderate walkability (measured by intersection density)
- Moderate residential density

Housing market

36%

Moderate share of single-family homes

64%

High share of multifamily homes

7%

Low share built before 1950

73%

High share built before 1980

3%

Moderate share built after 2010

High share built after 1950
Moderate share built after 1980

Housing Stock

4%

Moderate share of vacant homes

21%

Low share of subsidized units at risk or expiration by end of 2025

15%

High share of Central Ohio’s expiring affordable housing units

46

Low number of home sales

\$863

Moderate average median rent

\$129,146

Moderate average median home value

\$106,749

Moderate average median sales price

- High share of Central Ohio’s subsidized affordable housing units (20%)
- Moderate building activity (evidenced by building permits per acre)
- Moderate share of single-family homes used as rentals (35%)

Household characteristics

30%

Low share of owner-occupied homes

70%

High share of renter-occupied homes

Cost-burdened:

Moderate share of owners (19%)
Moderate share of renters (29%)

\$42,920

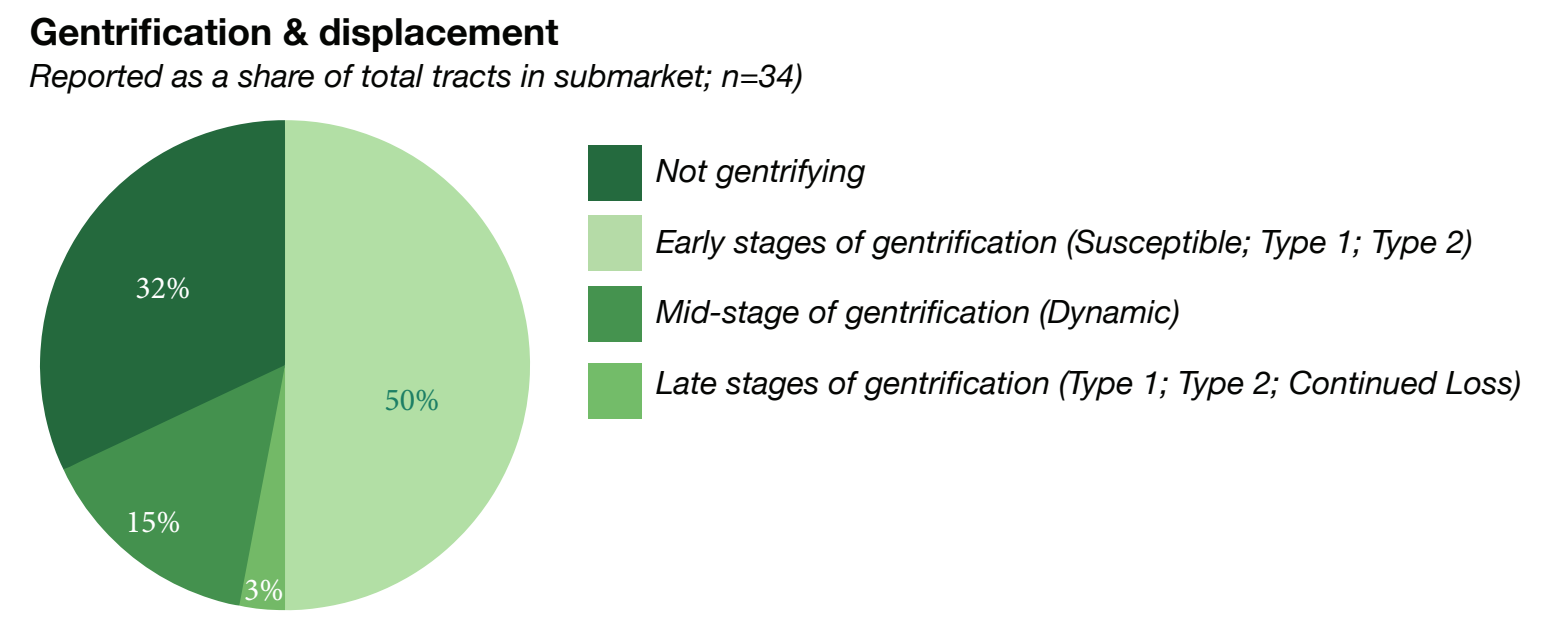
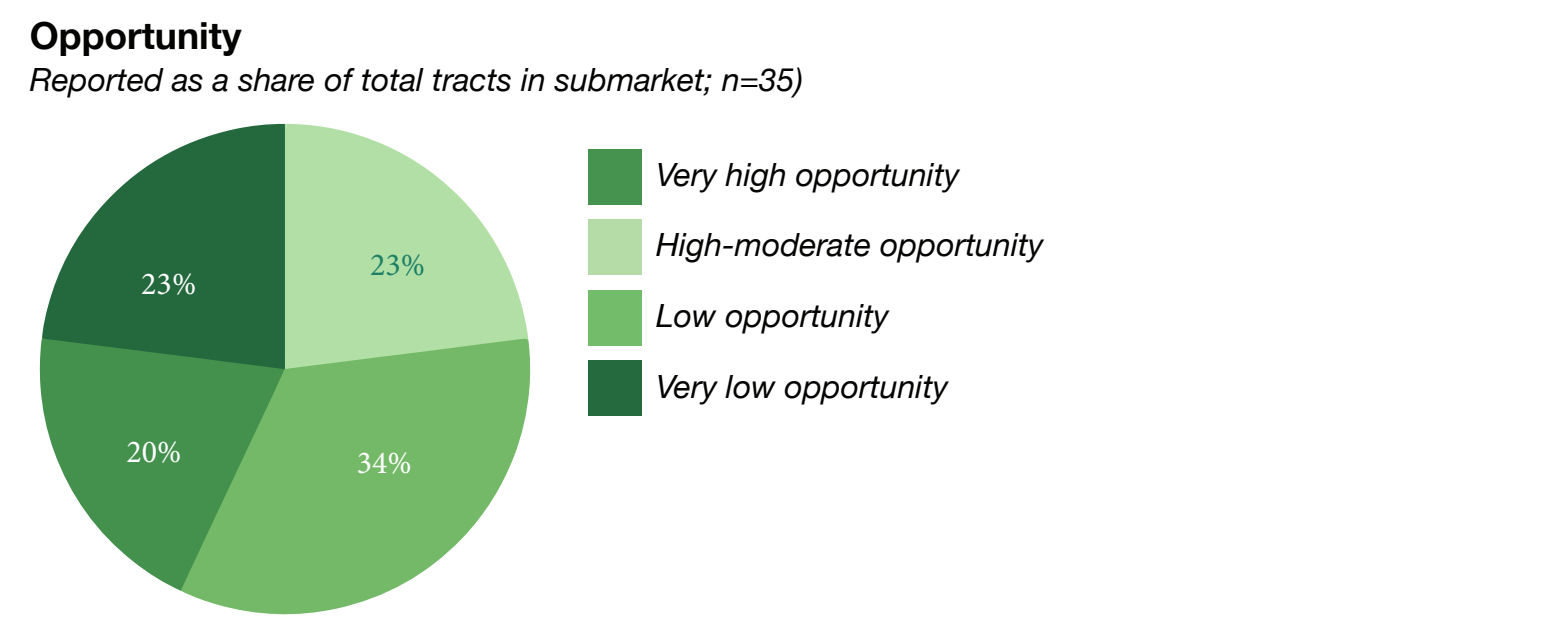
Low average median household income

33 Years

Low average age of residents (based on average median age)

Low average household size: 2.2 people

Moderate household size among owners (2.5 people)
Low household size among renters (2.2 people)



Submarket 5: Burgeoning Streetcar Neighborhoods

High density, strong transportation access, older homes

Defining characteristics
Strong transportation access (car)
Strong transportation access (transit)
High vacancy
High density
Older homes
Strong market conditions
Single-family rentals
High share of multifamily properties
Moderate renter and owner cost-burdens
Expiring subsidized units

Opportunity
Most tracts in this submarket offer very high or high-moderate opportunity, although opportunity varies across this submarket with all levels represented.

Gentrification & displacement
Tracts in this submarket are generally split: nearly half are not in any stage of gentrification and the other half are in the mid- and late stages of gentrification. Few tracts are in the early stages of gentrification.

Communities
City of Columbus

Physical characteristics

- Strong transportation access using automobiles
- Strong access to transit service
- Strong walkability (measured by intersection density)
- High residential density

Housing market

42%

Low share of single-family homes

58%

High share of multifamily homes

79%

High share built before 1950

82%

High share built before 1980

5%

Moderate share built after 2010

High share of homes built before 1920
Low share built after 1950
Moderate share built after 1980

Housing Stock

5%

High share of vacant homes

33%

High share of subsidized units at risk or expiration by end of 2025

9%

Moderate share of Central Ohio's expiring affordable housing units

48

Low number of home sales

\$938

Moderate average median rent

\$212,918

High average median home value

\$230,137

High average median sales price

- Moderate share of Central Ohio's subsidized affordable housing units (7%)
- High level building activity (evidenced by building permits per acre)
- High share of single-family homes used as rentals (46%)

Household characteristics

27%

Low share of owner-occupied homes

73%

High share of renter-occupied homes

Cost-burdened:

Moderate share of owners (19%)
Moderate share of renters (29%)

\$49,958

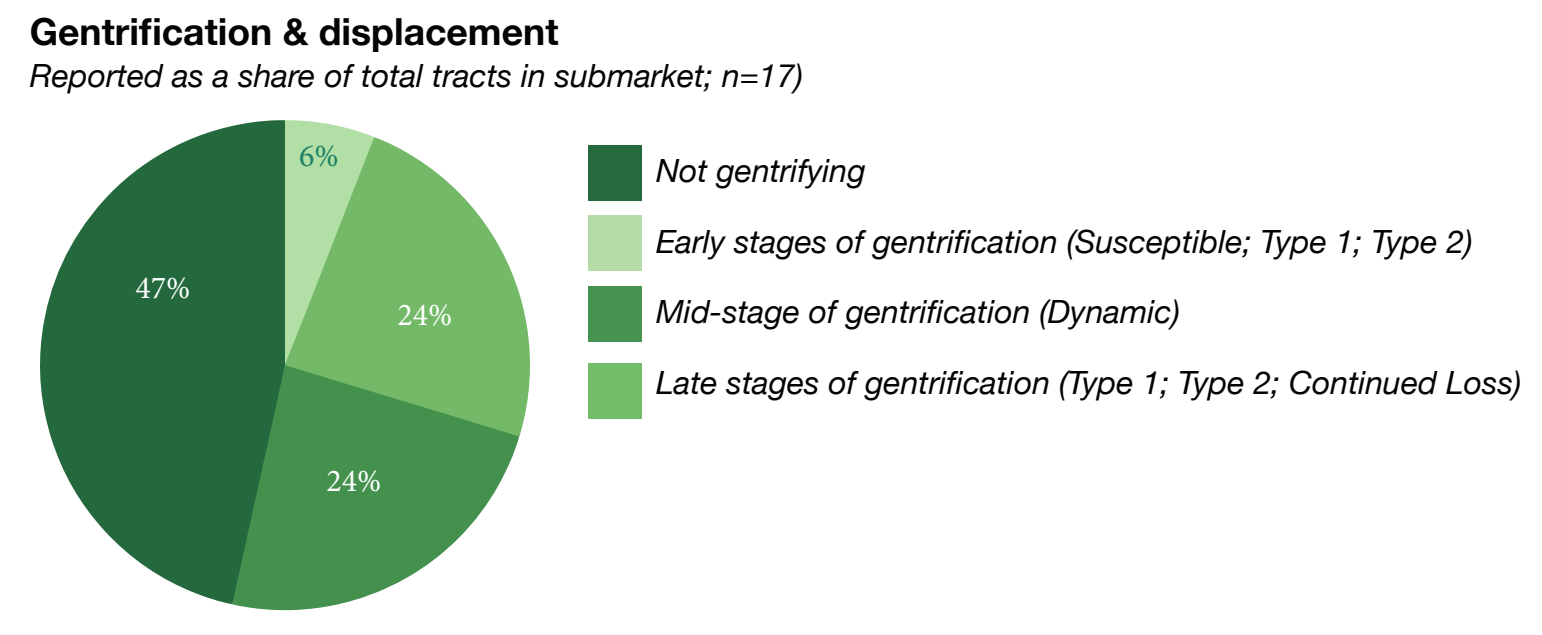
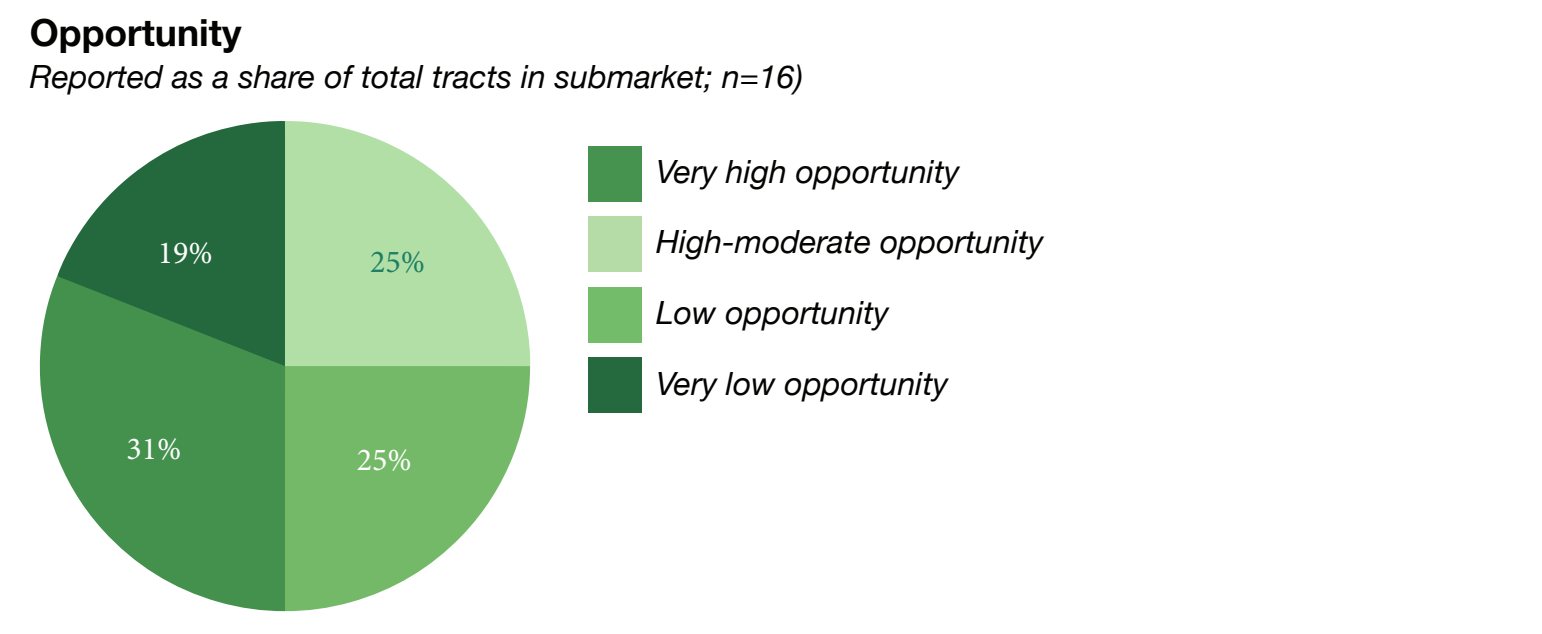
Low average median household income

30 Years

Low average age of residents (based on average median age)

Low average household size: 2.2 people

Low household size among owners (2.2 people)
Low household size among renters (2.1 people)



Submarket 6: High-Demand, Inner-Ring Suburbs

Strong market conditions, low vacancy, single-family homes

Defining characteristics
Strong transportation access (car)
Moderate transit access
Low vacancy
Moderate density
Strong market conditions
Limited housing diversity
Older residents
Low renter cost-burdens
Moderate owner cost-burdens
Expiring subsidized units

Opportunity
Most tracts in this submarket offer very high opportunity and nearly all tracts offer very high or high-moderate opportunity.

Gentrification & displacement
Most tracts in this submarket are not in any stage of gentrification. Those that are either fall in the early or late stages.

Communities
City of Bexley
Village of Riverlea
City of Grandview Heights
Village of Marble Cliff
City of Upper Arlington

Physical characteristics

- Strong transportation access using automobiles
- Moderate access to transit service
- Moderate walkability (measured by intersection density)
- Moderate residential density

Housing market

73% Moderate share of single-family homes

27% High share of multifamily homes

63% High share built before 1950

95% High share built before 1980

1% Low share built after 2010

Low share built after 1950 (37%)
Low share built after 1980 (5%)

Housing Stock

1% Low share of vacant homes

52% High share of subsidized units at risk or expiration by end of 2025

2% Low share of Central Ohio’s expiring affordable housing units

61 Moderate number of home sales

- Low share of Central Ohio’s subsidized affordable housing units (1%)
- Moderate building activity (evidenced by building permits per acre)
- Low share of single-family homes used as rentals (14%)

\$956 Moderate average median rent

\$278,754 High average median home value

\$308,030 High average median sales price

Household characteristics

67% High share of owner-occupied homes

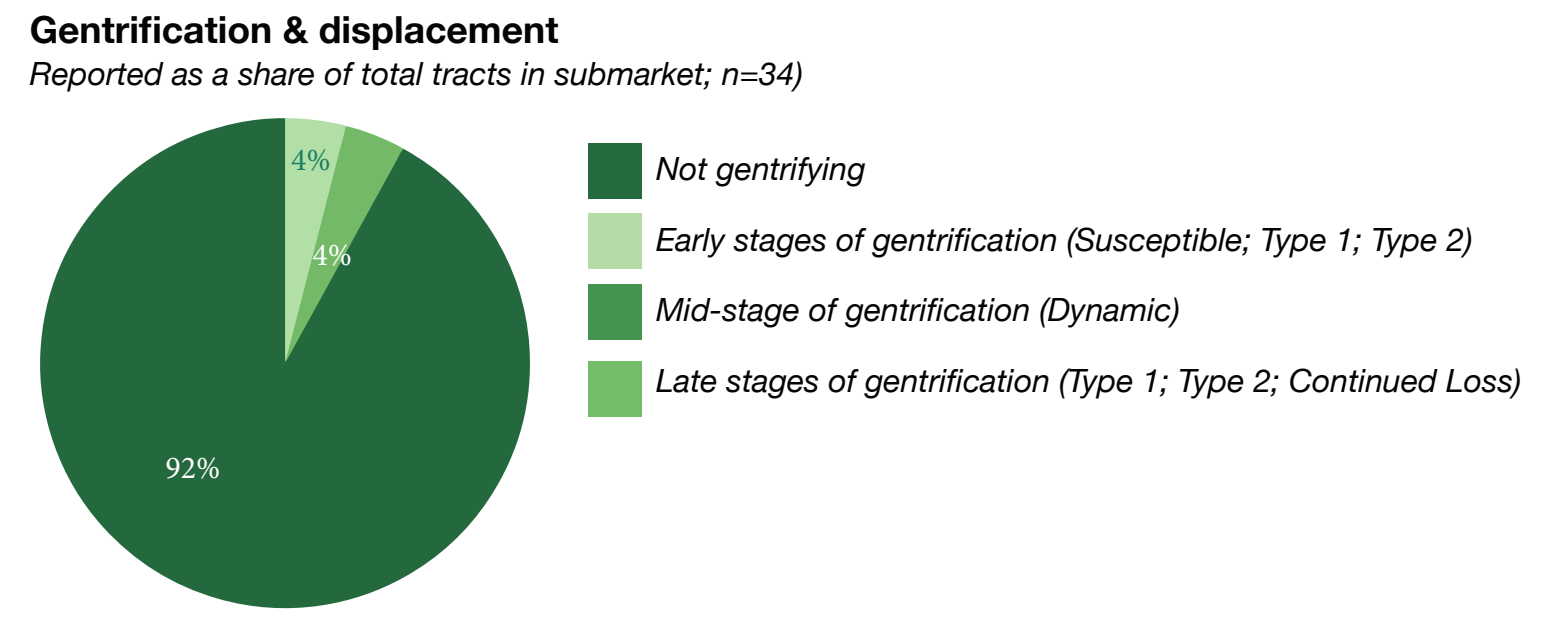
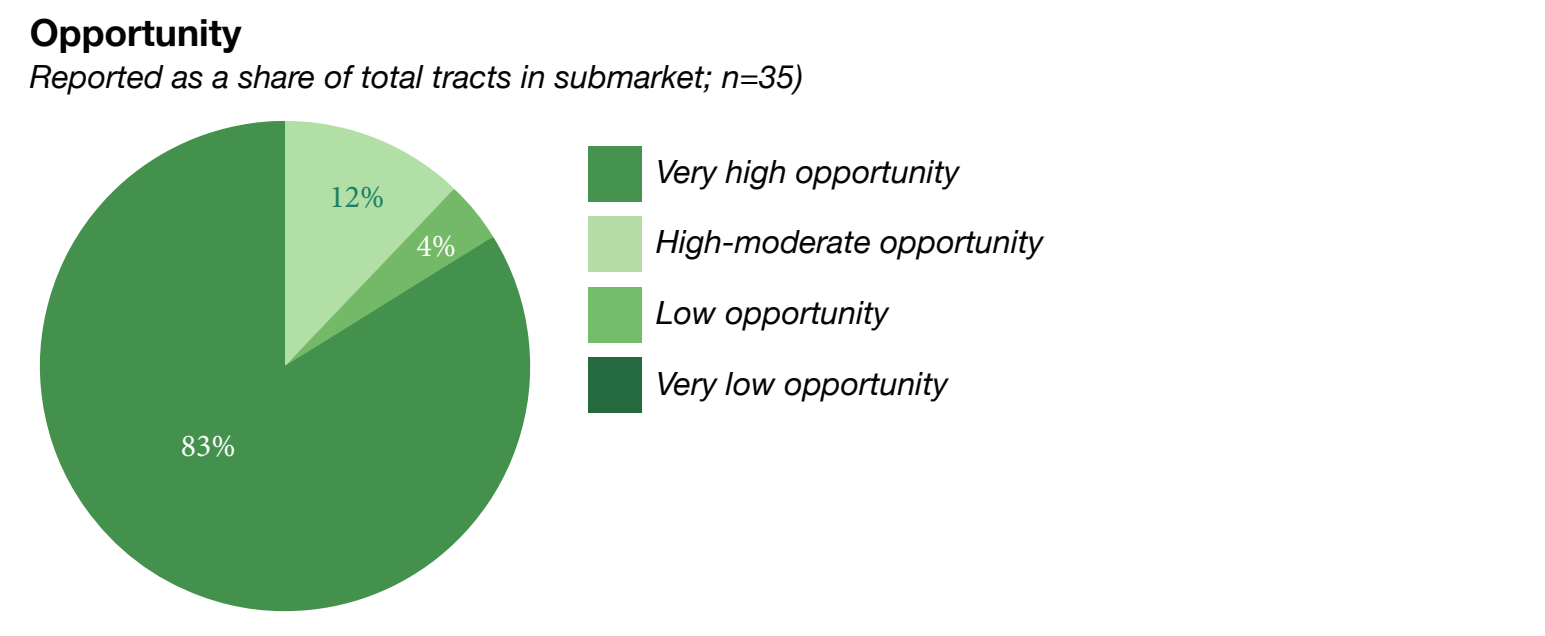
33% Low share of renter-occupied homes

Cost-burdened:
Moderate share of owners (17%)
Low share of renters (24%)

\$88,519 Low average median household income

37 Years Older average age of residents (based on average median age)

Moderate average household size: 2.3 people
Moderate household size among owners (2.4 people)
Low household size among renters (2.0 people)



Submarket 7: Emerging Demand Neighborhoods

High density, weak market conditions, single-family homes

Defining characteristics
Strong transportation access (car)
Moderate transit access
High vacancy
Moderate density
Weak market conditions
Single-family rentals
Limited housing diversity
Larger households
High renter and owner cost-burdens

Opportunity
Most tracts in this submarket offer very low opportunity and nearly all tracts offer low or very low opportunity.

Gentrification & displacement
Most tracts in this submarket are in some stage of gentrification, with most in early stages followed by the dynamic stage.

Communities
City of Columbus

Physical characteristics

- Strong transportation access using automobiles
- Moderate access to transit service
- Strong walkability (measured by intersection density)
- Moderate residential density

Housing market

78%

High share of single-family homes

22%

Low share of multifamily homes

83%

High share built before 1950

97%

High share built before 1980

2%

Low share built after 2010

Moderate share build before 1920 (30%)

Low share built after 1950 (17%)

Low share built after 1980 (3%)

Housing Stock

13%

High share of vacant homes

24%

Moderate share of subsidized units at risk or expiration by end of 2025

4%

Low share of Central Ohio's expiring affordable housing units

87

High number of home sales

Low share of Central Ohio's subsidized affordable housing units (5%)

Moderate building activity (evidenced by building permits per acre)

High share of single-family homes used as rentals (51%)

\$779

Low average median rent

\$74,633

Low average median home value

\$57,542

Low average median sales price

Household characteristics

39%

Low share of owner-occupied homes

61%

High share of renter-occupied homes

Cost-burdened:
High share of owners (20%)
High share of renters (38%)

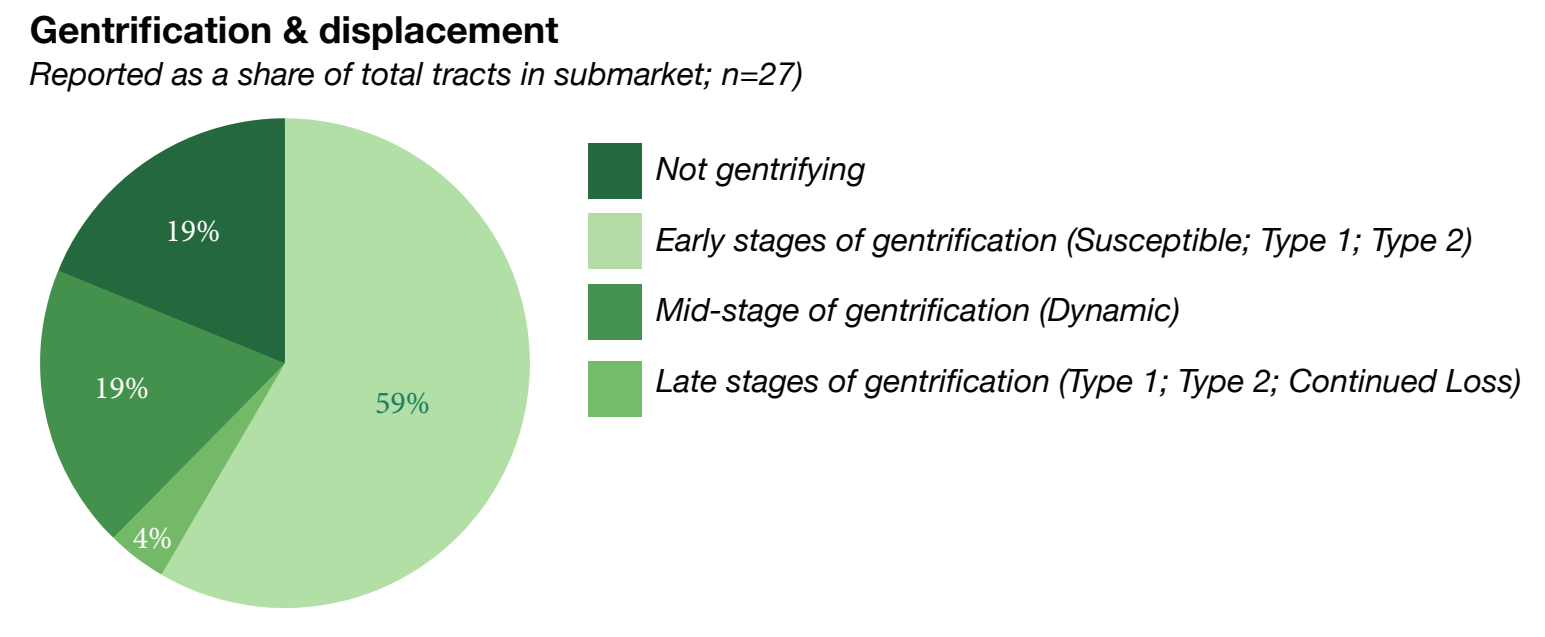
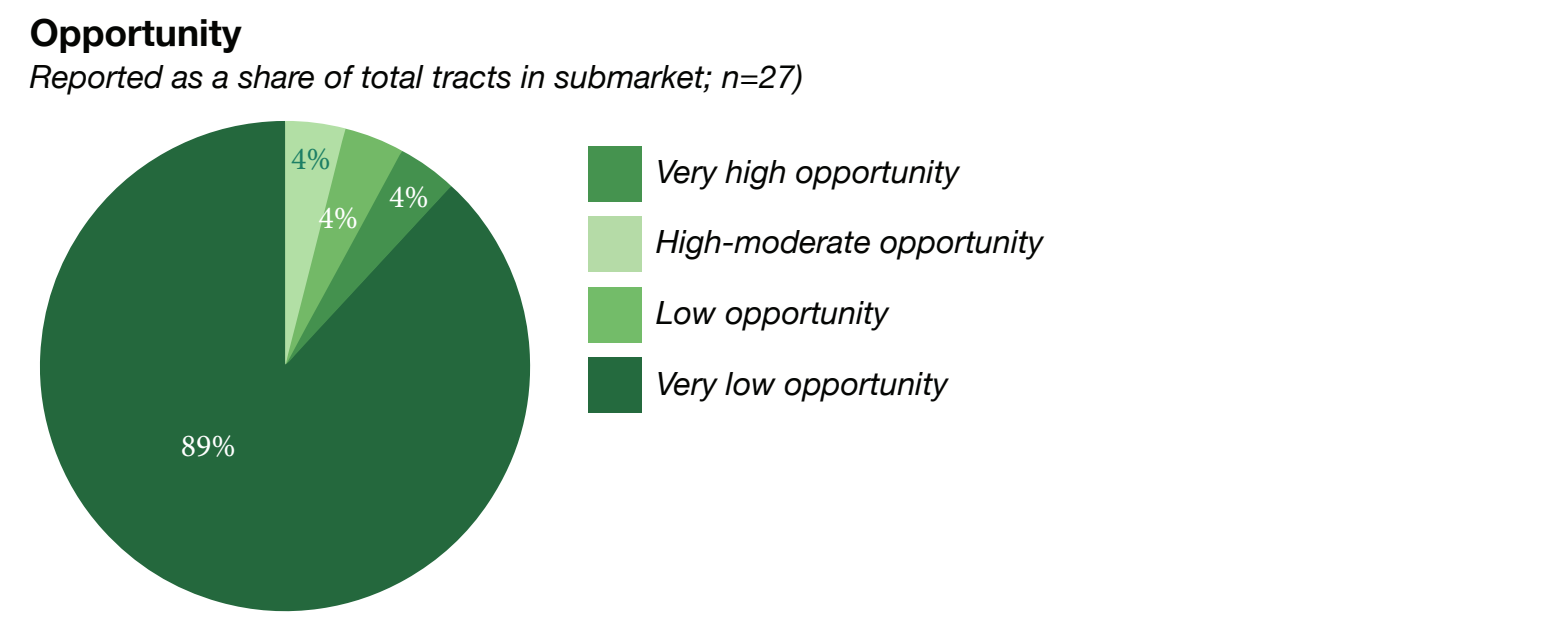
\$31,086

Low average median household income

33 Years

Low average age of residents (based on average median age)

High average household size: 2.7 people
Moderate household size among owners (2.5 people)
High household size among renters (2.7 people)



Submarket 8: Rural

Moderate vacancy, aging residents, limited transportation access

Defining characteristics

Limited transportation access (car)
Limited transportation access (transit)
Moderate vacancy
Limited production
Limited housing diversity
Larger households
Older residents
Low renter cost-burdens
Moderate owner cost-burdens

Communities

Kingston Township (Delaware Co.)
Pleasant Township (Franklin Co.)
Wayne Township (Pickaway Co.)
Amanda Township (Fairfield Co.)
Washington Township (Licking Co.)
Pike Township (Madison Co.)
Liberty Township (Union Co.)

Opportunity

Most tracts in this submarket offer high-moderate opportunity, followed by low opportunity. No tracts offer very low opportunity.

Gentrification & displacement

None of the tracts in this submarket are in any stage of gentrification.

Physical characteristics

- Low transportation access using automobiles
- Low access to transit service
- Low walkability (measured by intersection density)
- Low residential density

Housing market

96%

High share of single-family homes

5%

Low share of multifamily homes

22%

Moderate share built before 1950

55%

Moderate share built before 1980

4%

Moderate share built after 2010

Moderate share build before 1920 (14%)

High share built after 1950 (78%)

High share built after 1980 (45%)

Housing Stock

1%

Moderate share of vacant homes

21%

Low share of subsidized units at risk or expiration by end of 2025

3%

Low share of Central Ohio’s expiring affordable housing units

48

Low number of home sales

\$917

High average median rent

\$176,787

Moderate average median home value

\$174,748

Moderate average median sales price

- Low share of Central Ohio’s subsidized affordable housing units (3%)
- Low building activity (evidenced by building permits per acre) (0)
- Low share of single-family homes used as rentals (13%)

Household characteristics

84%

High share of owner-occupied homes

16%

Low share of renter-occupied homes

Cost-burdened:

Moderate share of owners (18%)

Low share of renters (25%)

\$69,741

Moderate average median household income

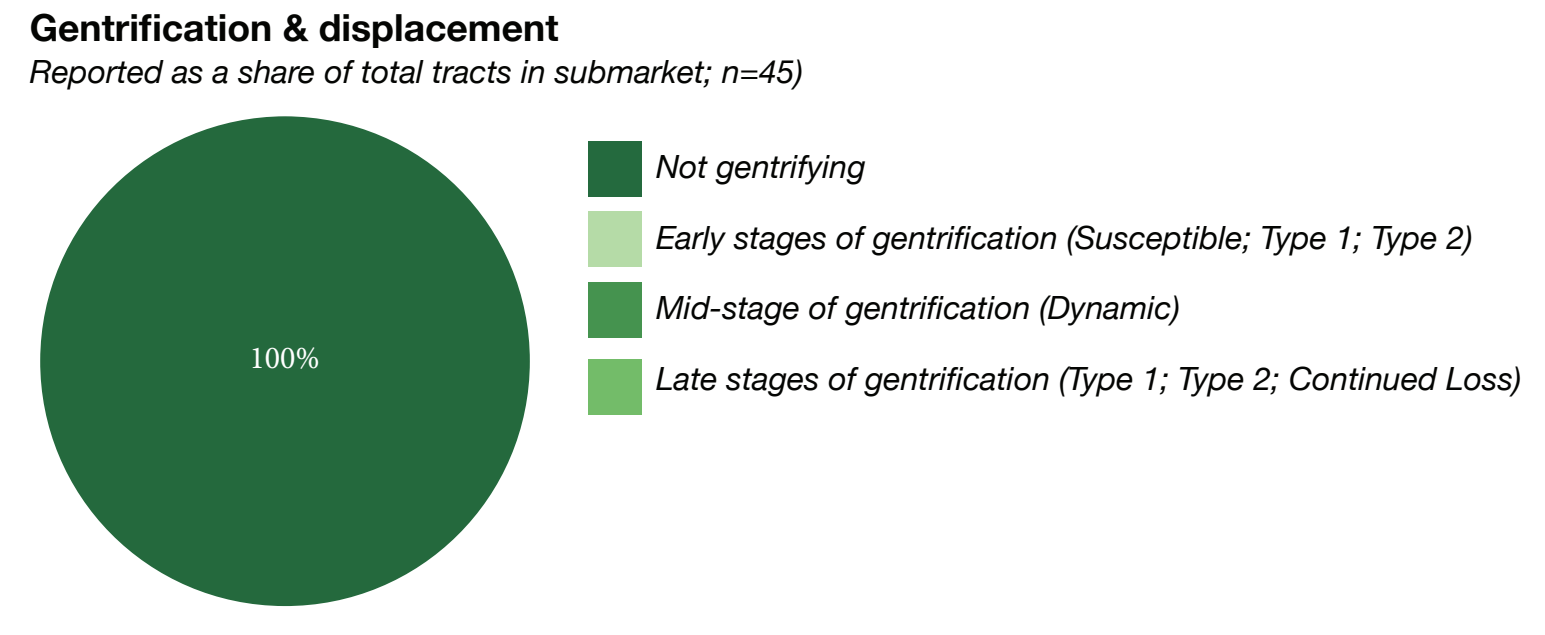
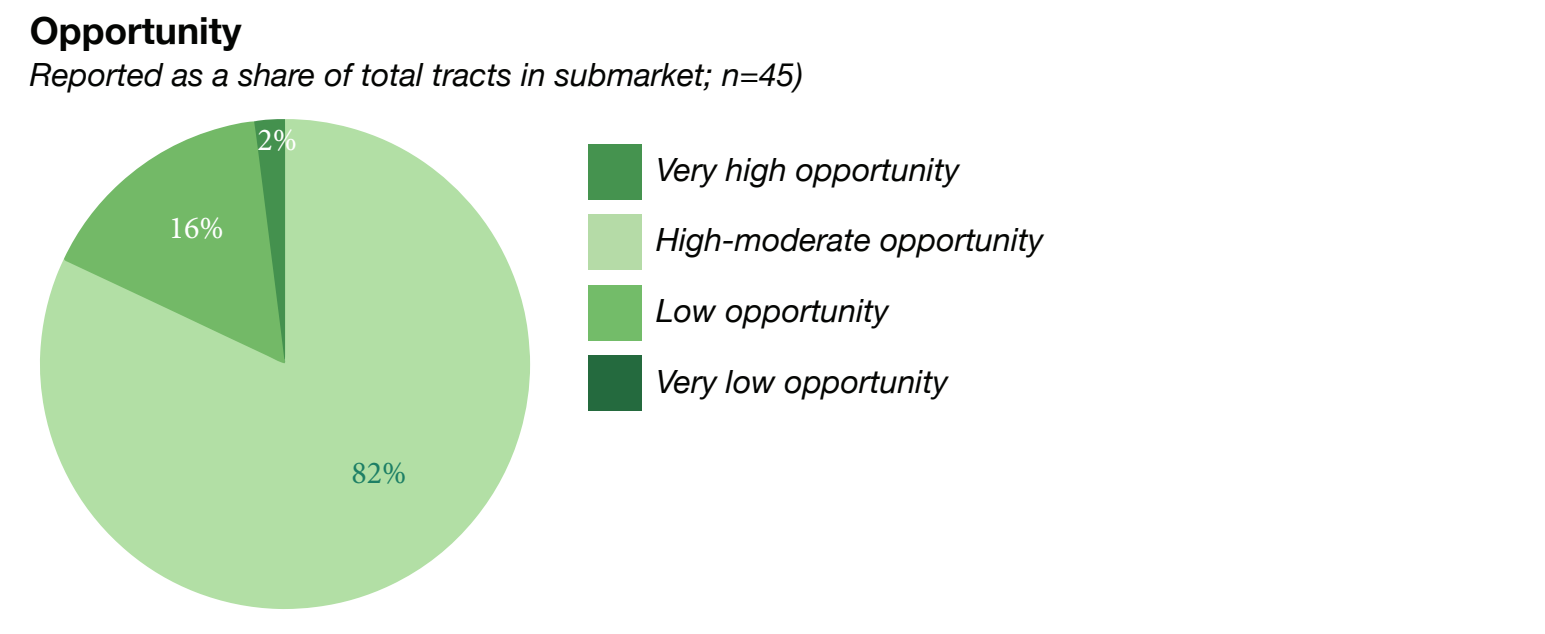
43 Years

Older average age of residents (based on average median age)

High average household size: 2.7 people

High household size among owners (2.7 people)

High household size among renters (2.9 people)



Submarket 9: Town Centers

Moderate density, weak market conditions, older homes

Defining characteristics

Limited transportation access (transit)
High vacancy
Moderate density
Older homes
Weak market conditions
Single-family rentals
Limited production
Limited housing diversity
Moderate renter and owner cost-burdens
Expiring subsidized units

Communities

Village of Valleyview
Township of Newark
Madison Township (Licking Co.)
City of Lancaster
City of Circleville

Opportunity

Most tracts in this submarket offer low or very low opportunity, although opportunity varies across this submarket with all levels represented.

Gentrification & displacement

About half of the tracts in this submarket are not in any stage of gentrification. Those that are, primarily fall into the early stages.

Physical characteristics

- Moderate transportation access using automobiles
- Low access to transit service
- Moderate walkability (measured by intersection density)
- Moderate residential density

Housing market

72%

Moderate share of single-family homes

28%

Moderate share of multifamily homes

68%

High share built before 1950

93%

High share built before 1980

<1%

Low share built after 2010

High share build before 1920 (37%)
Low share built after 1950 (33%)
Low share built after 1980 (7%)

Housing Stock

5%

High share of vacant homes

37%

High share of subsidized units at risk or expiration by end of 2025

8%

Moderate share of Central Ohio's expiring affordable housing units

47

Low number of home sales

\$749

Low average median rent

\$98,419

Low average median home value

\$89,839

Low average median sales price

- Moderate share of Central Ohio's subsidized affordable housing units (6%)
- Low building activity (evidenced by building permits per acre) (0.1)
- Moderate share of single-family homes used as rentals (35%)

Household characteristics

50%

Moderate share of owner-occupied homes

50%

Moderate share of renter-occupied homes

Cost-burdened:

Moderate share of owners (18%)
Moderate share of renters (32%)

\$39,361

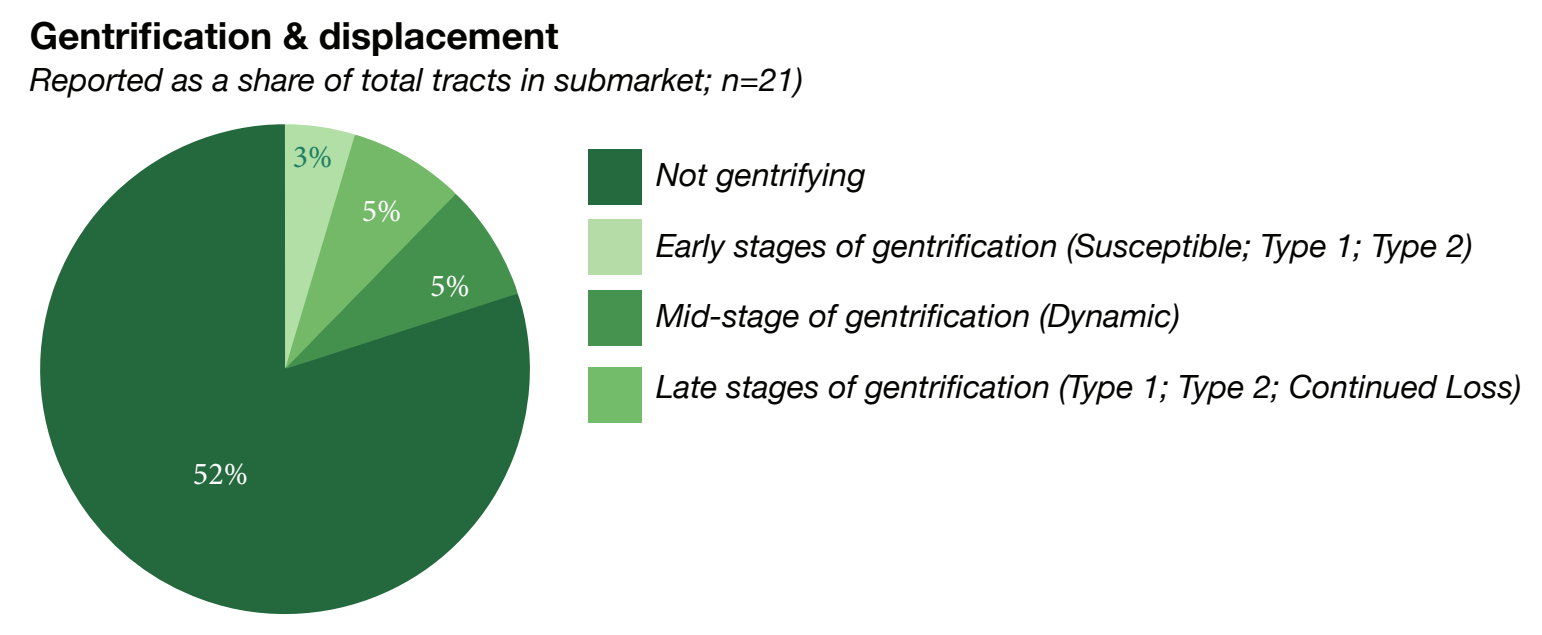
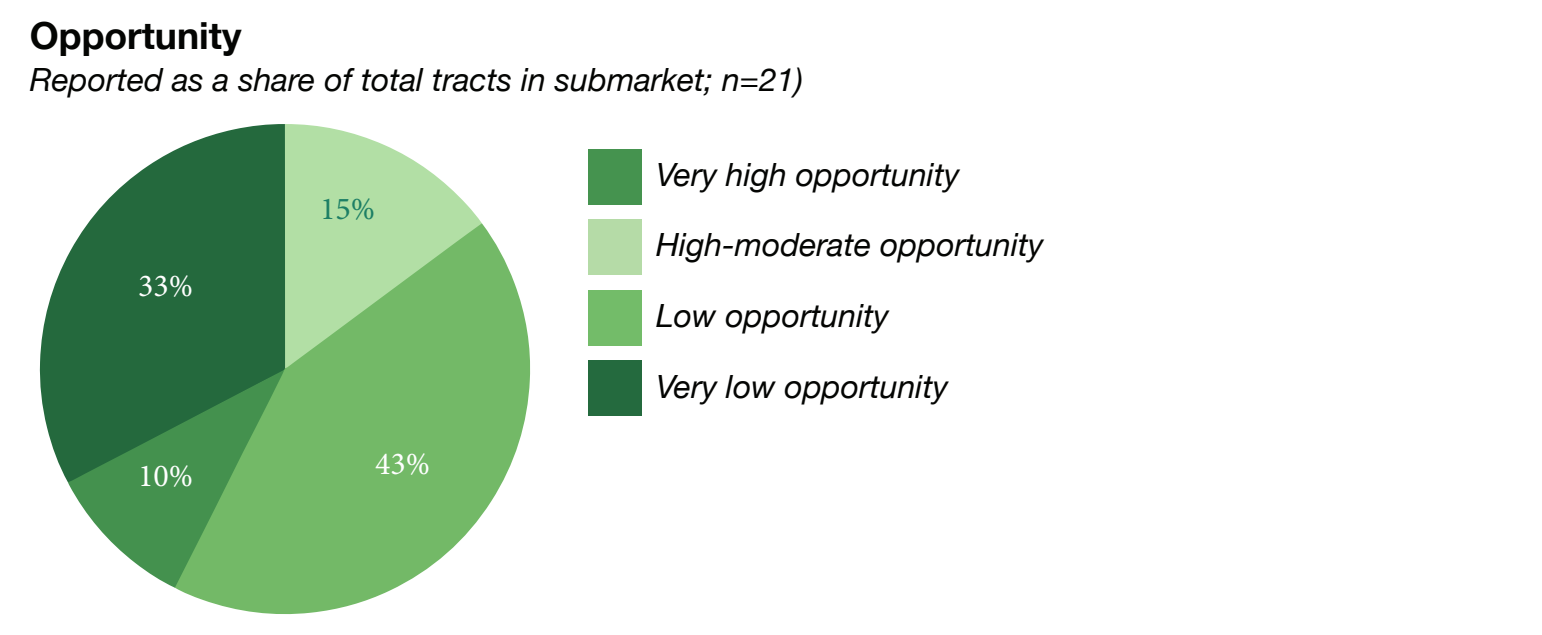
Low average median household income

35 Years

Moderate average age of residents (based on average median age)

Moderate average household size: 2.4 people

Moderate household size among owners (2.4 people)
Moderate household size among renters (2.5 people)



Submarket 10: High-Demand Exurbs

Newer homes, single-family homes, strong housing market

Defining characteristics

Limited transportation access (transit)
Low vacancy
Newer homes
Strong market conditions
Limited housing diversity
Larger households
Older residents
Low renter cost-burdens
Moderate owner cost-burdens

Communities

Berlin Township (Delaware Co.)
Brown Township (Franklin Co.)
Village of Commercial Point
Concord Township (Delaware Co.)
Jefferson Township (Franklin Co.)

Opportunity

Most tracts in this submarket offer very high opportunity and nearly all tracts offer very high or high-moderate opportunity.

Gentrification & displacement

Most tracts in this submarket are not in any stage of gentrification. Those that are, fall into the early stages.

Physical characteristics

- Moderate transportation access using automobiles
- Low access to transit service
- Low walkability (measured by intersection density)
- Low residential density

Housing market

87%

High share of single-family homes

13%

Low share of multifamily homes

3%

Low share built before 1950

15%

Low share built before 1980

14%

High share built after 2010

High share built after 1950 (97%)

High share built after 1980 (85%)

Housing Stock

<1%

Low share of vacant homes

13%

Low share of subsidized units at risk or expiration by end of 2025

4%

Low share of Central Ohio’s expiring affordable housing units

137

High number of home sales

\$1,255

High average median rent

\$254,928

High average median home value

\$274,603

High average median sales price

- Moderate share of Central Ohio’s subsidized affordable housing units (9%)
- Moderate building activity (evidenced by building permits per acre)
- Low share of single-family homes used as rentals (9%)

Household characteristics

82%

High share of owner-occupied homes

18%

Low share of renter-occupied homes

Cost-burdened:

Moderate share of owners (19%)

Low share of renters (25%)

\$105,391

High average median household income

37 Years

Older average age of residents (based on average median age)

High average household size: 2.8 people

High household size among owners (2.9 people)

High household size among renters (2.8 people)

Opportunity

Reported as a share of total tracts in submarket; n=43)

Opportunity Level	Share (%)
Very high opportunity	53%
High-moderate opportunity	42%
Low opportunity	5%
Very low opportunity	2%

Gentrification & displacement

Reported as a share of total tracts in submarket; n=43)

Gentrification Stage	Share (%)
Not gentrifying	98%
Early stages of gentrification (Susceptible; Type 1; Type 2)	2%
Mid-stage of gentrification (Dynamic)	0%
Late stages of gentrification (Type 1; Type 2; Continued Loss)	0%

Submarket 11: Ohio State Campus Area

High density, strong transportation access, older homes

Defining characteristics

Strong transportation access (car)
Strong transportation access (transit)
Moderate vacancy
High density
Older homes
Single-family rentals
High share of multifamily properties
Larger households
Low owner cost-burdens
High renter cost-burdens

Opportunity

One of the two tracts that make up this submarket offers high-moderate opportunity and the other one offers low opportunity.

Gentrification & displacement

Only one tract in this submarket was included in the gentrification analysis due to missing data in the other tract. It is in the dynamic or mid-stage of gentrification.

Communities

City of Columbus

Physical characteristics

- High transportation access using automobiles
- High transit access
- High walkability (measured by intersection density)
- High residential density

Housing market

20%

Low share of single-family homes

80%

High share of multifamily homes

94%

High share built before 1950

96%

High share built before 1980

1%

Low share built after 2010

High share built before 1920 (87%)

Low share built after 1950 (6%)

Low share built after 1980 (4%)

Housing Stock

2%

Moderate share of vacant homes

0%

Low share of Central Ohio’s subsidized affordable housing units

88%

High share of single-family homes used as rentals

0

Low number of home sales

\$915

Moderate average median rent

\$100,000

Low average median home value

\$274,603

High average median sales price

- High building activity (evidenced by building permits per acre)

Household characteristics

4%

Low share of owner-occupied homes

96%

High share of renter-occupied homes

Cost-burdened:

Low share of owners (15%)

High share of renters (50%)

\$22,707

Low average median household income

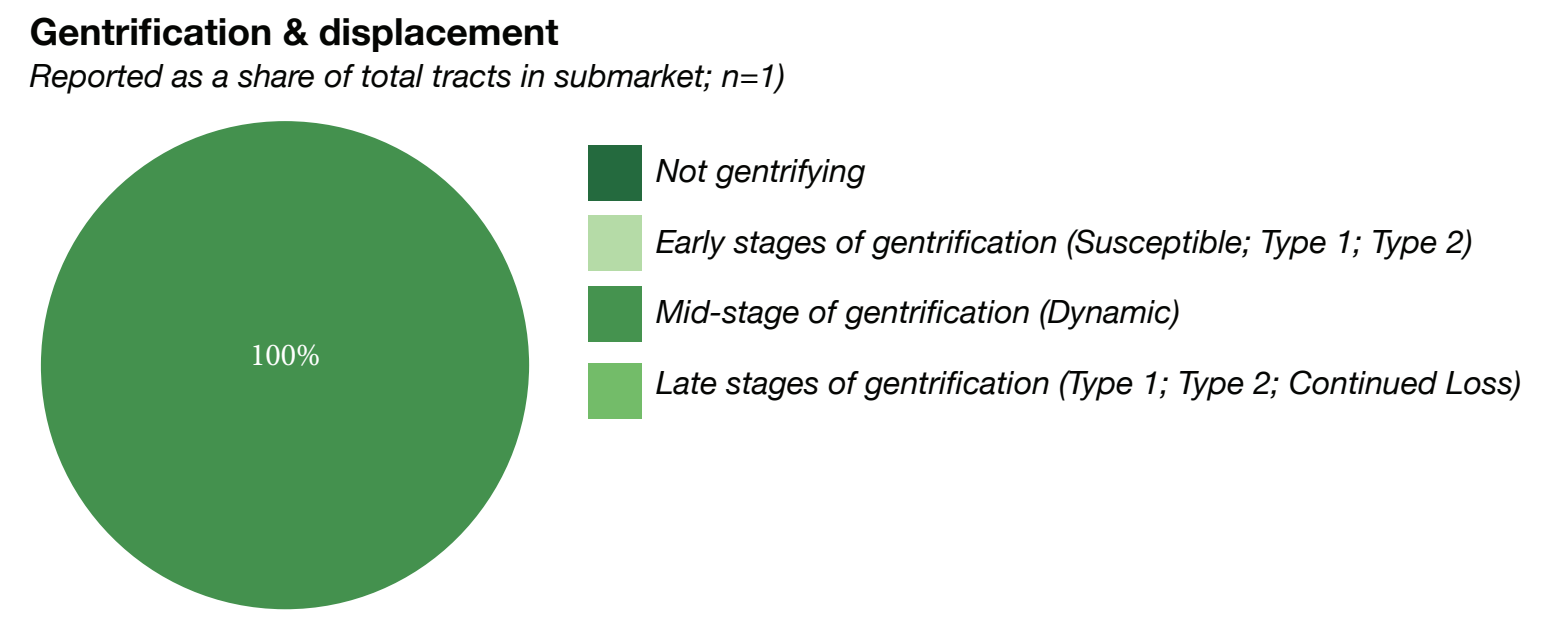
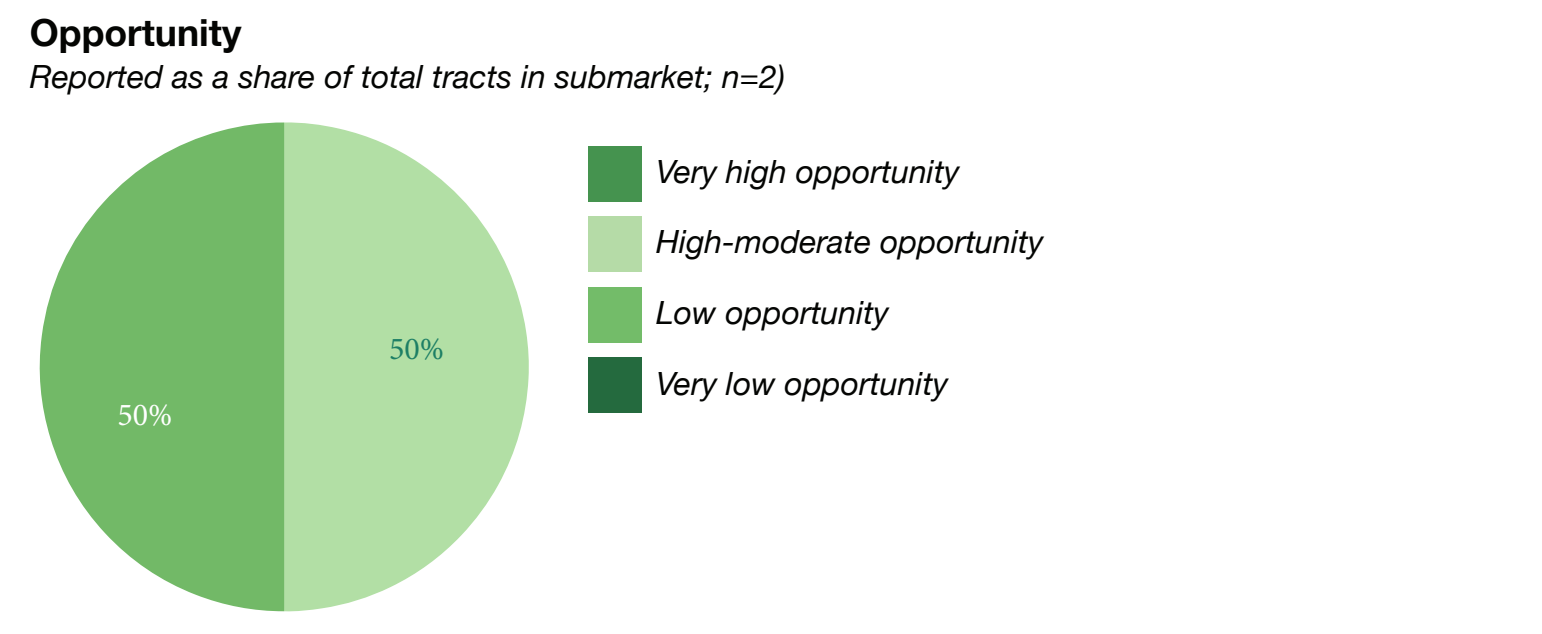
22 Years

Low average age of residents (based on average median age)

High average household size: 3.0 people

Low household size among owners (2.3 people)

High household size among renters (3.1 people)



Submarket 12: Downtown City of Columbus

High density, strong transportation access, newer homes

Defining characteristics
Strong transportation access (car)
Strong transportation access (transit)
Moderate vacancy
High density
Newer homes
Single-family rentals
High share of multifamily properties
Low renter cost-burdens
Moderate owner cost-burdens

Opportunity
The two tracts that make up this submarket offer high-moderate opportunity.

Gentrification & displacement
None of the tracts that make up this submarket are in any stage of gentrification.

Communities
City of Columbus

Physical characteristics

- High transportation access using automobiles
- High transit access
- High walkability (measured by intersection density)
- High residential density

Housing market

7%
Low share of single-family homes

93%
High share of multifamily homes

36%
Moderate share built before 1950

38%
Low share built before 1980

8%
High share built after 2010

Moderate share build after 1920 (27%)
Moderate share built after 1950 (64%)
High share built after 1980 (62%)

Housing Stock

3%
Moderate share of vacant homes

30%
Moderate share of subsidized units at risk or expiration by end of 2025

5%
Moderate share of Central Ohio's expiring affordable housing units

51
Moderate number of home sales

\$870
Moderate average median rent

\$241,250
High average median home value

\$141,250
High average median sales price

- Low share of Central Ohio's subsidized affordable housing units (4%)
- High building activity (evidenced by building permits per acre)
- High share of single-family homes used as rentals (70%)

Household characteristics

20%
Low share of owner-occupied homes

80%
High share of renter-occupied homes

Cost-burdened:
Moderate share of owners (17%)
Low share of renters (25%)

\$47,127
Moderate average median household income

33 Years
Low average age of residents (based on average median age)

Low average household size: 1.4 people
Low household size among owners (1.6 people)
Low household size among renters (1.4 people)

