

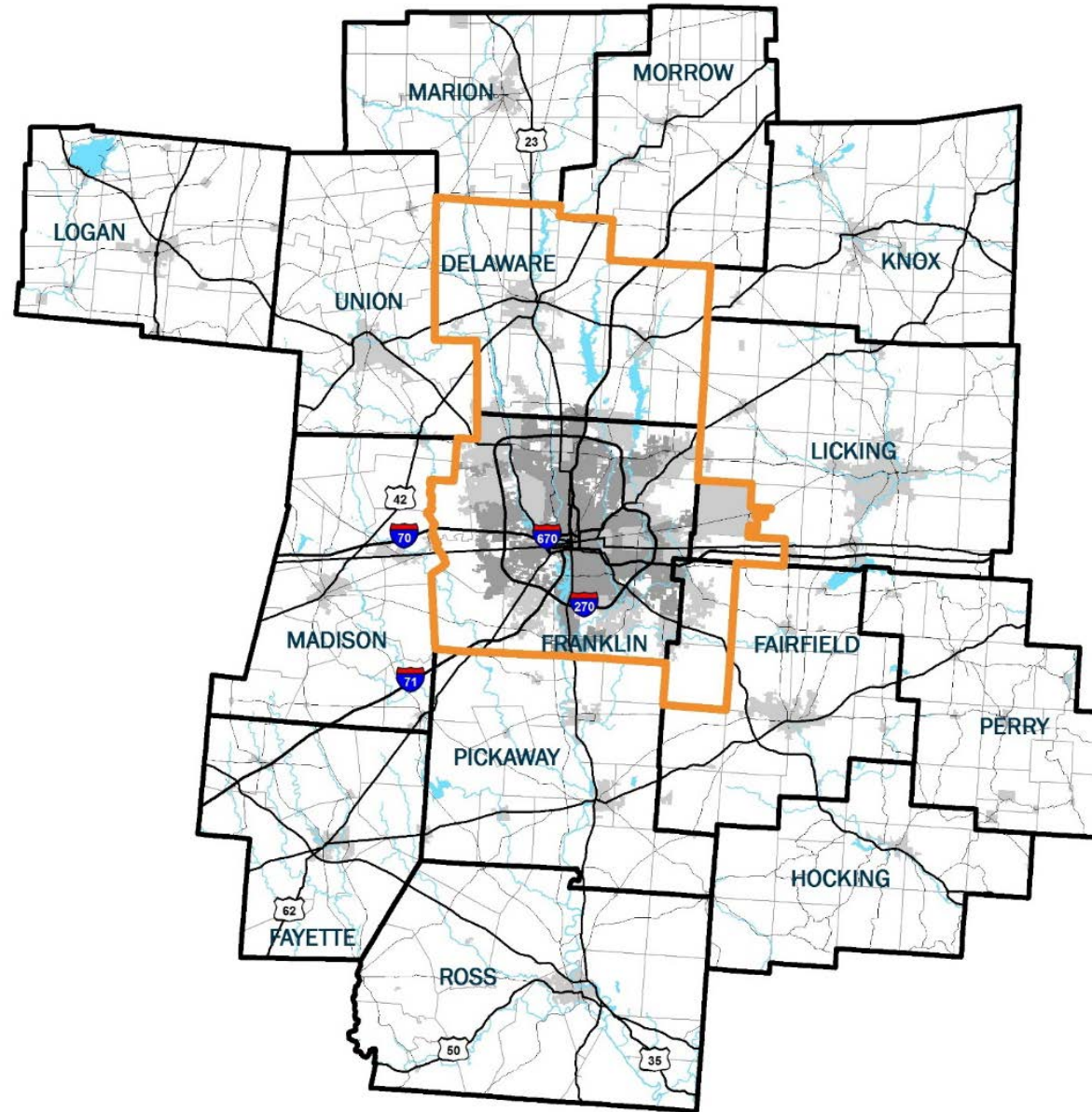
insight2050 Mini-Academy

Insight2050 Academy
December 10, 2019



MID-OHIO REGIONAL
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PLANNING COMMISSION

MID-OHIO REGIONAL PLANNING COMMISSION



MORPC

YOUR REGIONAL RESOURCE FOR TRANSPORTATION



YOUR REGIONAL RESOURCE FOR PLANNING & SUSTAINABILITY



MORPC



Central Ohio Communities
Working Toward a Better Future



U.S. ENVIRONMENTAL PROTECTION AGENCY
NEWS RELEASE
[WWW.EPA.GOV/NEWSROOM](http://www.epa.gov/newsroom)

EPA, Ohio: Columbus is Nation's First Non-Attainment Area to Meet Ozone Air Quality Standard

08/21/2019

YOUR REGIONAL RESOURCE FOR DATA & INFORMATION



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REGIONAL DATA AGENDA 2019-2020



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SMART STREETS POLICY

BACKGROUND

Over the past decades, transportation has been understood primarily as the movement of people and goods via motorized vehicles on a network of publicly funded highways and streets, with most being privately owned by individuals or companies and supplemented by public transit on fixed routes. Technological advancements are rapidly transforming this conventional transportation into the concept of a mobility system that employs digital communications technologies to provide a variety of services for moving people and goods. These include transportation network companies, shared vehicles (motorized and non-motorized), employer-provided shuttles, unmanned aerial vehicles, or drones, and increasingly autonomous vehicles that collect, transmit and share large volumes of data. A new transportation network is being transformed by the deployment of digital technologies to collect, transmit and share data with its users and managers about traffic, condition of the infrastructure.

Digital technologies must be implemented to improve service delivery and the quality of life. As it continues to grow in population and employment. If implemented effectively, digital advancements have the potential to improve safety, reduce congestion, improve efficiency, and deliver services more effectively.

A key component for deploying these technologies and realizing their potential is that they be regional in nature to maximize the potential of these technologies. Significant investment to build and maintain this infrastructure. A regional approach to the deployment of digital infrastructure is an effective way to ensure that investments are made in a way that supports the capability of these technologies to serve public interests and improve the quality of life in Central Ohio.

A mobility system able to leverage current and emerging technologies to deliver services more effectively and improve the quality of life of all residents. Digital infrastructure is the system that provides and supports digital communications, including fiber optic cable, wireless communications, and the hardware and software that supports them.

by Sonja



Outgoing | Curious | Diligent
Has watched every episode of *Parks and Recreation*, 3 times.

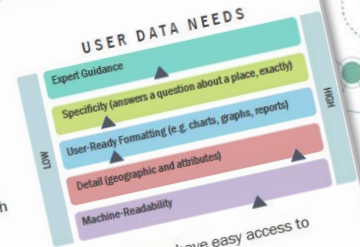
Planner for a mid-sized city government. Analyzes data to find answers to questions and share information with stakeholders.

Behaviors

- Uses many local, regional, state and federal open data sources.
- Keeps up with issues and skills by attending local conferences and user groups.
- Uses intermediate GIS skills regularly.
- Creates maps and charts to communicate with internal staff, stakeholders and the public.

Needs & Challenges

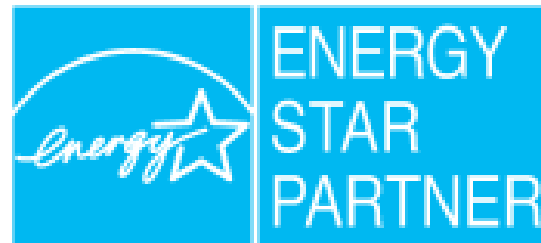
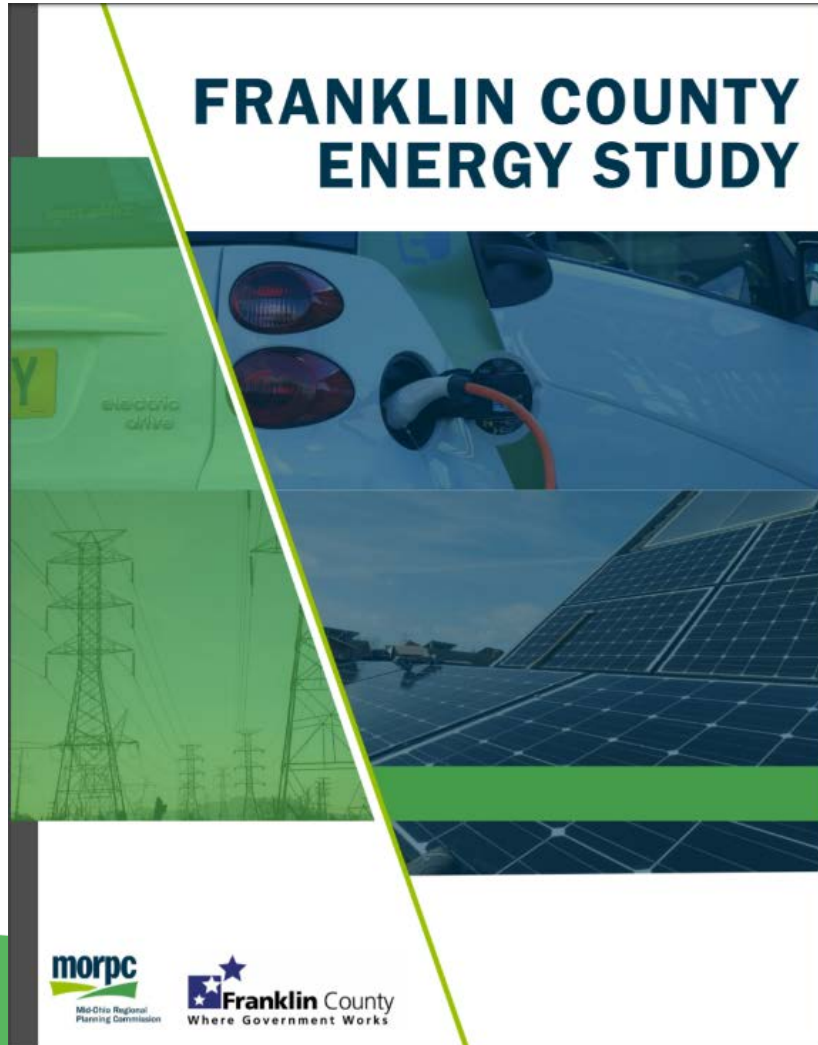
- When she finds an interesting online map or other resource, wants to have easy access to the underlying data to use in her own work.
- A 'generalist', she needs data with different subjects.
- A local planner, she needs geographic detail.
- Even though she tries to stay tuned-in, frequently discovers data sets that have been available, but that she wasn't aware of before.



YOUR REGIONAL RESOURCE FOR RESIDENTIAL SERVICES



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PLANNING FOR GROWTH



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PLANNING COMMISSION

CENTRAL OHIO IS GROWING

Over 450,000 people added since 2000.
Central Ohio could be a region of 3 million by 2050.



PREFERENCES ARE CHANGING

We want options.



Smaller Homes



Walkability



Amenities



More Mobility



Green Space

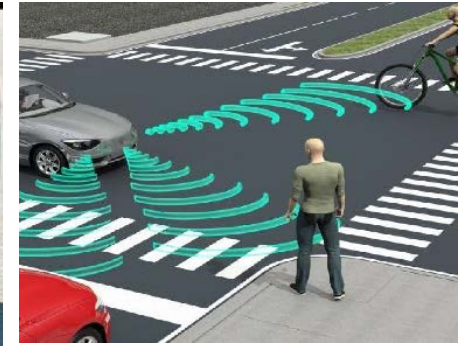
TO BE NEAR MORE PLACES



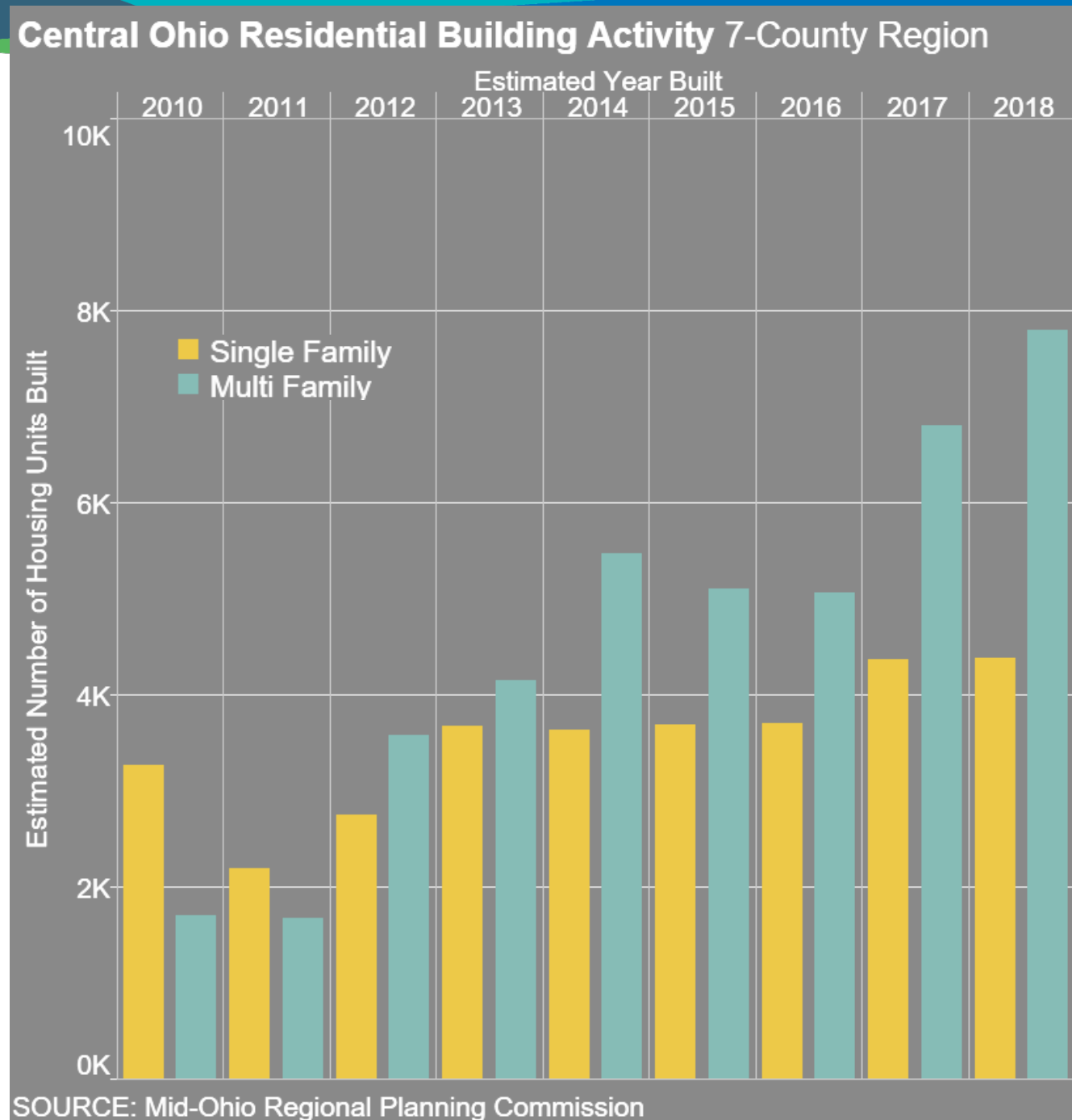
NATIONAL
ASSOCIATION *of*
REALTORS®

According to the survey, the majority of Americans, 53 percent, would prefer to live in communities containing houses with small yards but within easy walking distance of the community's amenities, as opposed to living in communities with houses that have large yards but they have to drive to all amenities. This up from 48 percent in 2015.

WITH MORE MOBILITY OPTIONS



CONTINUED DEMAND FOR MULTI-FAMILY



THE TREND ISN'T GOING AWAY ANY TIME SOON

Housing Trends in Your City

Search:

City	2000-17 Rent Change (%)	2000-17 Rent Change	2000-17 Owner- Occupied Change (%)	2000-17 Owner- Occupied Change
Columbus, Ohio	37%	119,811	4%	15,334

Sources: Governing Magazine, 2017 5-year ACS, 2000 Census

insight2050 ANALYZED



SCENARIO A:

PAST TRENDS

Develop in the same way as in the past



SCENARIO B:

PLANNED FUTURE

Develop according to the community's plans



SCENARIO C:

FOCUSED GROWTH

Develop with some infill & redevelopment



SCENARIO D:

MAXIMUM INFILL

Develop with maximum infill & redevelopment



**BUILDING
ENERGY USE**



**HOUSEHOLD
COSTS**



**LAND
CONSUMPTION**



**LOCAL
FISCAL IMPACTS**



**PUBLIC
HEALTHCARE**



**GREENHOUSE
GAS EMISSIONS**



**BUILDING
WATER USE**



TRANSPORTATION



WITH LESS WASTE OF...



Land



Energy



**Limited
Public Funds**

COMMUNITY REDEVELOPMENT





CORRIDOR CONCEPTS

Options for Focused Growth and Mobility



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CENTRAL OHIO TRANSIT AUTHORITY

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR



COLUMBUS
PARTNERSHIP

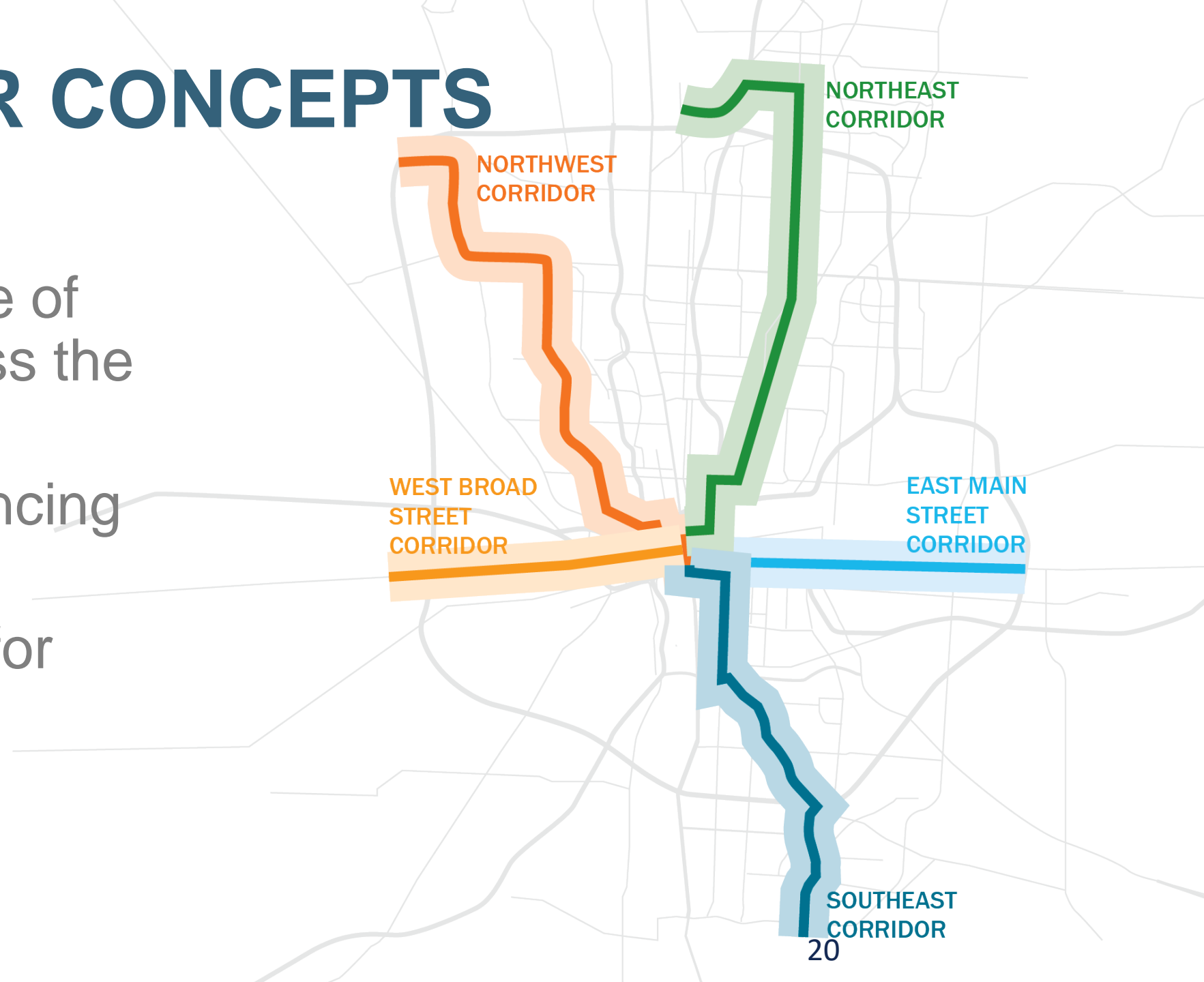


HOW WOULD FOCUSED GROWTH WITH MORE MOBILITY OPTIONS WORK?



CORRIDOR CONCEPTS

- Representative of corridors across the region
- Some experiencing congestion
- Some primed for reinvestment



WHAT WE LEARNED

All metrics moved in positive direction.



**TRANSPORTATION
VEHICLE
MILES TRAVELED**



**HOUSEHOLD
COSTS**



**LAND
CONSUMPTION**



**TAX
REVENUES**



**TRANSPORTATION
MODE SHARE**



**GREENHOUSE
GAS EMISSIONS**



**LOCAL
INFRASTRUCTURE
AND SERVICES**



**TRANSPORTATION
ACCESS**

CORRIDOR-WIDE BENEFITS



29% OF TRIPS
By Transit,
Walking, Biking



30% LESS
Greenhouse
Gas Emissions



\$8500 LESS
Costs Per
Household



BETTER ACCESS
to Jobs

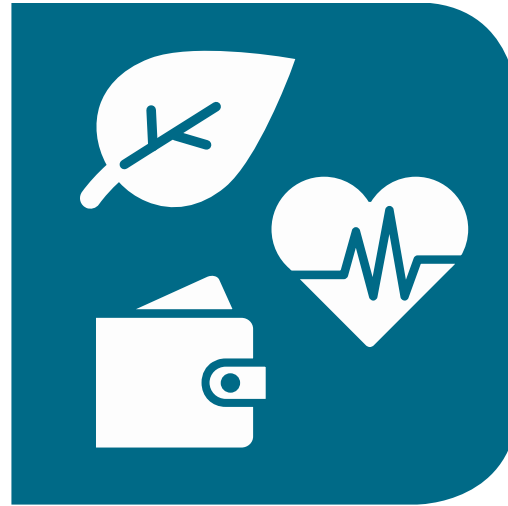
GROWTH DISTRIBUTION

Five corridors accommodate 55% of new, needed households and 60% of new jobs.

**More appealing to
future generations**



**Good for our wallets,
health and the environment**



**Keep open
spaces intact**



REGION-WIDE BENEFITS

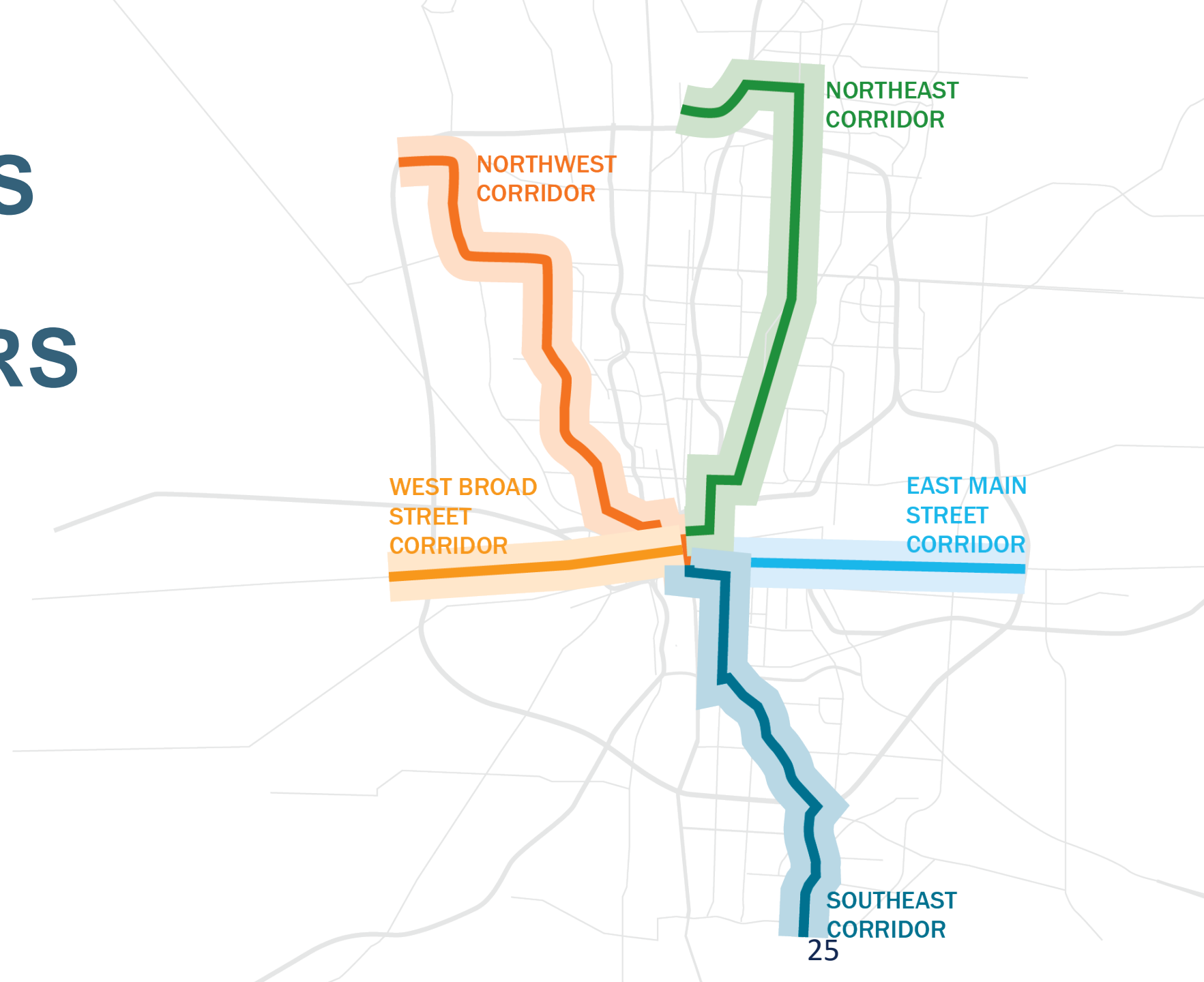


**\$10 BILLION LESS
Infrastructure Costs**



**3x HIGHER
Tax Revenues
Per Acre**

APPLY CONCEPTS TO OTHER CORRIDORS



REGIONAL HOUSING STRATEGY



MID-OHIO REGIONAL
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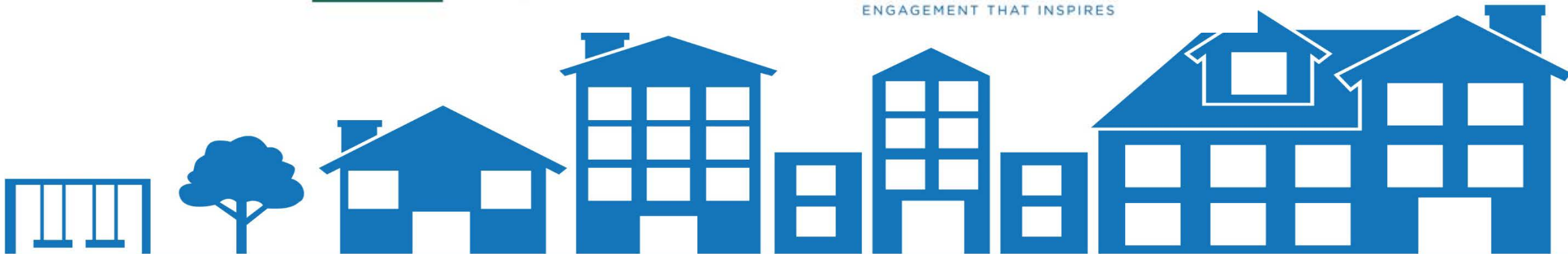
Enterprise[®]

IceMiller
LEGAL COUNSEL



Vogt Strategic
Insights

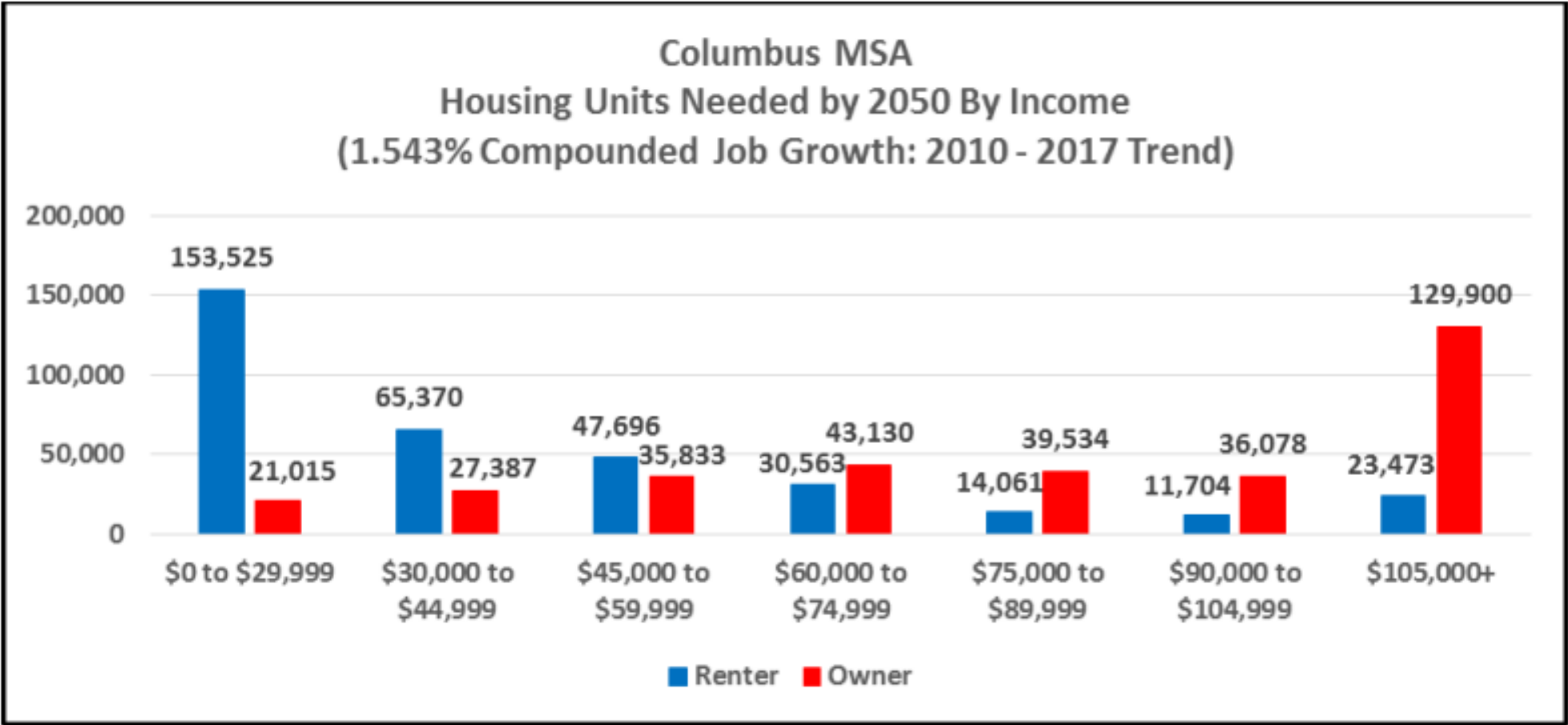
RAMA
ENGAGEMENT THAT INSPIRES



NOT ENOUGH HOUSING



MORPC

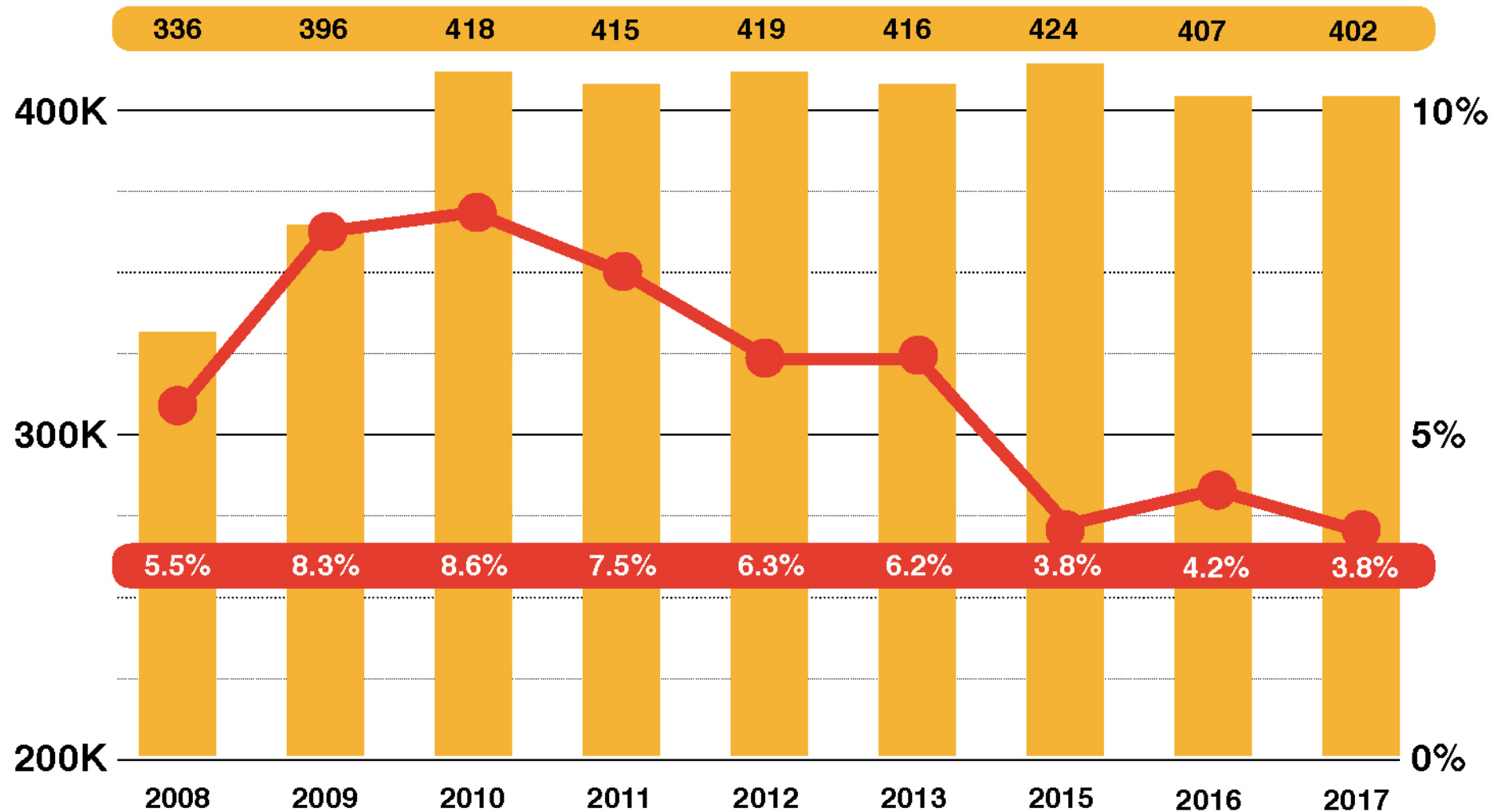


Source: Vogt Strategic Insights; Regionomics LLC; Department of Labor Statistics; ESRI

Complicated Economic Recovery

People at 200% of poverty

Unemployment rate



PROJECT SPONSORS



(AEP, L Brands, Mt Carmel Health, Nationwide Children's Hospital, Nationwide Insurance, OhioHealth, Rev1 Ventures, Columbus Chamber)



NEW ALBANY

THE GOAL

To foster a housing market where *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.*



ENVISIONED OUTCOME



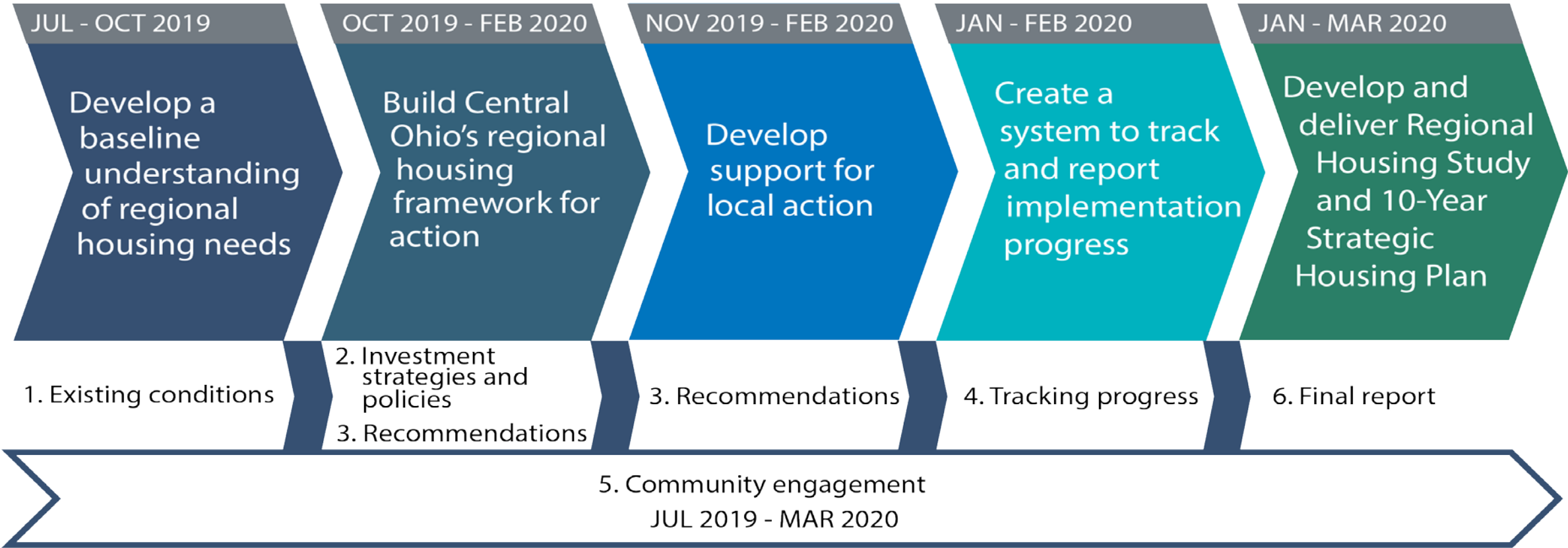
A coordinated housing strategy for the region that develops *investment and policy recommendations* to support mixed income neighborhoods and regional growth.



PROJECT SCOPE & TIMELINE



MORPC



WILLIAM MURDOCK

Executive Director

T: 614.233.4101

wmurdock@morpc.org



MID-OHIO REGIONAL
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PLANNING COMMISSION

111 Liberty Street, Suite 100
Columbus, OH 43215

KERSTIN CARR

Director, Planning & Sustainability

T: 614.233.4163

kcarr@morpc.org



INSIGHT2050

MORPC Housing Workshop

December 10, 2019

Leah F. Evans, Senior Vice President, Real Estate Development

***“Homeport doesn’t just build a home and walk away.
They build a community of people. I’ve witnessed it
happen, I’ve seen the transformation in neighborhoods,
and it’s incredibly inspiring.”***

- Sandy Doyle-Ahern, President/CEO, EMH&T



homeport

Founded in 1987 by

City of Columbus
Columbus Board of Realtors
The Columbus Foundation
Enterprise
Donald W. Kelley
Max W. Holzer
Irving E. Schottenstein
Robert J. Weiler, Sr.
Faith & Community Leaders



James Rouse, Enterprise



Irving E. Schottenstein



Don Kelley and Bob Weiler



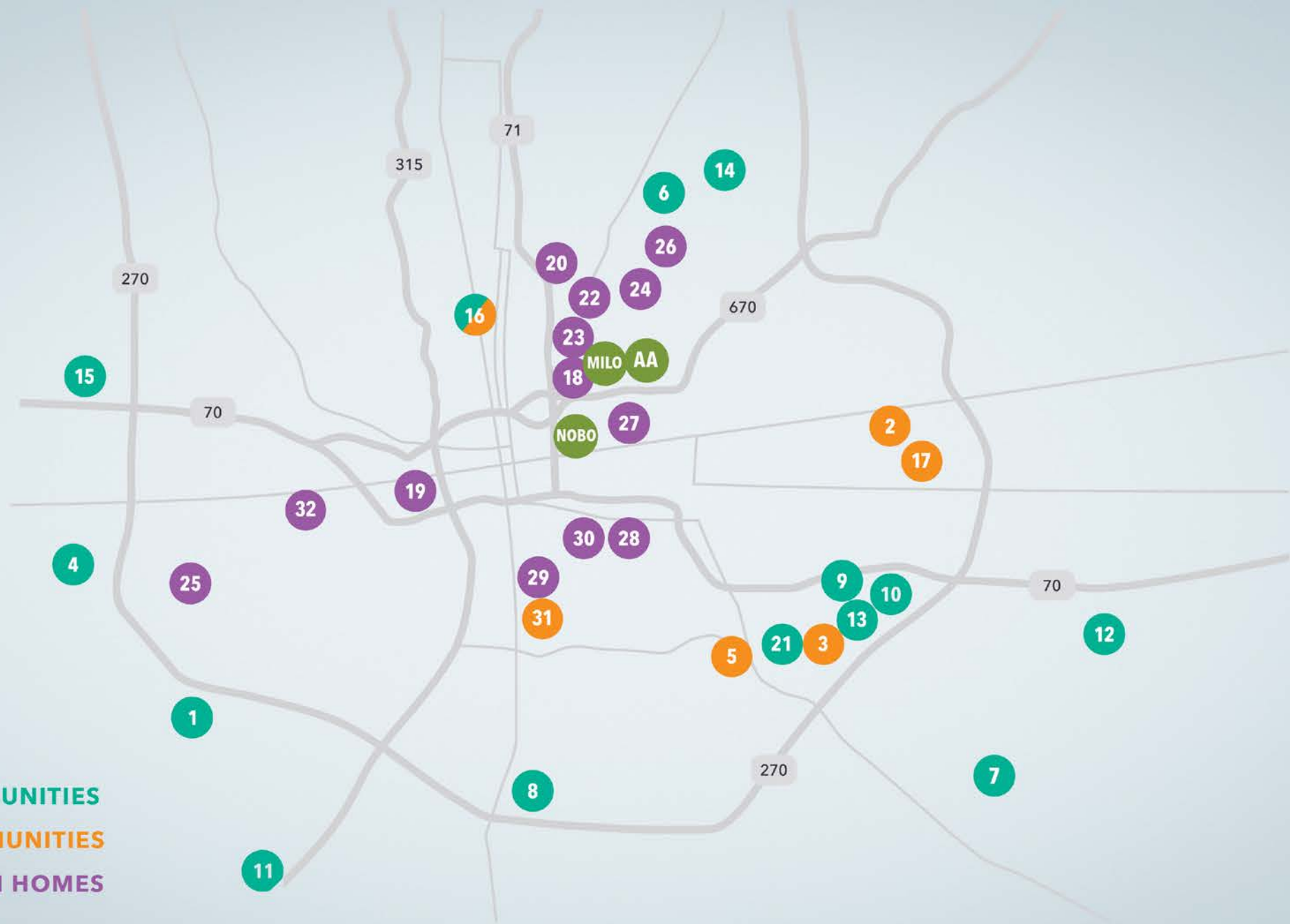
Max Holzer



Our Mission:

Create strong communities by developing quality, affordable homes on a cornerstone of dignity, security and opportunity.

- FAMILY COMMUNITIES
- SENIOR COMMUNITIES
- LEASE-OPTION HOMES



who we serve



homeport

Non-Profits and Affordable Housing

- Service Enriched Housing
- Long Term Affordability and Investments
- Community Development
- Innovative Partnership

Rebuilding Neighborhoods

King-Lincoln (NoBo)

Hamilton/Etna (Whitehall)

Milo-Grogan

Linden

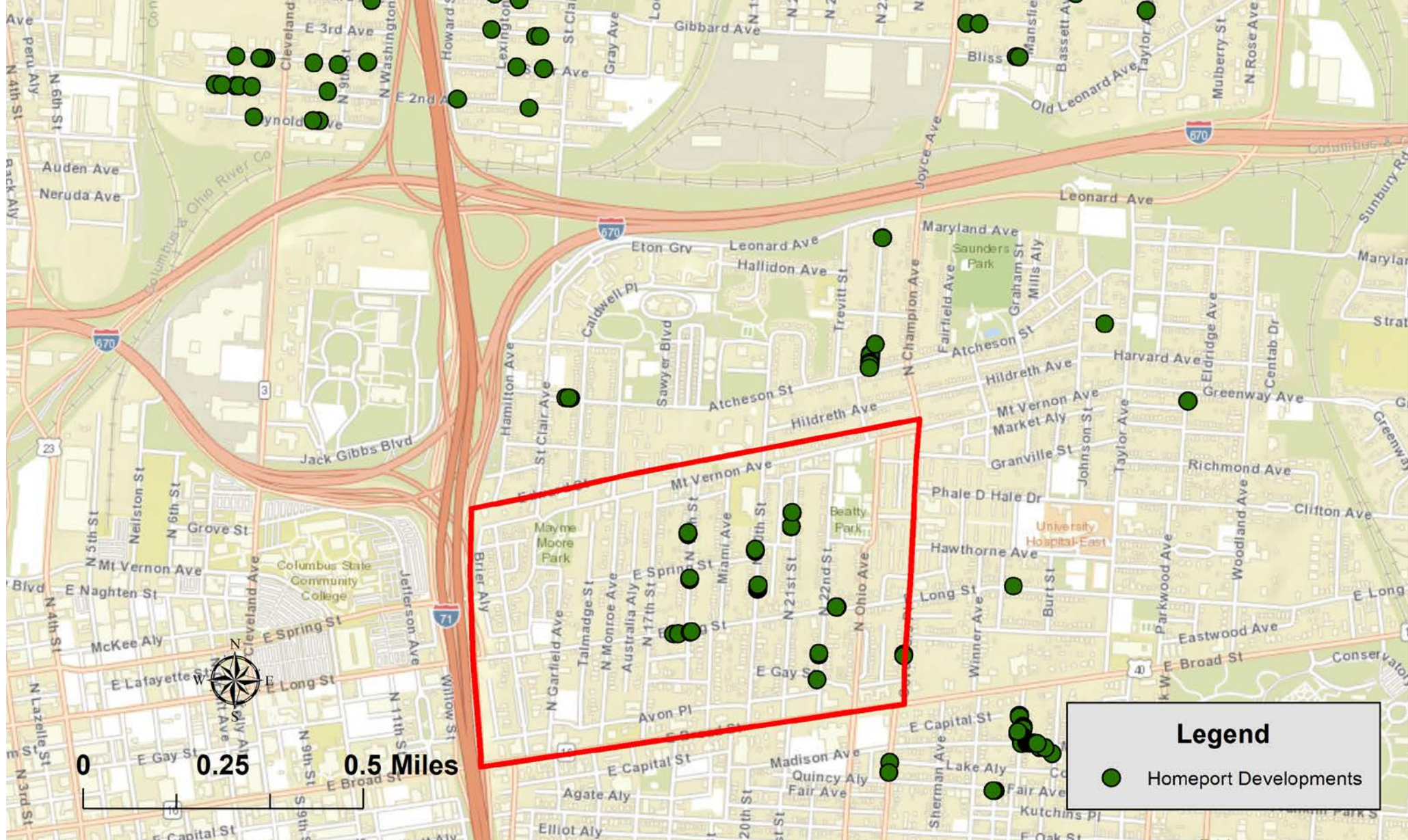
“Homeport came in and made every effort to get me up to speed to be a part of the revitalization of the neighborhood...To be a neighbor, it doesn’t cost a lot – just a little bit of friendliness. And now I see that happening in my neighborhood all the time.”

- Charles Minter, North of Broad (KLD) resident



homeport





homeport

Homeport Impact in King-Lincoln

North of Broad Homeport Homes Construction 2008 - 2018

Homes
Developed

70

Residential
Investment¹

\$12.8m

Neighborhood
Investment²

\$330k

1. Residential investment includes cost to acquire, construct and develop the site.
2. Neighborhood investment includes investment in owner-occupied home repairs, community gardens and neighborhood beautification projects, and business and commercial improvement grants.

“By working with Homeport, we are working towards our goal of offering housing for every resident, of truly becoming a community of opportunity for everyone.”

Zach Woodruff , Whitehall Director of Development



homeport



homeport

Eastway Village



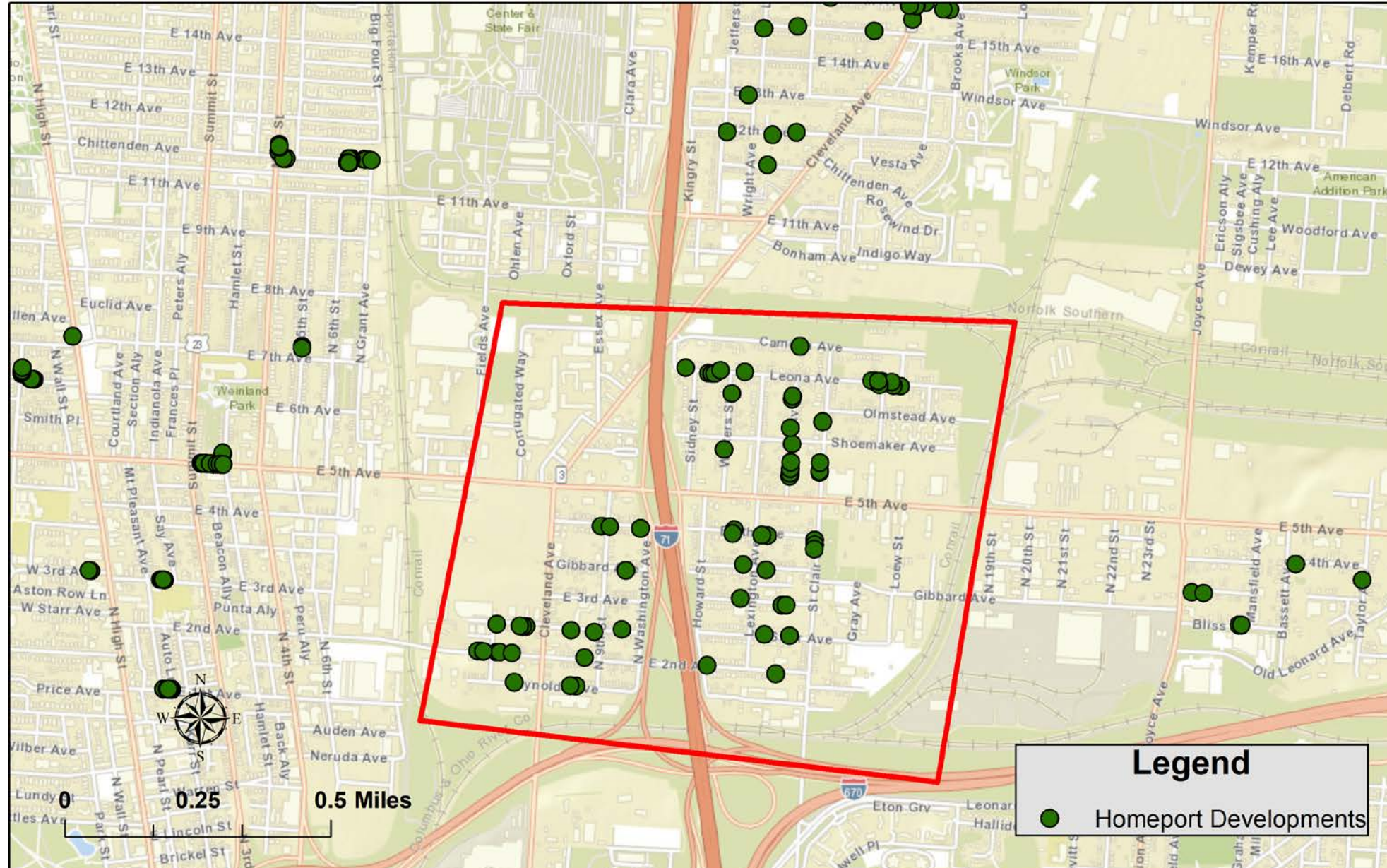
homeport

Hamilton Crossing



***“All of it looks good to me. It is a different place,” said
Lynch, a Milo-Grogan resident since 1966.”***

Fannie Lynch



homeport

Homeport Impact in Milo-Grogan





QUESTIONS?

- Where are we going?
 - a) What is our goal for affordable housing in our community and how is that informed?

What are the hurdles in our path?

- Coordination of interests
- NIMBY, BANANAs
- Making affordable housing a priority
- Short term and long-term solutions
- Coordination of stakeholders and programs

Are We There Yet?

- Clear and Identifiable Objective (need)
- Diverse involvement
- Funding and programs

QUESTIONS?

*More information is available at
homeportohio.org*



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What does affordable mean?

Rachel Garshick Kleit, PhD

Associate Dean

Professor of City and Regional Planning, Knowlton School

December 10, 2019



Why is housing affordability so confusing?

What does housing cost?

Where does housing support go?

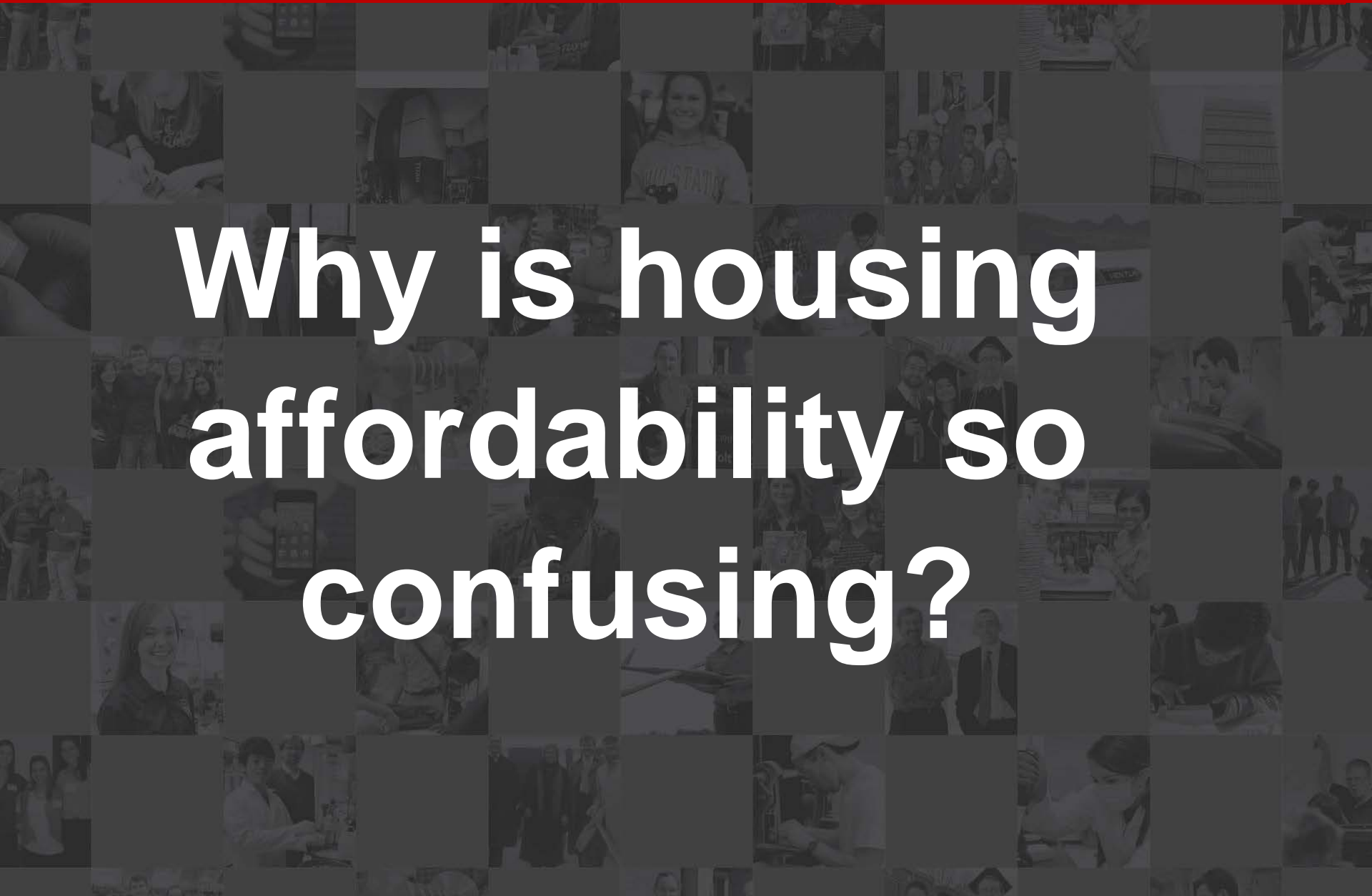
How does cost influence housing choices?





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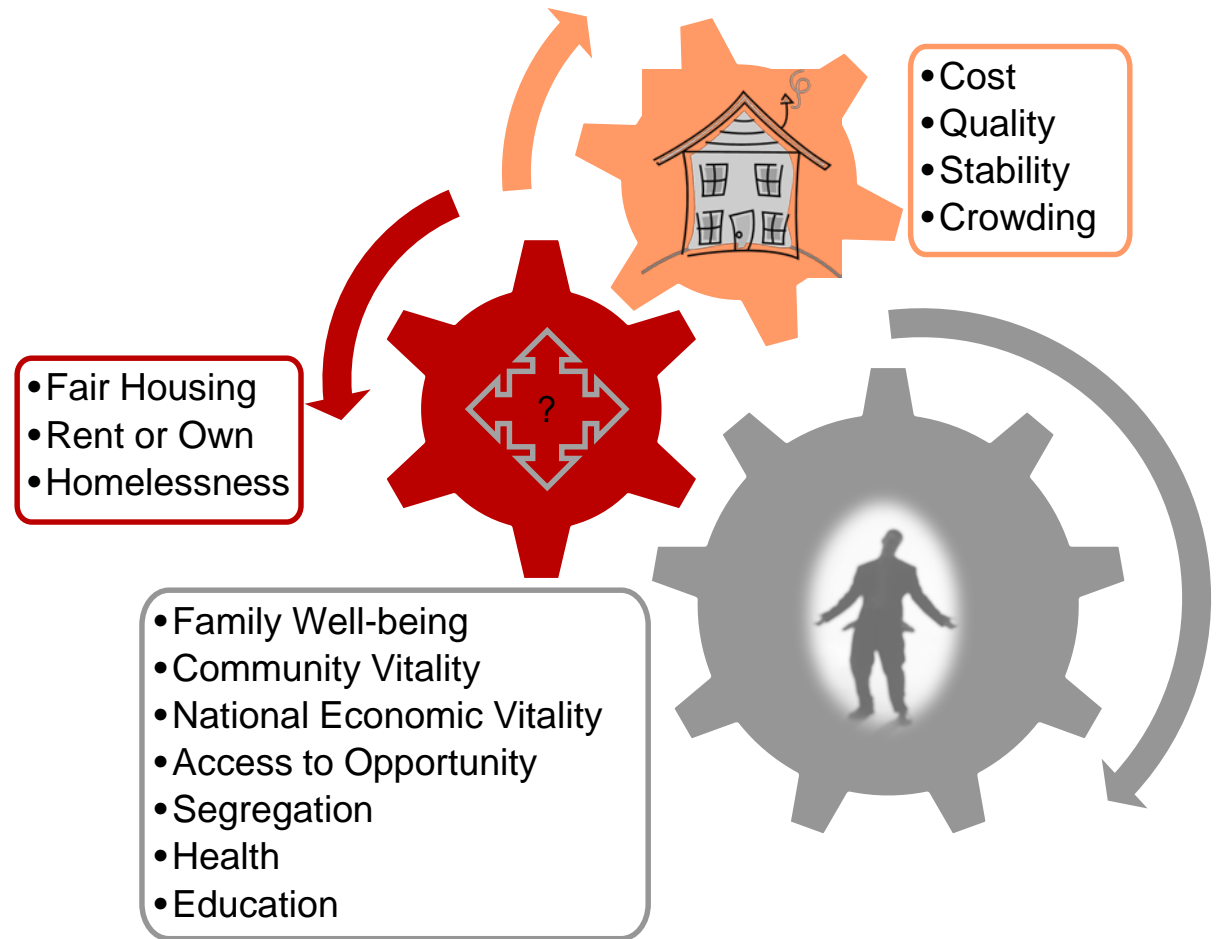
Why is housing affordability so confusing?



Iglesias, Tim. 2009. Our pluralist ethics and public-private partnerships for affordable housing. In *Affordable Housing and Public Private Partnerships* p. 11-33



- home
a land use
- economic good
social order
- human right





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six incompatible measures

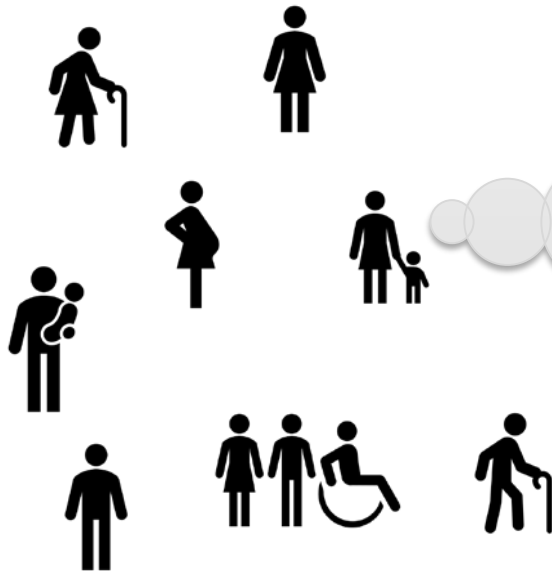


1. Tautological: Can't afford market rent





2. Relative



**Is this market more expensive
than other places based on
cost and income?**

Median Housing Price
Median Income



3. Subjective



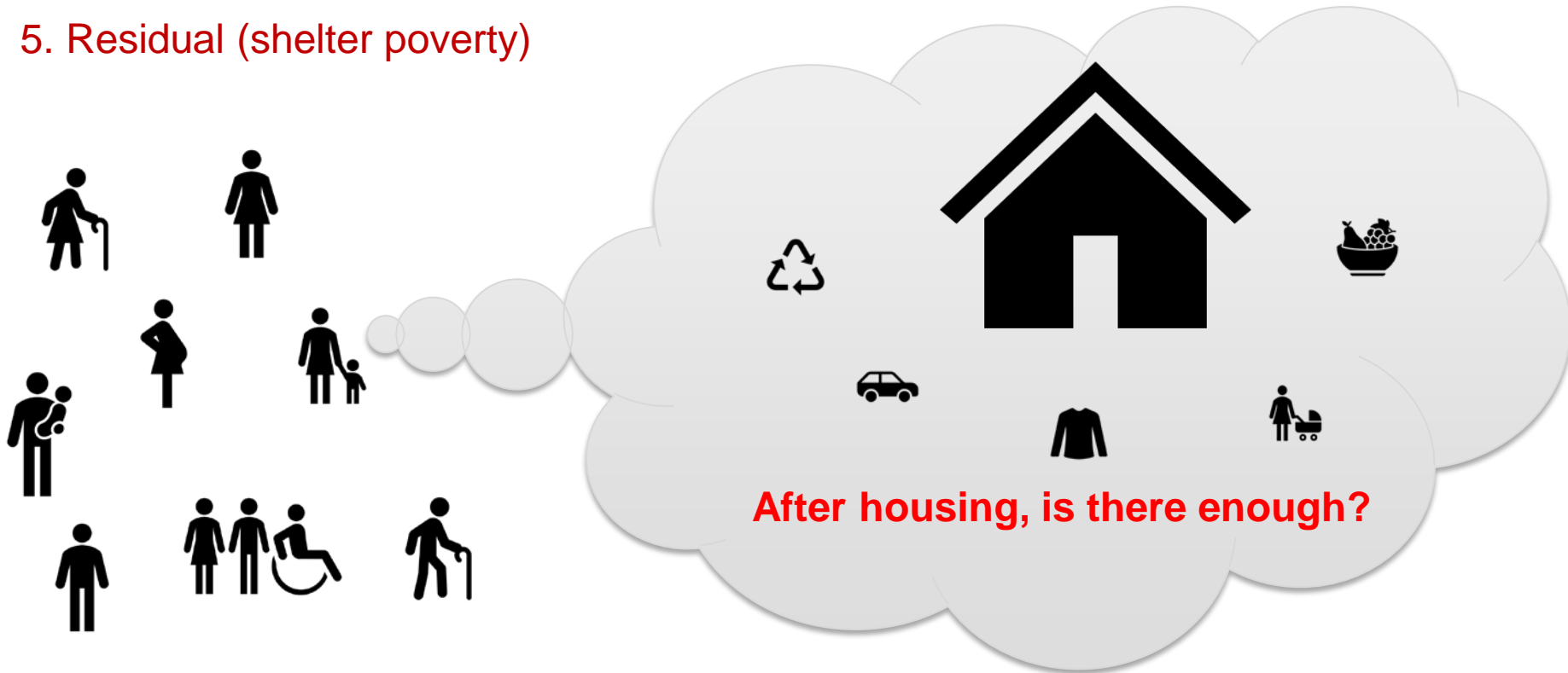


4. Behavioral



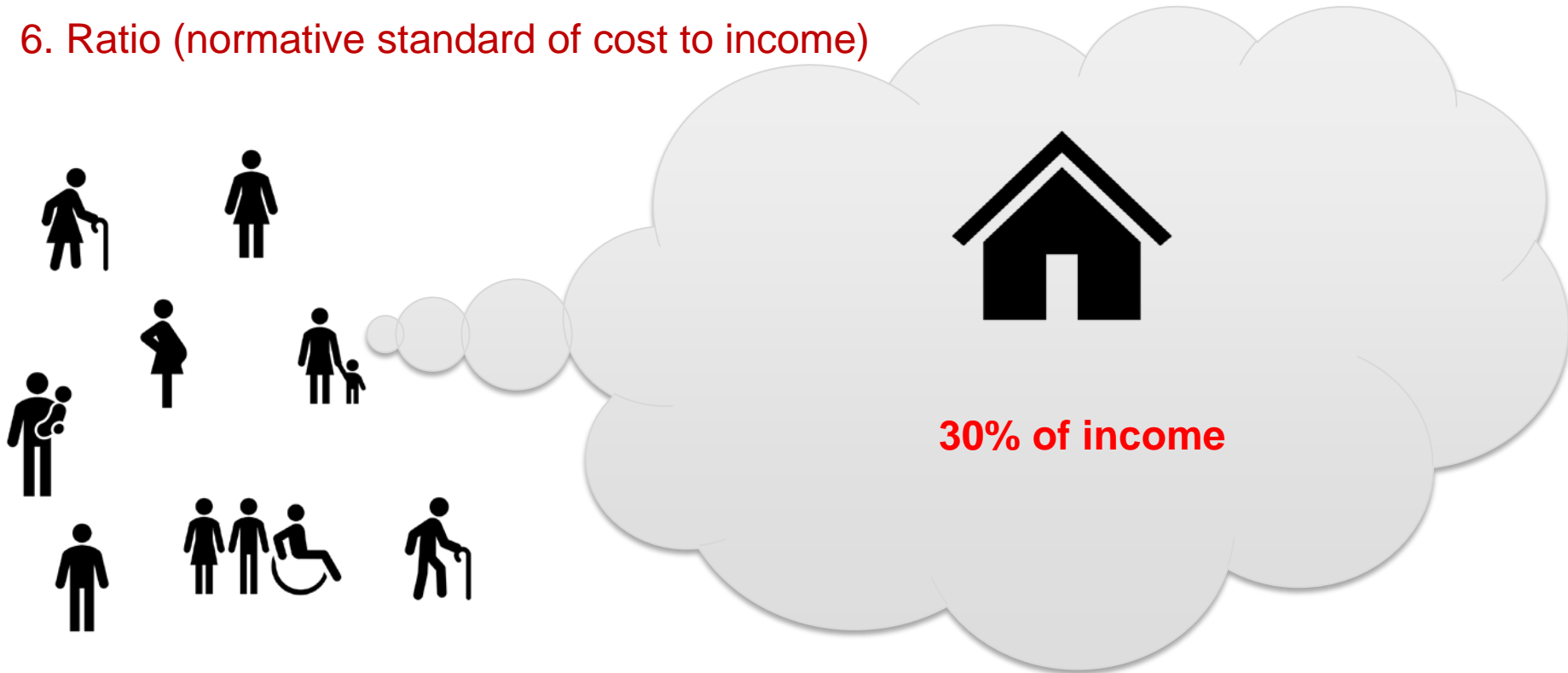


5. Residual (shelter poverty)





6. Ratio (normative standard of cost to income)





US Affordability is a **ratio** of cost **relative** to income within a housing market area

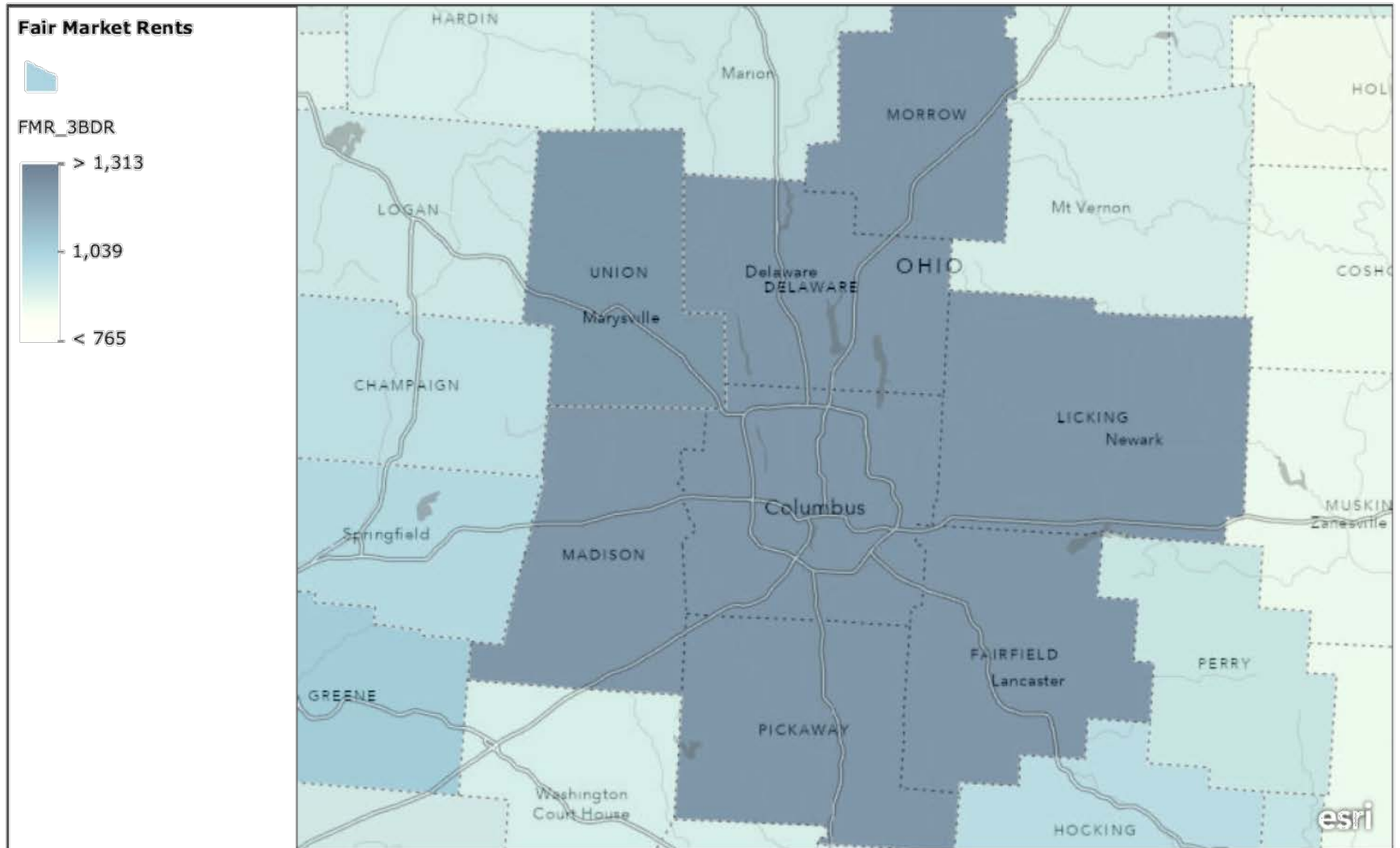
U.S. Department of Housing and Urban Development (HUD) sets

For **every family size**
affordable to a household
at a **percent of area median income (AMI)**
in a **regional housing market**

Cost of 30% of income is affordable



Columbus Metropolitan Fair Market Rent (FMR) Area 2019





Relative Affordability and Income

Columbus Market Area 2019	Income		Affordable Housing Cost (30% of Income)
	Annual	Monthly	
Area Median Income (AMI)	\$78,000	\$6,500	\$1,950
Low Income (80% AMI)	\$62,400	\$5,200	\$1,560
Very Low Income (50% AMI)	\$39,000	\$3,250	\$975
Extremely Low Income (30% AMI)	\$23,400	\$1,950	\$585



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What does housing cost?



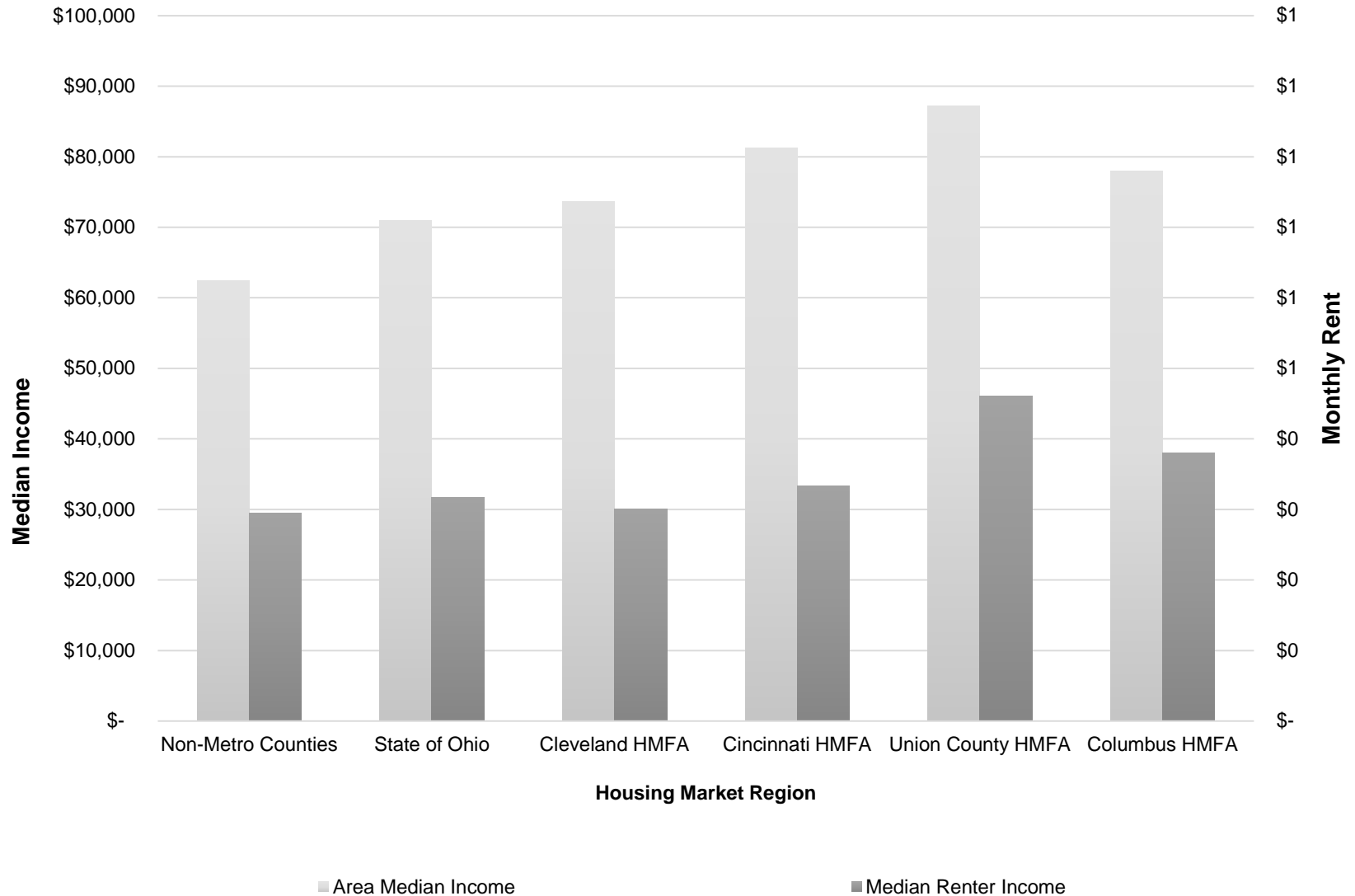
Fair Market Rent (FMR) is the 40th or 50th percentile rank rent for given number of bedrooms unit in a given housing market area.

Median sale price/median income



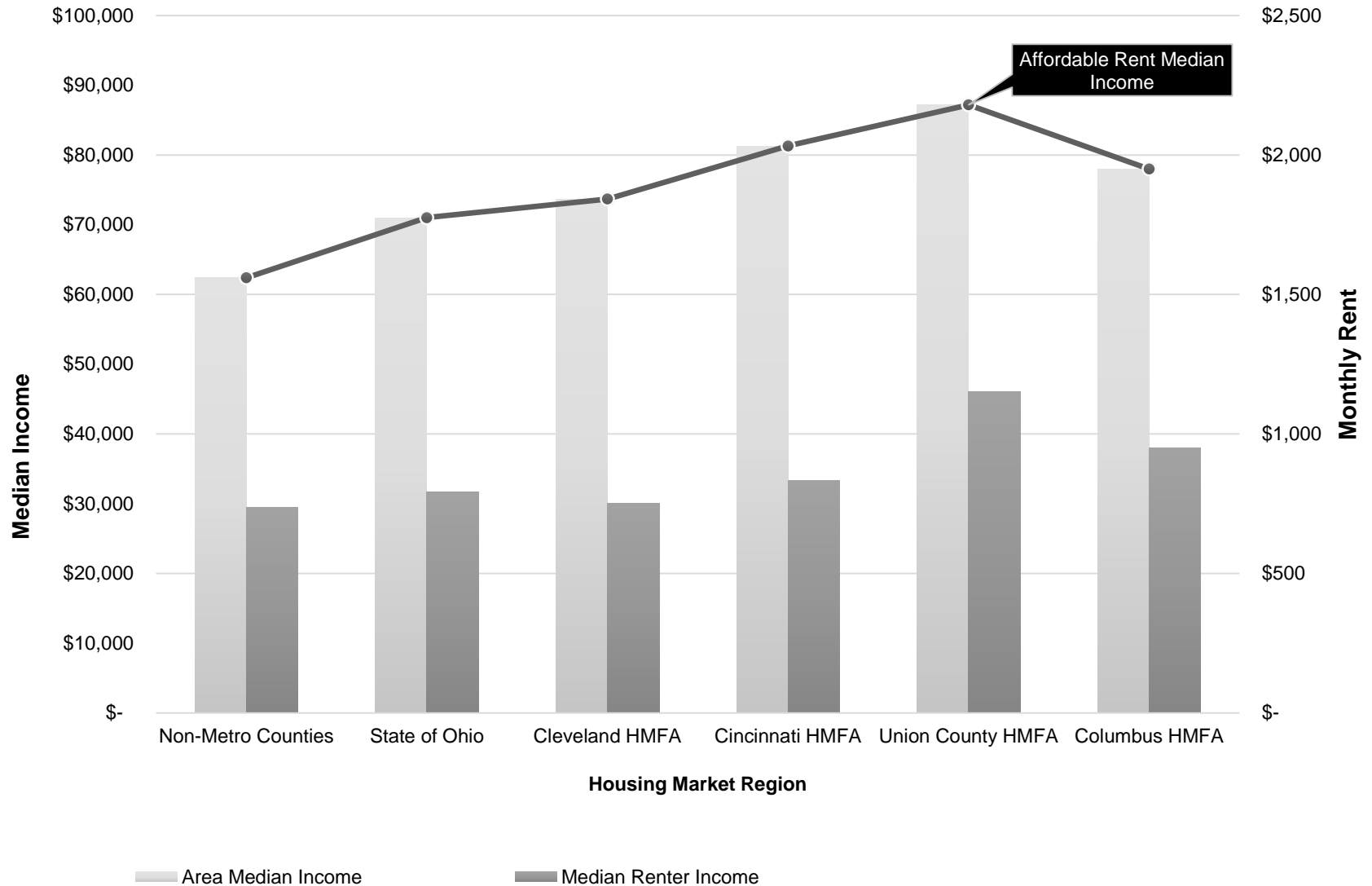


Income and Rental Housing Costs, 2019



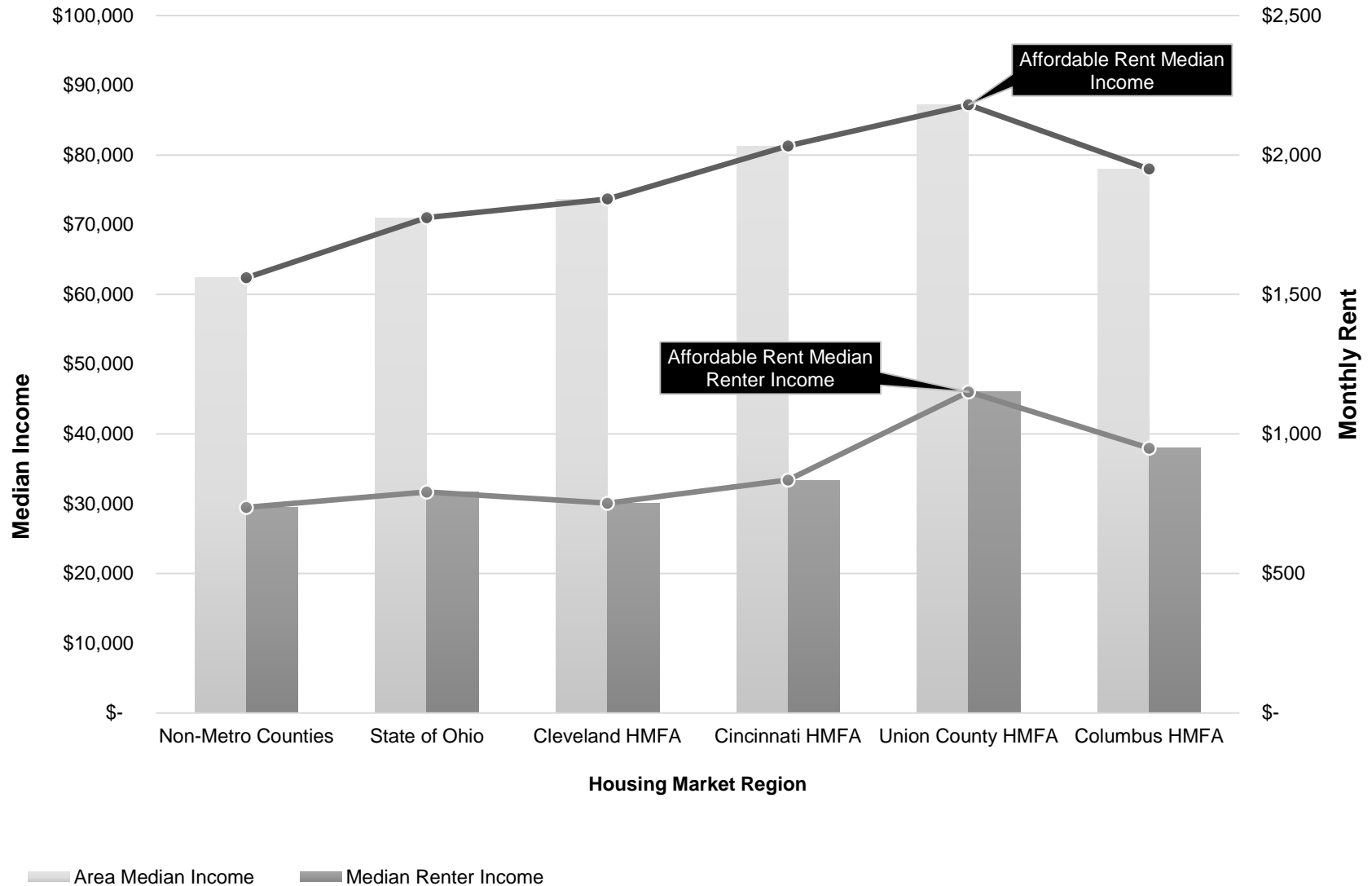


Income and Rental Housing Costs



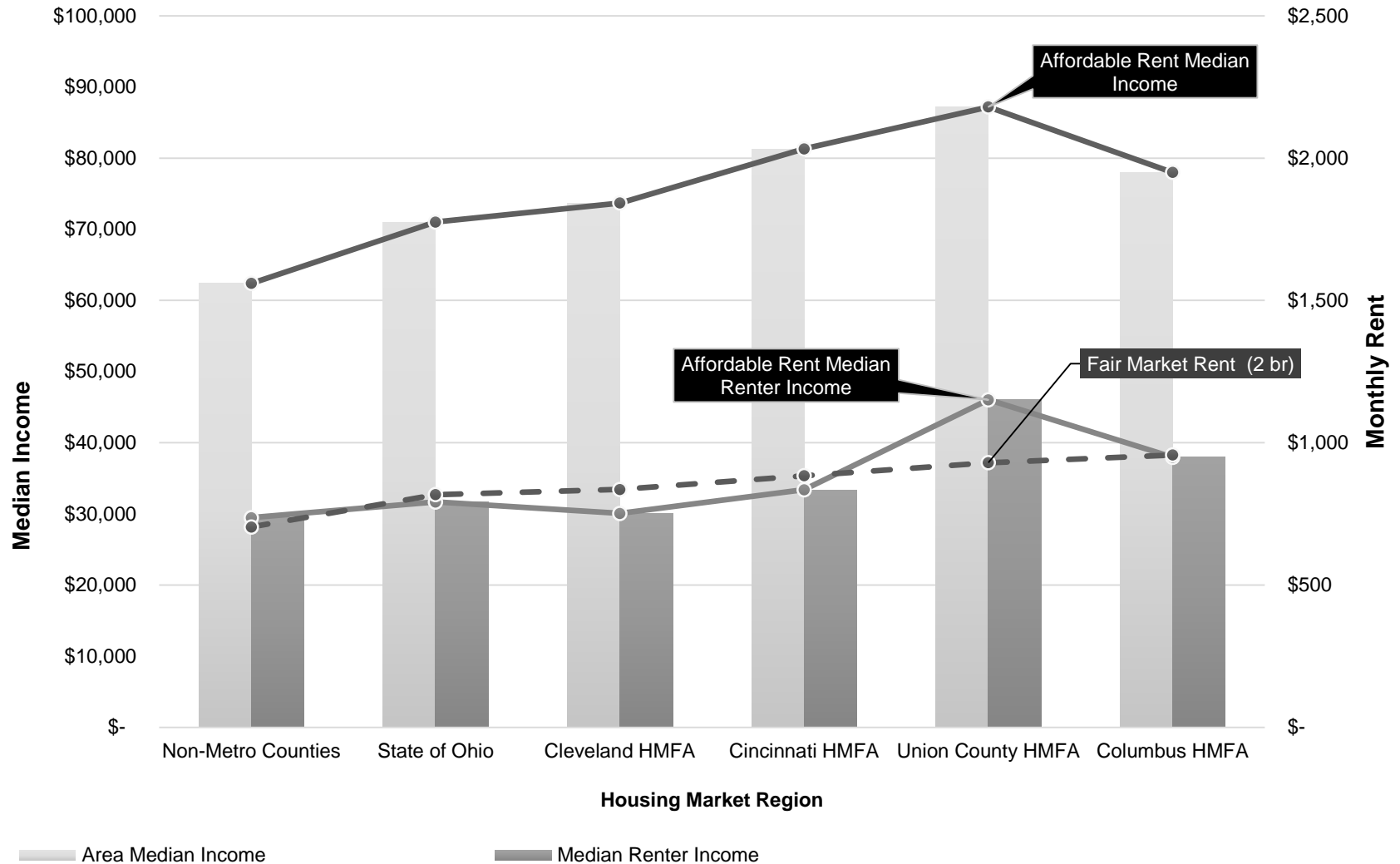


Income and Rental Housing Costs



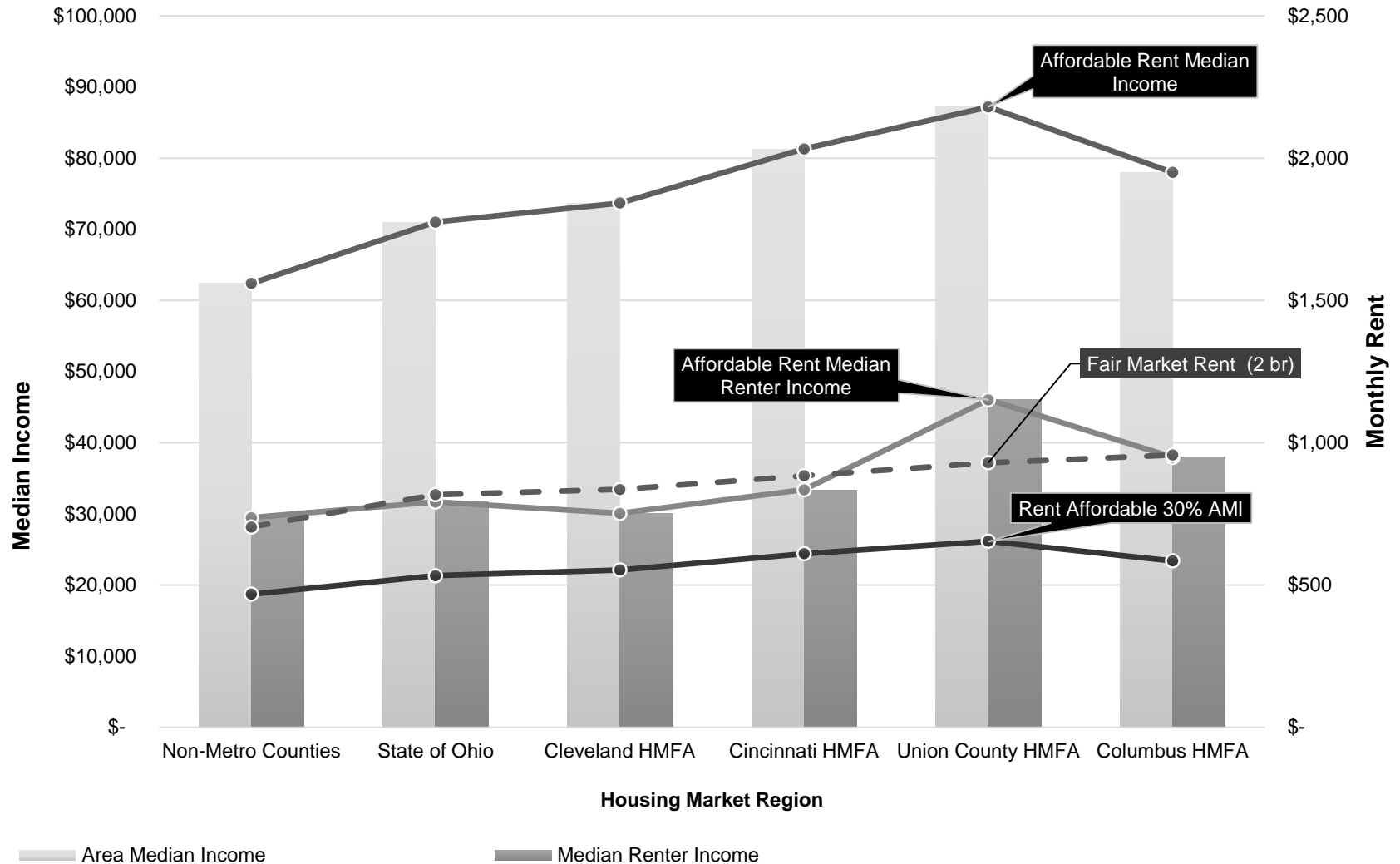


Income and Rental Housing Costs



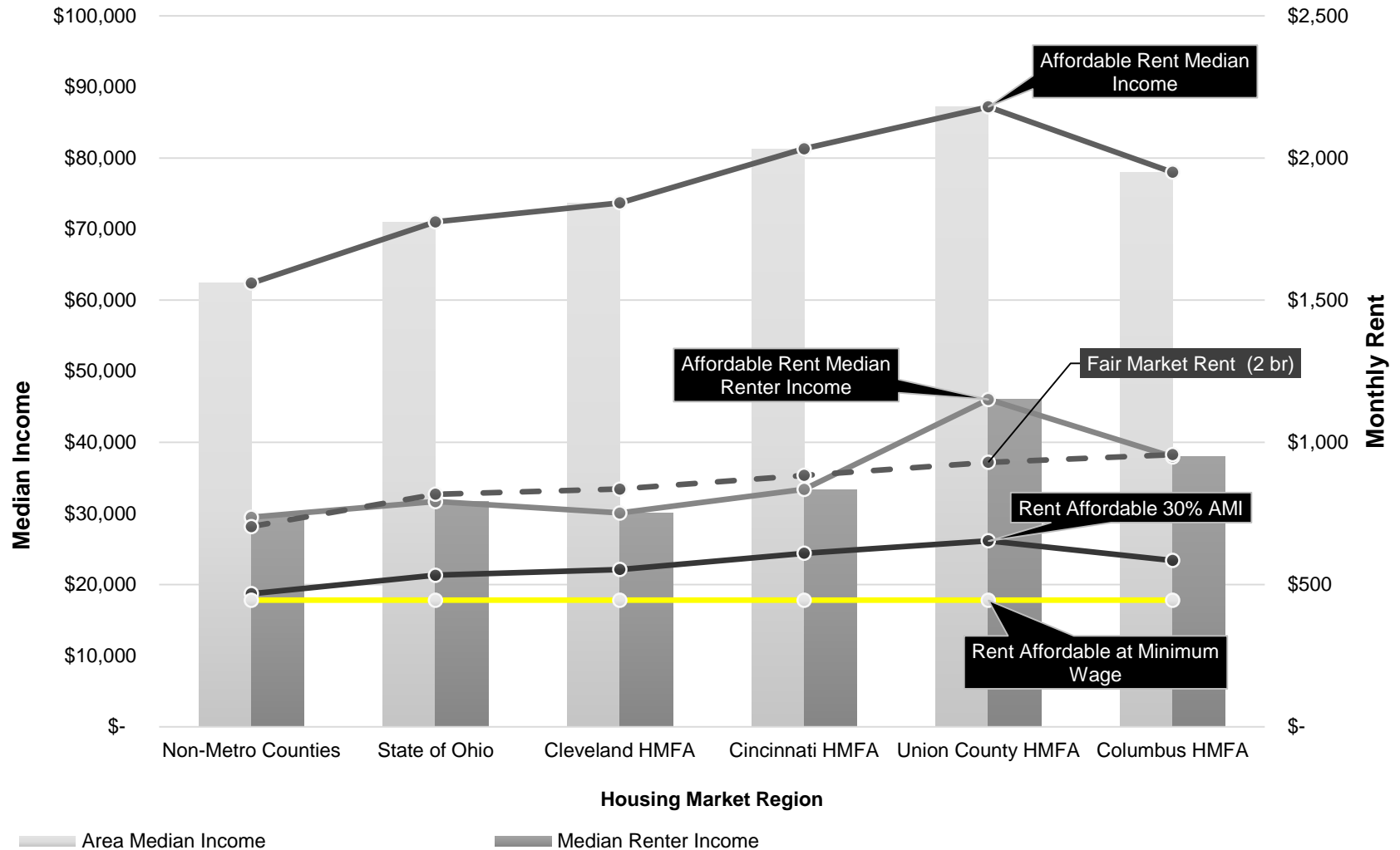


Income and Rental Housing Costs



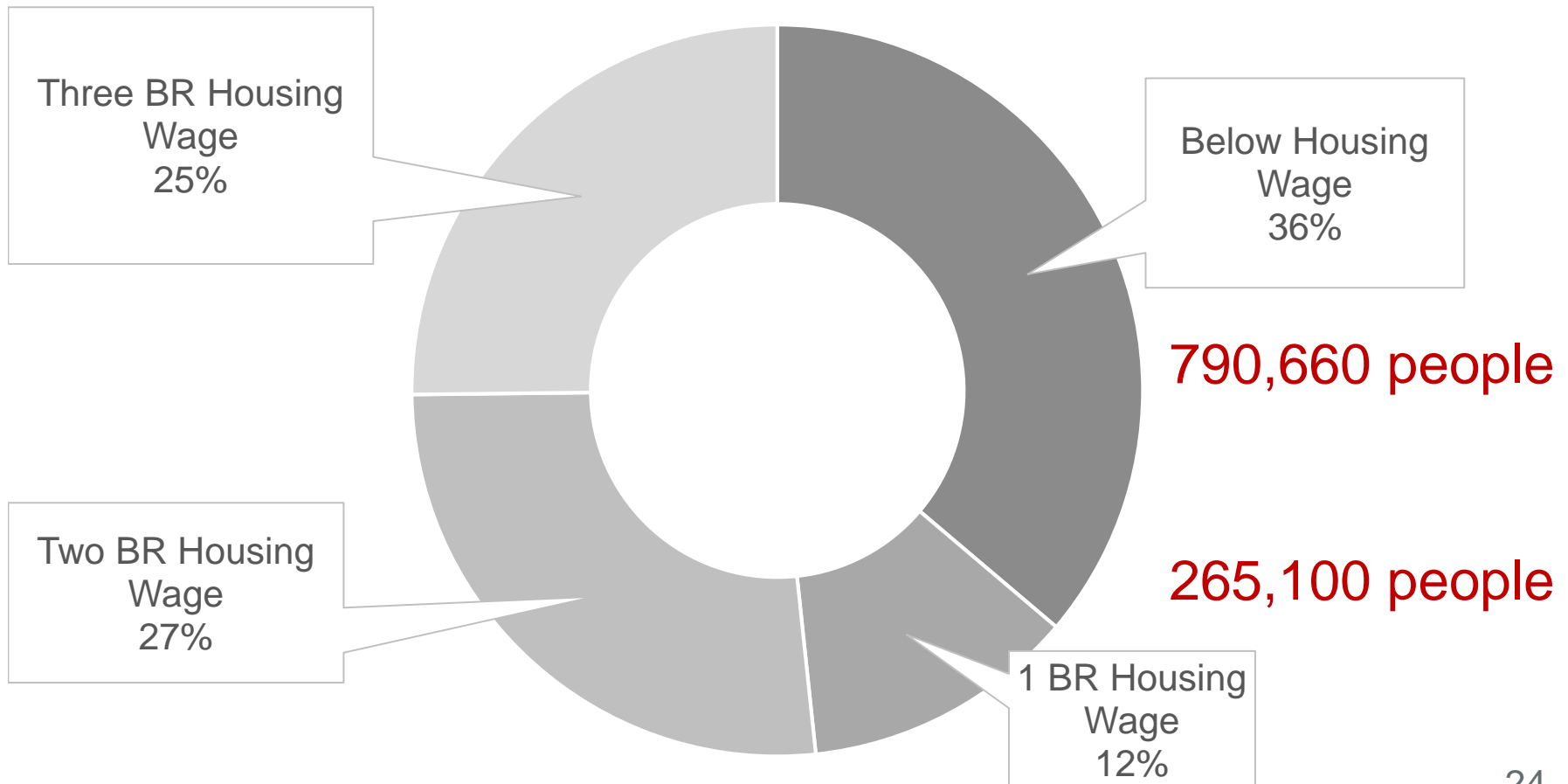


Income and Rental Housing Costs



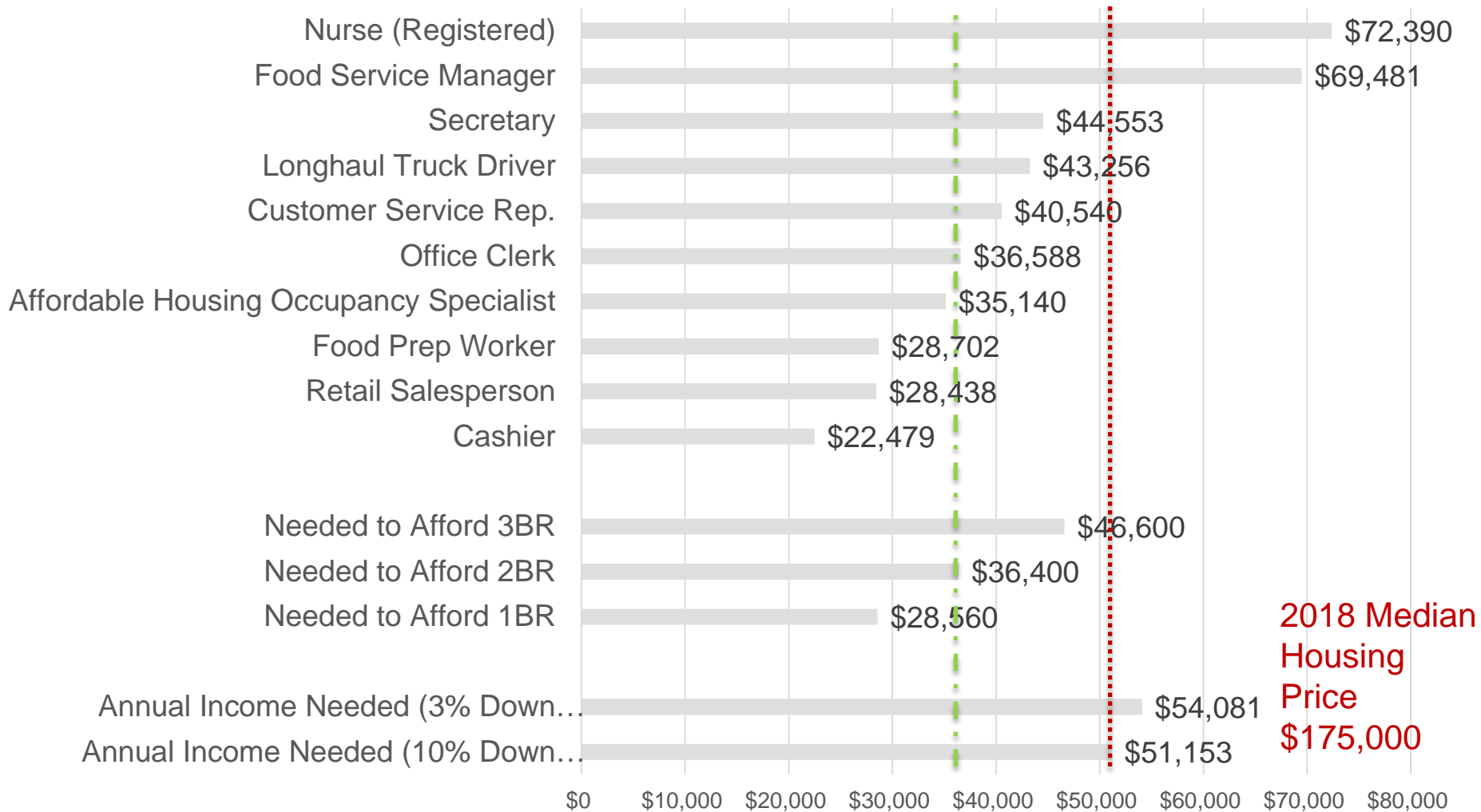


Housing Wages for 100 Largest Occupations in Ohio 2.19 million people





Annual Income and Housing Costs, Central Ohio 2018





A worker in Central Ohio would have to earn \$18.40 an hour to afford Columbus' market rate of \$957 for a two-bedroom for herself and her son – or more than double her income earning minimum wage.



Central Ohio 2018

Households earning **\$20,000** or less paying more than **30%** of income for housing:

between 25,700 and 32,700 homeowners

between 46,000 and 66,000 renters

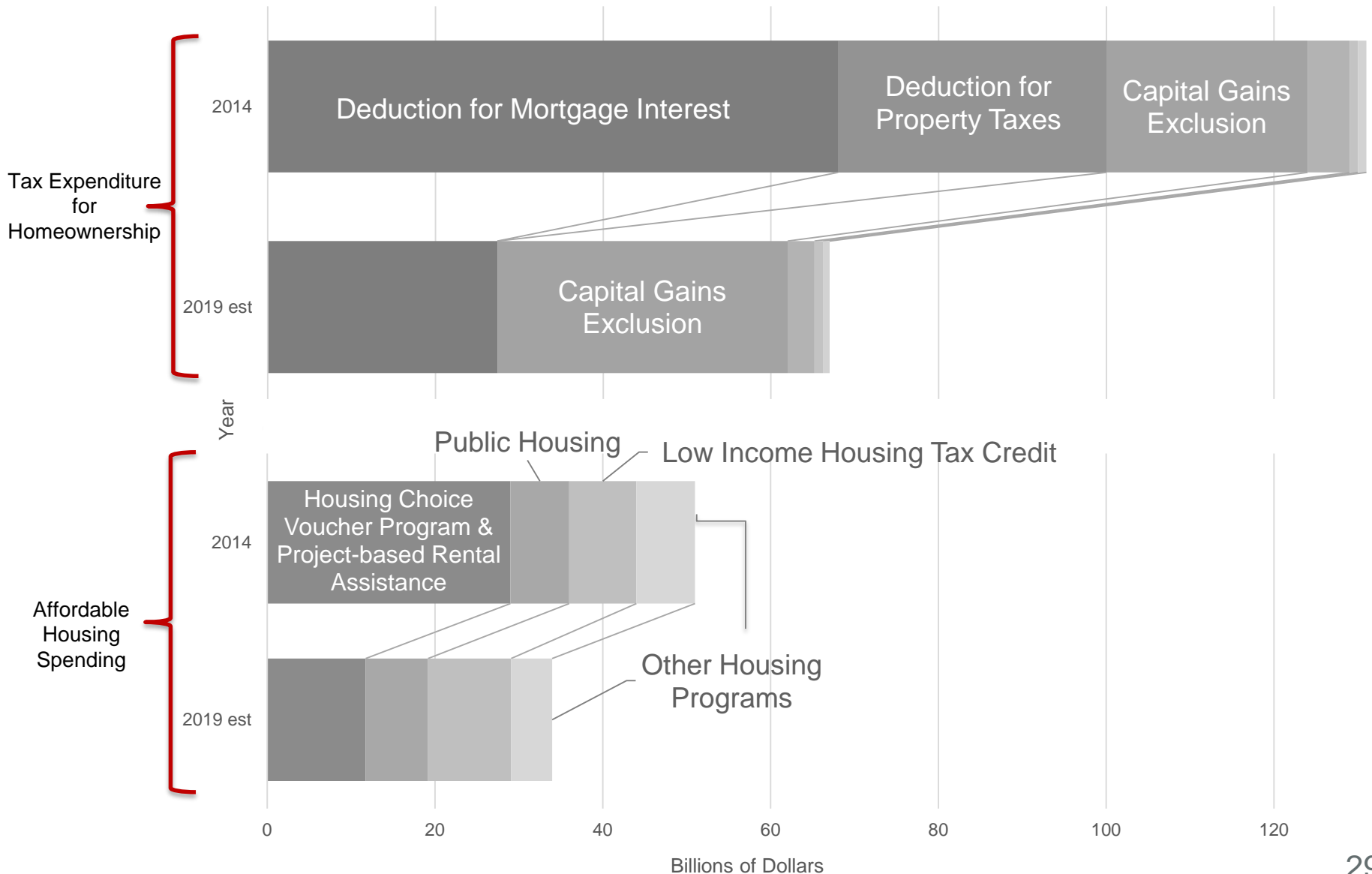
(between 40,000 and 52,000 renters pay more than 50% of their incomes)



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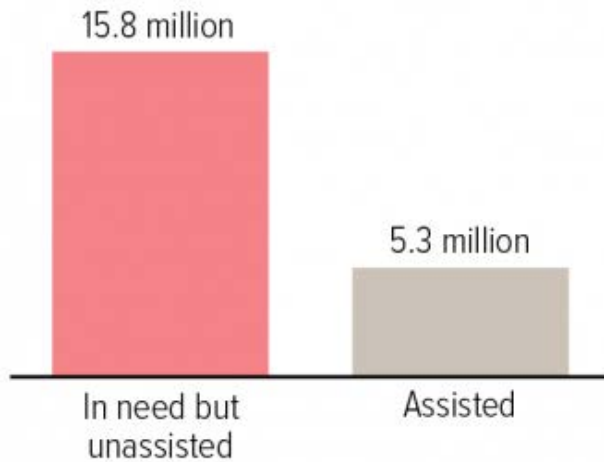
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Where does housing support go?





16 Million Households Needing Federal Rental Assistance Do Not Receive It Due to Funding Limits



Note: In need = households earning 80 percent or less of the local median household income and paying more than 30 percent of monthly income for housing and/or living in overcrowded or substandard housing.

Source: Department of Housing and Urban Development (HUD) custom tabulations of 2017 American Housing Survey and CBPP tabulations of HUD and Agriculture Department data.

75% of those who qualify for assistance do not get it.

<https://www.cbpp.org/research/housing/research-shows-rental-assistance-reduces-hardship-and-provides-platform-to-expand>



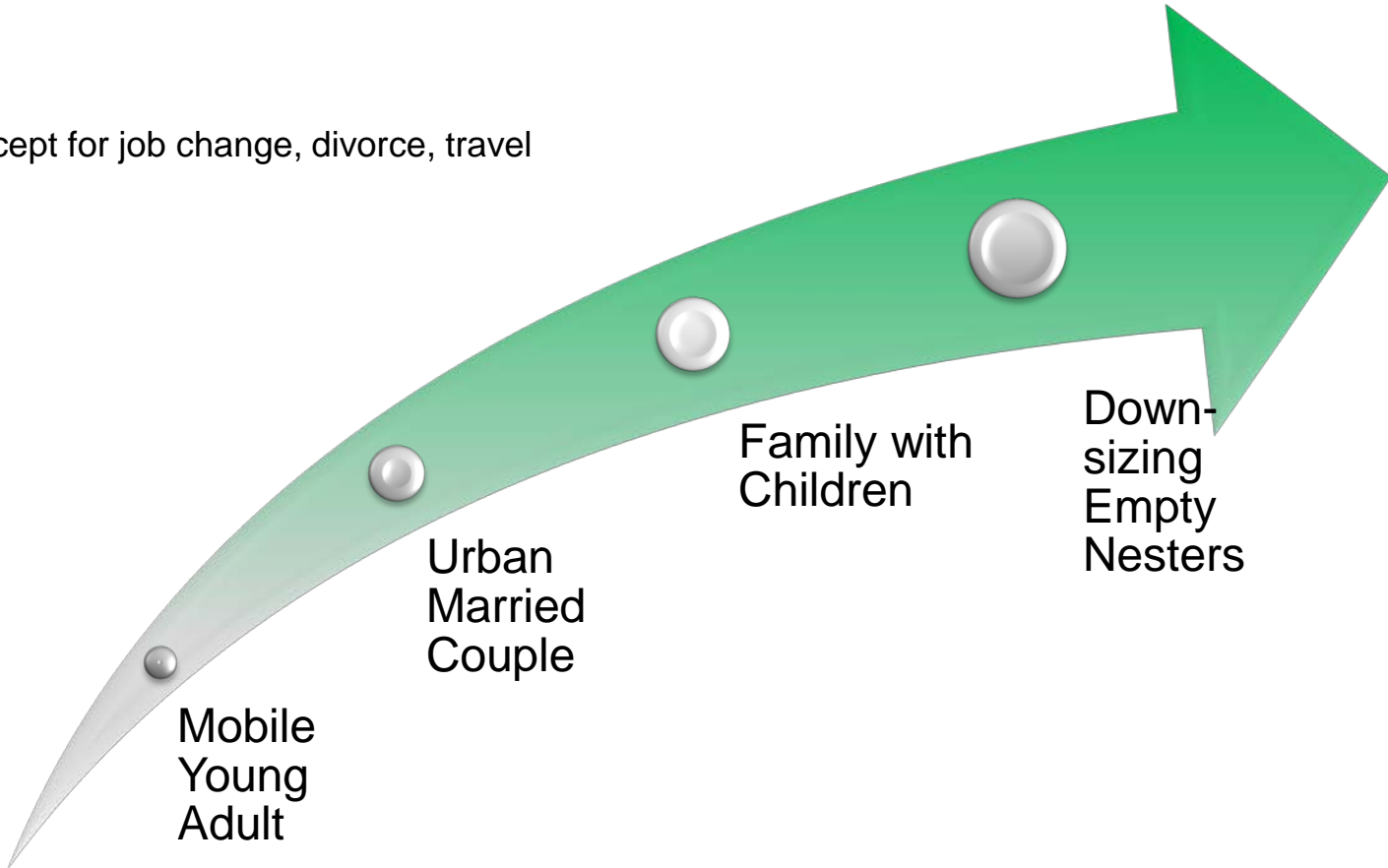
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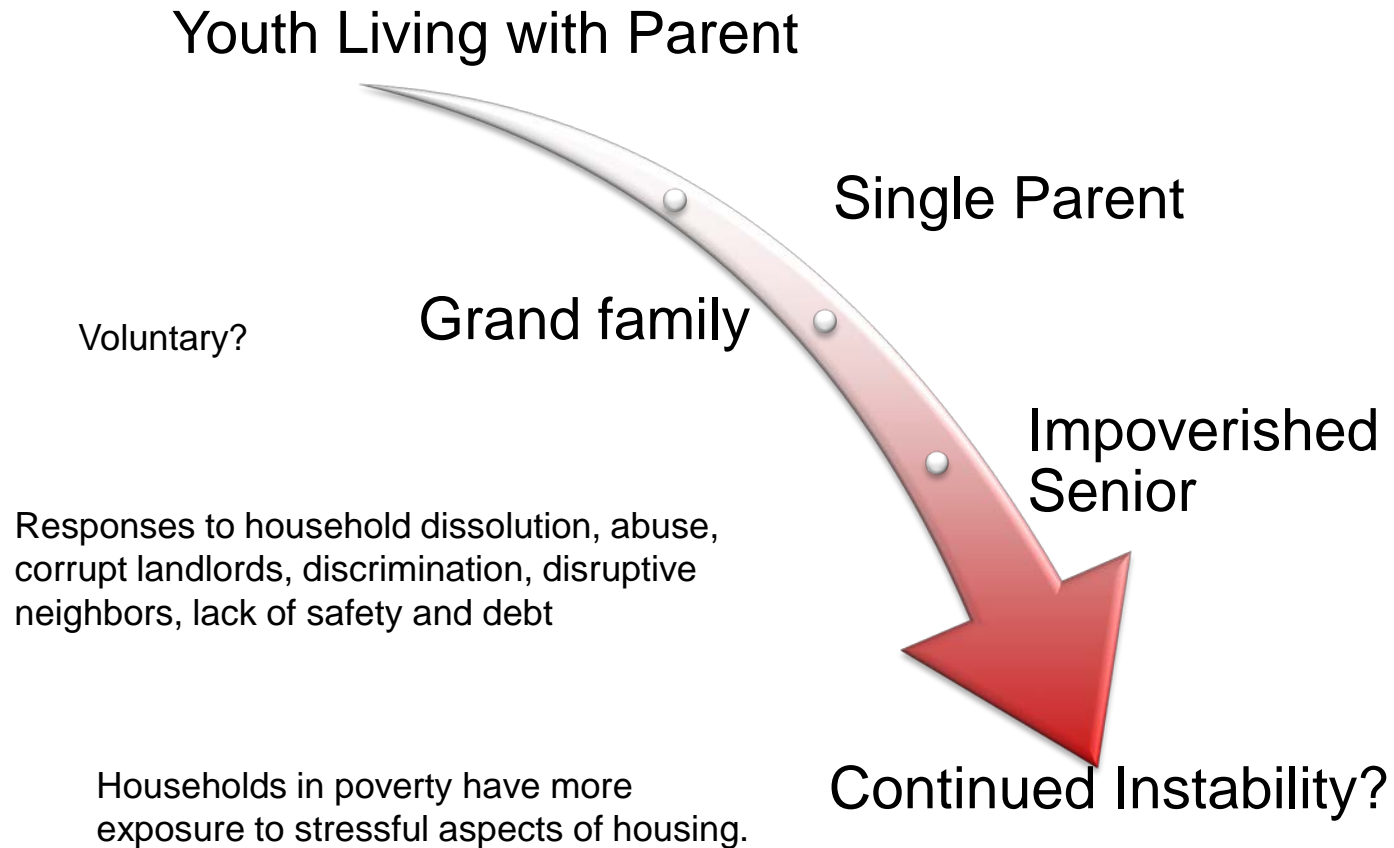
How does cost influence housing choices?



Except for job change, divorce, travel

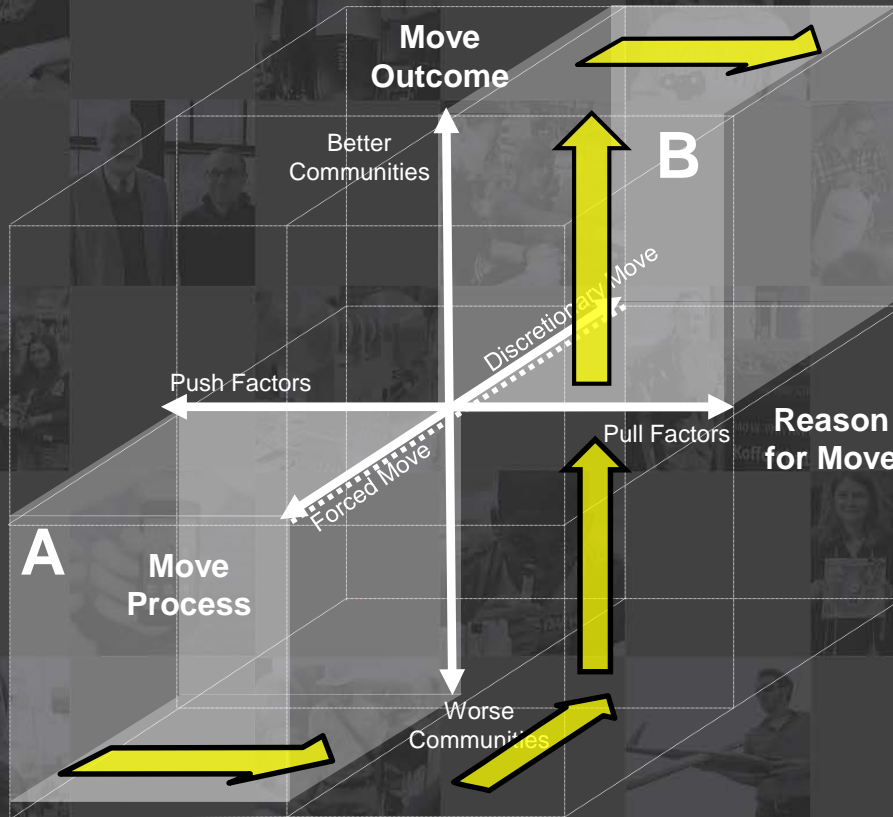


Housing moves are the resolution of stress between housing needs and housing characteristics.





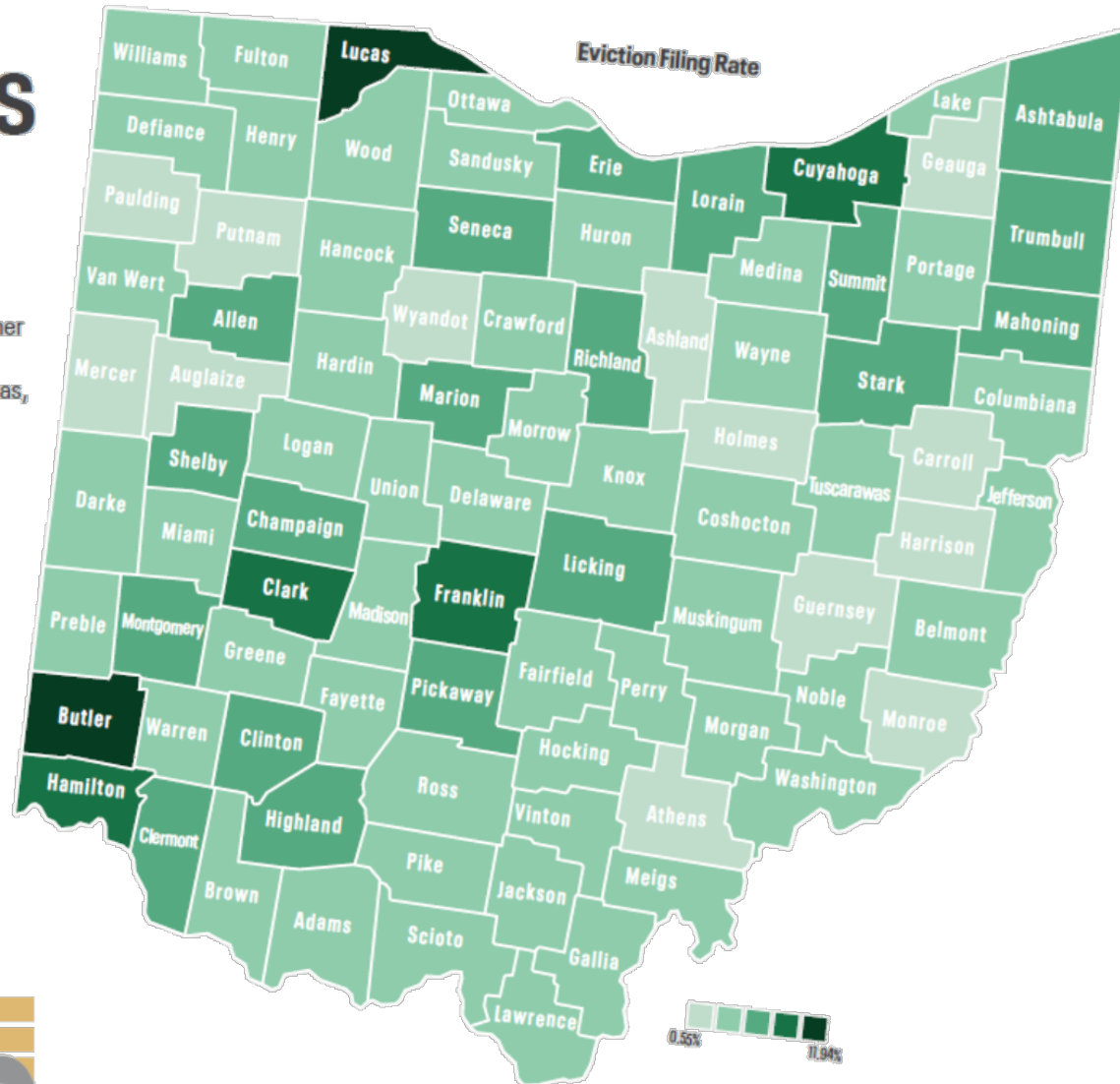
Move decisions & neighborhood quality



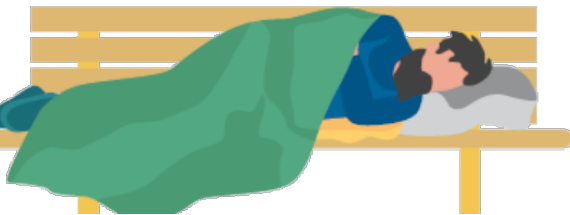


HOUSING INSECURITY IS INCREASING.

In 2017 there were 105,150 eviction filings statewide: 6.7% of all renter households. As of 2016, Ohio's eviction filing rate was slightly higher than the national average. At the county level, Butler, Clark, Cuyahoga, Franklin, Hamilton, Lucas, Marion, and Richland had the highest rates of eviction filings.



Source: Ohio Housing Finance Agency *Fiscal Year 2020 Ohio Housing Needs Assessment*, <https://ohiohome.org/research/housingneeds.aspx>





(construction \$) > (affordable rents)

Not enough subsidies

No source of income protections

Conflicting uses of housing

Which housing paradigm? Affordable to whom?



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Questions?



STATE AND LOCAL POLICY TRENDS

Emily Lundgard

State and Local Policy Director, Ohio

December 10, 2019

OUR HISTORY

Enterprise is a national nonprofit with over 35 years of experience working with low- and moderate-income communities across the country. **Since 1982**, we have invested over **\$36 billion** in communities resulting in over:

- 529,000 homes
- 4.2 million sq. ft of community space
- 16,200 educational seats
- 590,000 patient visits
- 500,000 jobs



HOW WE WORK

ORGANIZED FOR IMPACT

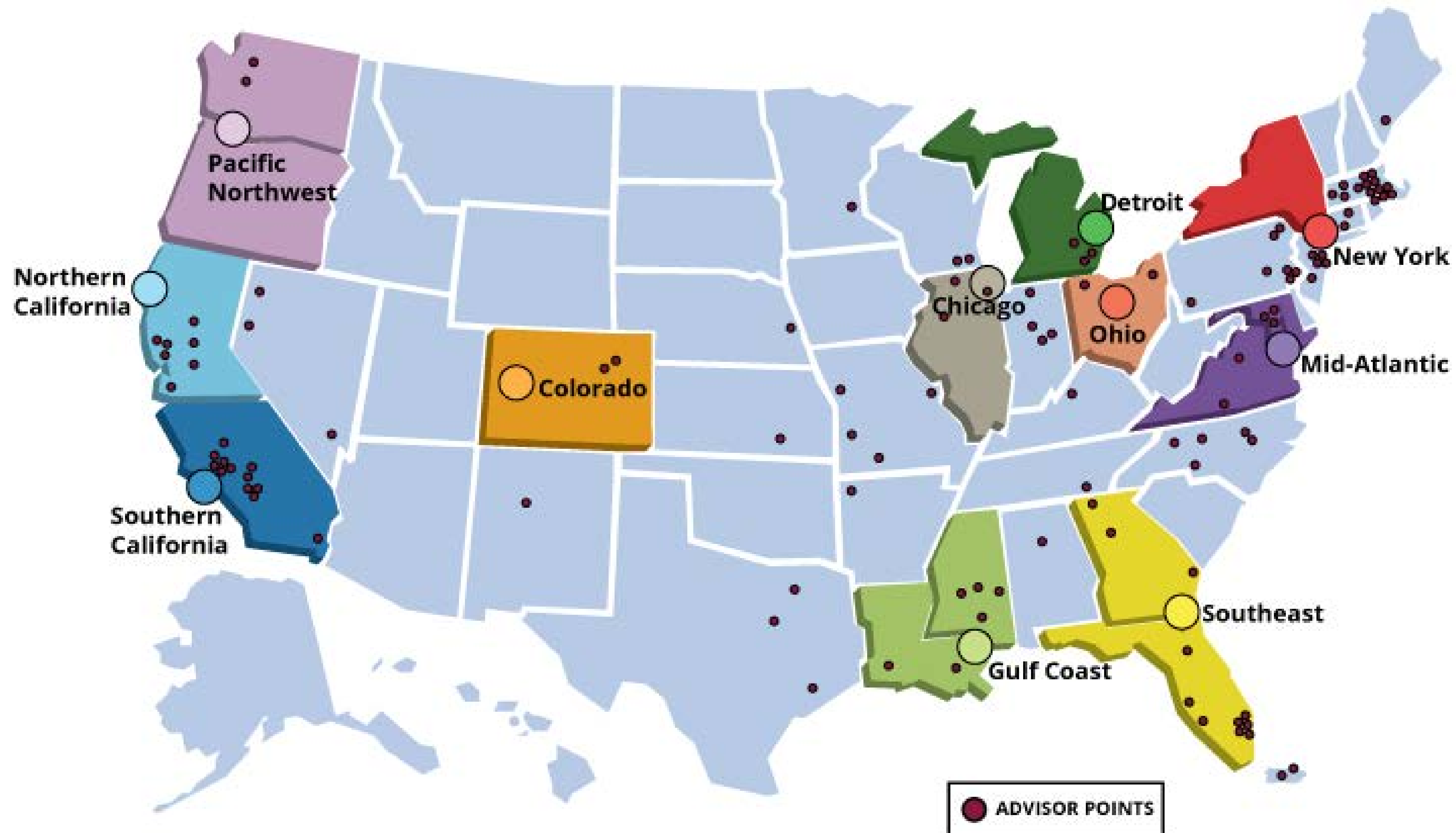
What sets us apart is how we work together

Tackling all aspects of systems change, we make a difference in communities.

As we convene and collaborate with nationwide partners, our impact grows.



MARKET REACH



NATIONAL TRENDS

RENT STABILIZATION

More jurisdictions are expressing a willingness to have the rent control conversation. In 2019, that included:

- OREGON: Passed
- NEW YORK: Passed
- CALIFORNIA: Passed
- BOSTON: Under consideration
- WASHINGTON: 2020
- ILLINOIS: 2020

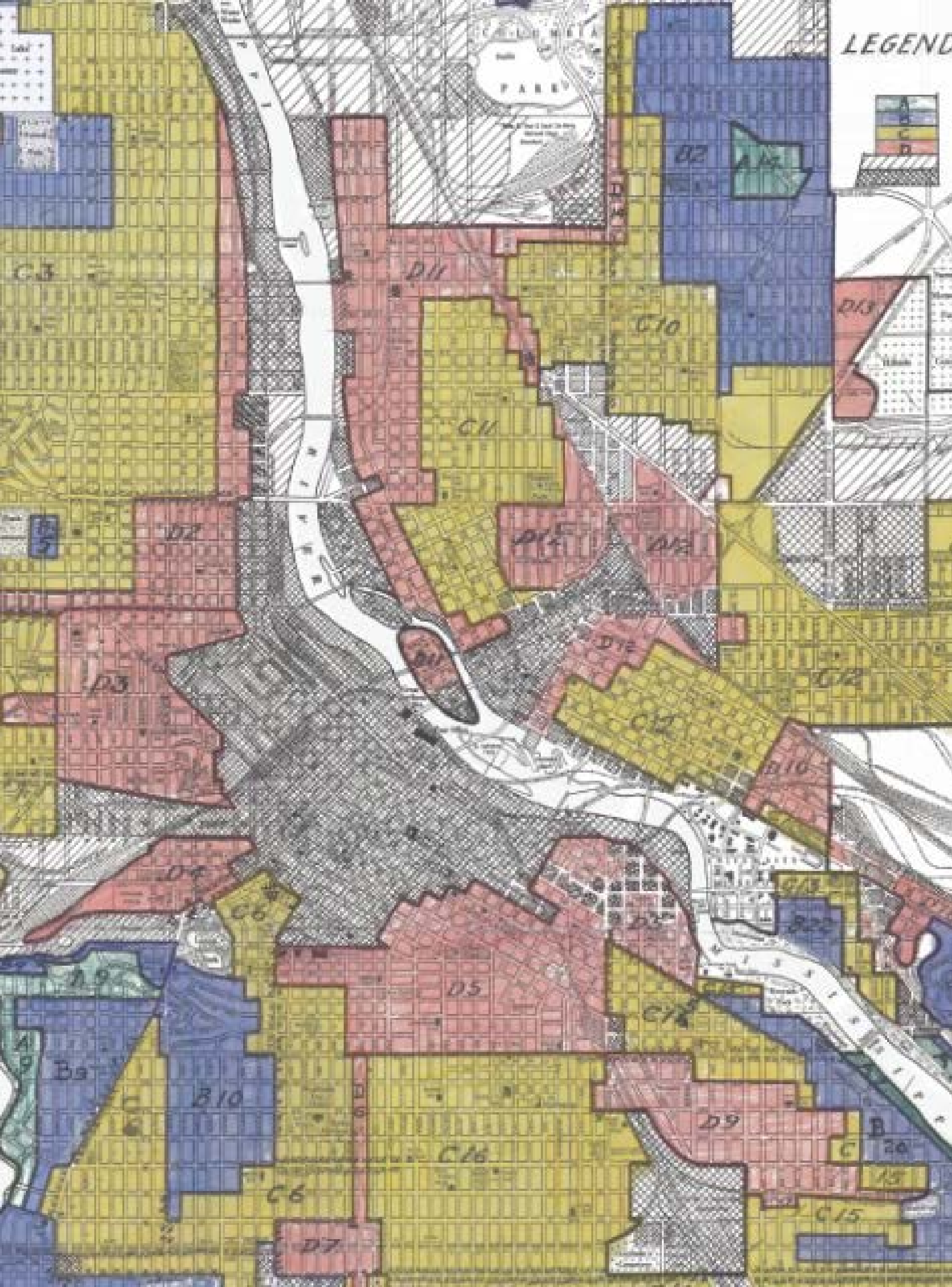




TENANT PROTECTIONS

Tenant protection laws are gaining nationwide momentum beyond just rent stabilization:

- Source of Income Protections
- Healthy Living Conditions
- Eviction Prevention
- Property Tax Abatement



UP-ZONING

MINNEAPOLIS: City-wide upzoning

SEATTLE: Upzoning in 27 core neighborhoods, possibly more to come

OREGON: Statewide upzoning

CALIFORNIA: SB 827 (2018), SB 50 (2019) failed, may come up again in 2020

WHO'S NEXT: Charlotte, DC, Los Angeles, Austin, Berkeley, Philadelphia

OPPORTUNITY ZONES

FINANCIAL INCENTIVES: Leveraging existing programs and appropriations to incentivize certain types of projects or target certain zones

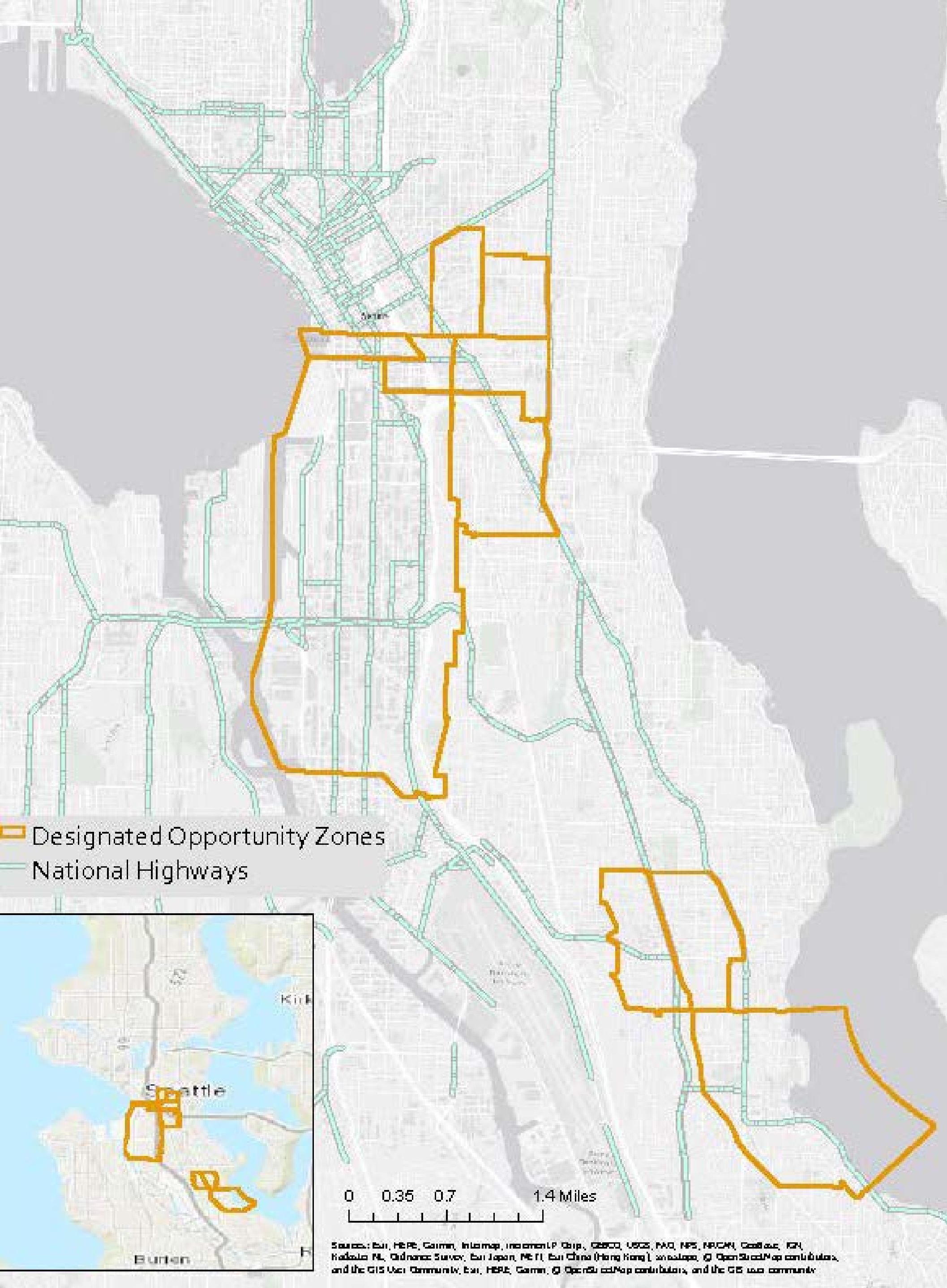
REGULATORY RELIEF: Offering regulatory relief to incentivize affordable housing development, such as expedited permitting, waiving fees or density bonuses

TAX RELIEF: Providing additional tax relief at the local level for projects that meet certain requirements, such as meeting affordability targets

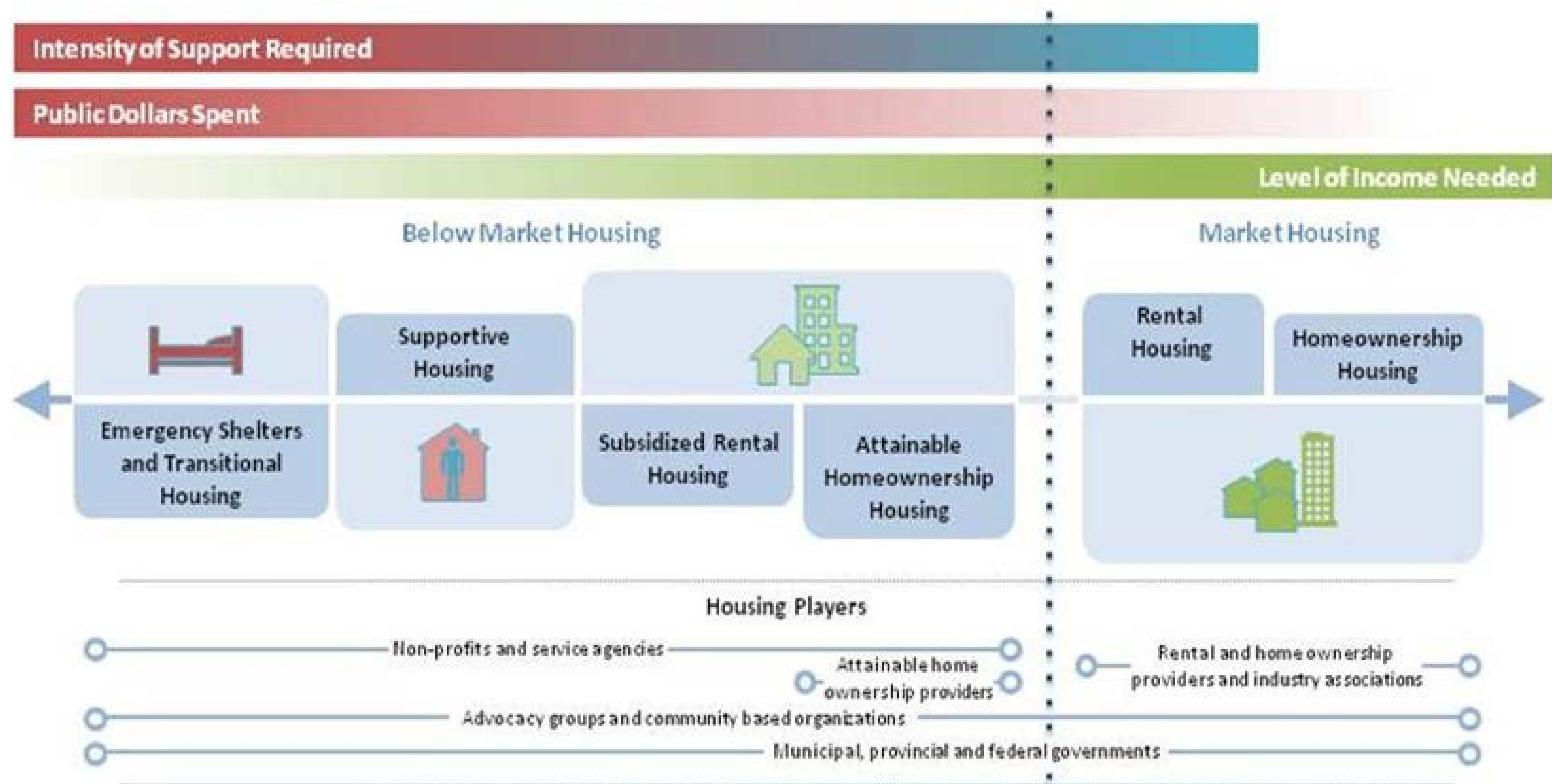
LAND USE: Addressing zoning laws and other land use regulation to allow for or encourage multi-family development

FIRST LOSS: Backstopping certain high-risk investments to encourage investors to put money in struggling communities

POLICY: Mitigating the risk of displacement through policies such as tax abatement, preservation, and eviction prevention for low-income families



“WORKFORCE” HOUSING



OTHER STATE & LOCAL ISSUES

- Elections, Ballot measures
- Housing Trust Funds
- Leveraging publicly-owned parcels
- Polling results for AH
- Racial Equity
- Wage Stagnation
- Resilience
- Regulation of Short-Term Rentals
- Private partnerships (Kaiser, Microsoft)
- Health care partnerships



IN OHIO...

Home Matters to Ohio: Statewide group advocating for more affordable housing resources, foremost including the Ohio Housing Trust Fund.

Affordable Housing Learning Exchange: Statewide group coalescing on local housing concerns like long-term homeowner protections, local housing funds, and housing planning.

Family Homelessness: Seeking support for families, youth, and pregnant women.



IN CLEVELAND...

Fair Housing: Affordable housing, fair housing, and community development experts advocating for SOI protections, voucher mobility programming, and right to counsel.

Equitable Community Development: Three-pronged equitable community development and housing strategy for the City of Cleveland.

Lead Poisoning Prevention: The Lead Safe Cleveland Coalition launched in January 2019, a public-private partnership founded to address lead poisoning through a comprehensive and preventative approach.



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LEARNING OBJECTIVES
AND

PRENTICE HALL
WORLD GEOGRAPHY
BUILDING A GLOBAL PERSPECTIVE

UNIT 1 PHYSICAL AND HUMAN GEOGRAPHY	Chapter 1 Exploring Geography Chapter 2 Climate and Vegetation Chapter 3 Population and Culture Chapter 4 Resources and Land Use
UNIT 2 THE UNITED STATES AND CANADA	Chapter 5 Regional Atlas: The United States and Canada Chapter 6 A Profile of the United States Chapter 7 Regions of the United States Chapter 8 Canada
UNIT 3 LATIN AMERICA	Chapter 9 Regional Atlas: Latin America Chapter 10 Mexico Chapter 11 Central America and the Caribbean Chapter 12 Brazil Chapter 13 Countries of South America
UNIT 4 WESTERN EUROPE	Chapter 14 Regional Atlas: Western Europe Chapter 15 The British Isles and Nordic Nations Chapter 16 Central Western Europe Chapter 17 Mediterranean Europe
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