



How to Address the Housing Shortage



Issues that We Have Heard



Current Zoning Codes

- Not Zoned Properly
- Public Hearing Process is too Long
- Impact Fees are too expensive
- Sometimes Non-Existent



Debate on the Types of Housing

- What should be approved?
- Where should it go?
- Why do we need more?



Development and Density

- Developers are not paying enough
- We do not need single family housing



Infrastructure

- We do not have the capacity for housing
- Traffic light or roundabout is necessary – Who is paying for that?

What We Can Do

- ▶ Educate our Members
- ▶ Provide resources for Local Governments to use
- ▶ Identify statewide initiatives that are already in place and layer them with a local initiatives not in place
- ▶ Promote the Homebuyers Savings Account, Single Family Tax Credit Program, and the Welcome Home Ohio Program

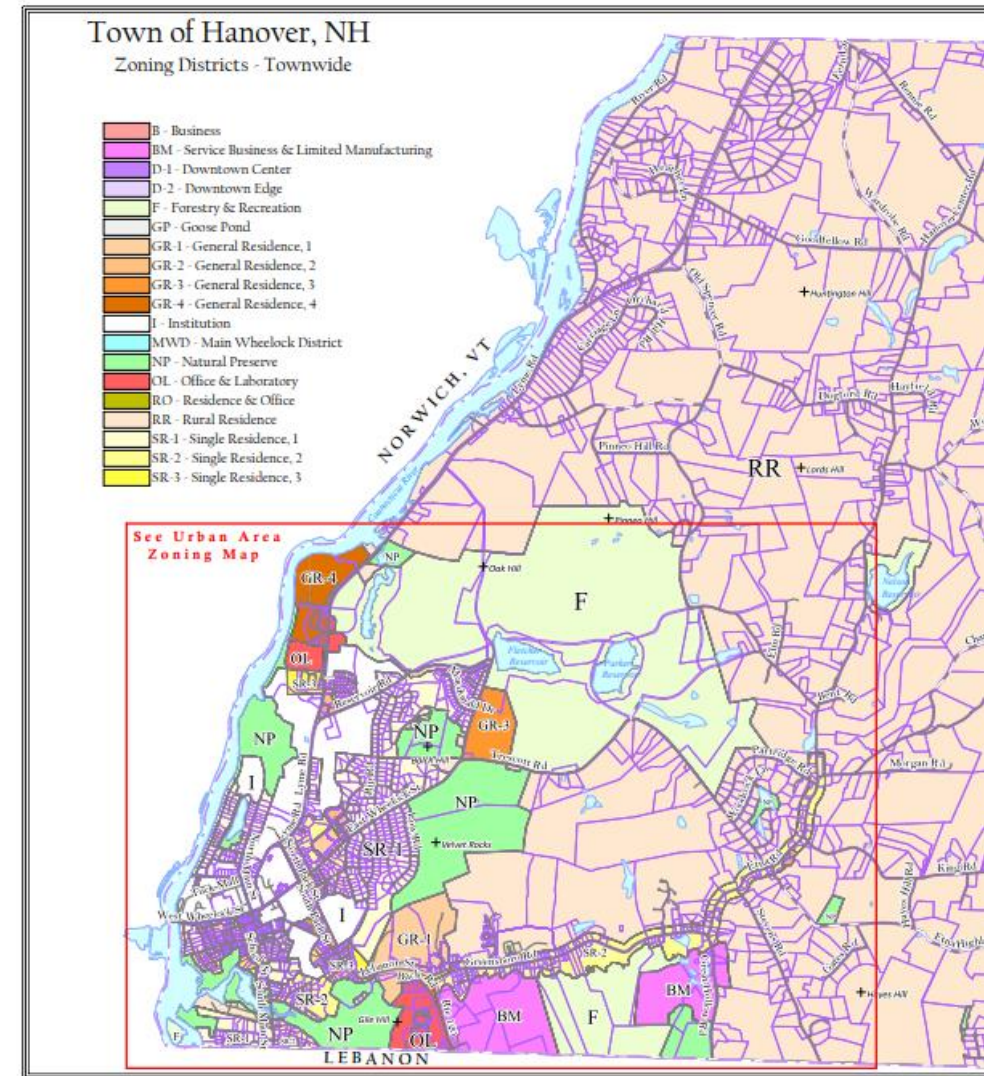
Add Mixed-Use Zoning Laws

- ▶ Include:
 - ▶ Mixed-Use Zoning allows land development for multiple purposes. Commercially and industrially zoned lots may, with permission, also build residential units in the same building. Mixed-use zoning expands space available for residential property by allowing land zoned for other purposes to be doubly utilized.
 - ▶ Example: California has proposed [extensions](#) on its Density Bonus Law which rewards developers for expanding affordable housing. The Density Bonus Law, enacted about 40 years ago, allows construction of additional units outside of the usually applicable density range for lots approved for residential housing.



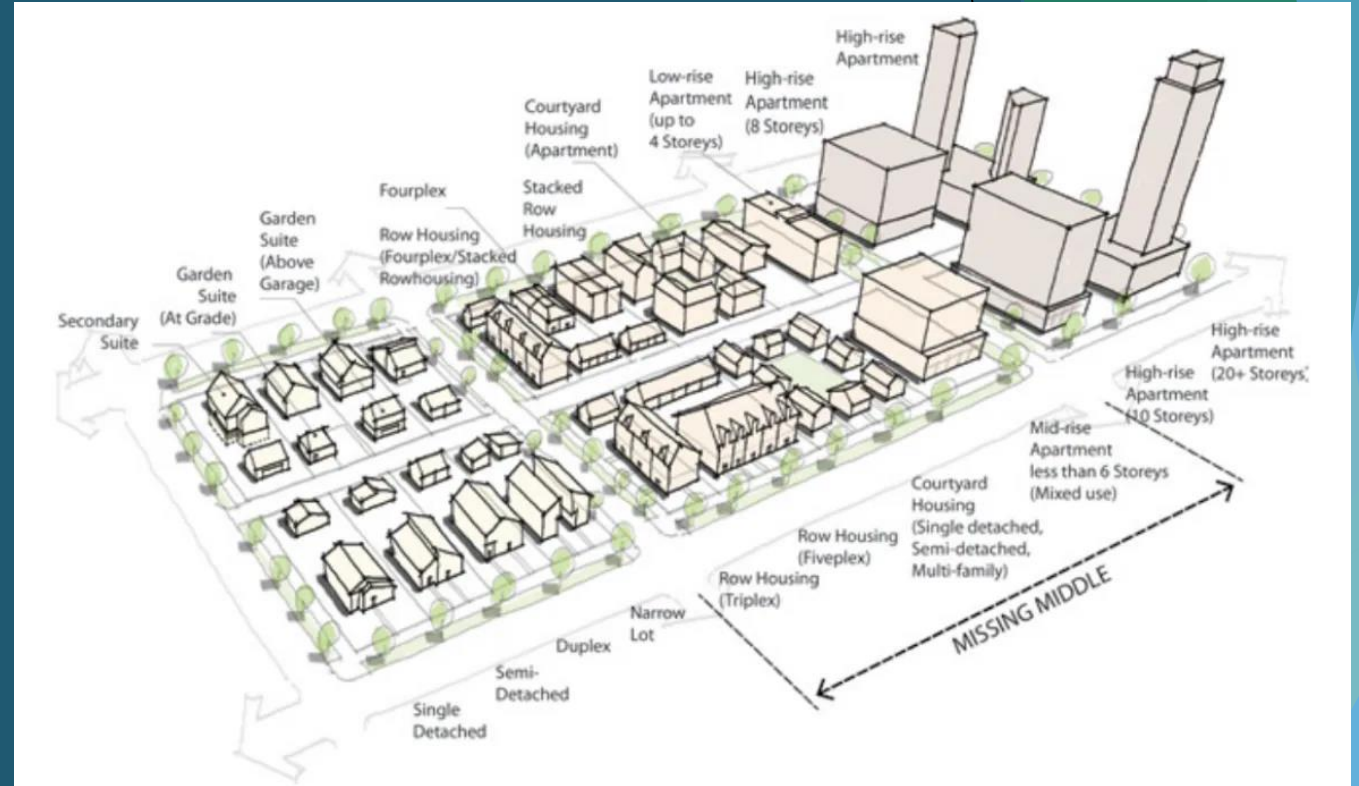
Add Inclusionary Policies

- ▶ These policies require a property owner to produce housing units that are affordable to low-income persons or families. Developers are required to reserve a specified percentage of units for low-income renters, typically around 10 to 30 percent. Unlike voluntary, incentive-based policies like tax exemptions and reimbursements, inclusionary programs mandate the preservation of low-income units in new projects.
- ▶ Florida lawmakers passed legislation ([FL SB 962](#)) this year, which awaits the governor's signature, that would approve the use of commercial or industrial zoned property for mixed-use projects. The revision allows developers to obtain approval for these projects without waiting for local county commissioners. But it also includes an inclusionary provision that requires all mixed-use developers to reserve 10 percent of units for affordable housing.
- ▶ Virginia lawmakers are debating a similar bill ([VA HB 635](#)) that permits inclusionary and mixed-use development throughout the commonwealth.
- ▶ In our [Workforce Housing Study](#) we commissioned, the University of Cincinnati found affordable housing was included into Hanover, New Hampshire's municipal zoning ordinance a decade ago. The inclusionary ordinance defines affordable housing as housing for households with less than 120.0 percent of area median income and allows affordable housing in all major subdivisions, open space subdivisions, multi-family residential developments, senior housing developments, and planned residential developments. This inclusionary ordinance specifies that density bonuses may not exceed 20.0 percent of the number of units otherwise allowed by the ordinance.



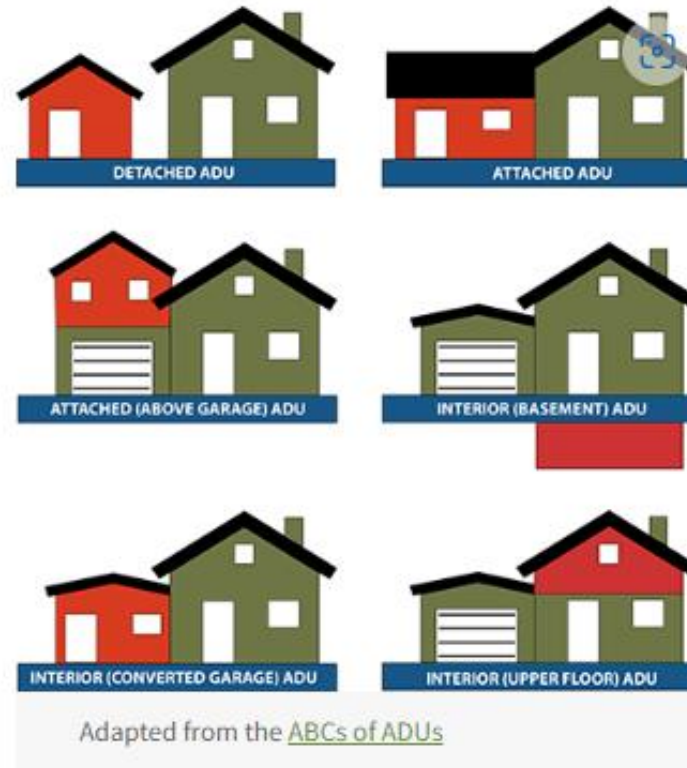
Focus on Different Types of Housing

- ▶ Accessory Dwelling Units (ADUs)
- ▶ Apartments and Condominiums
- ▶ Manufactured vs. Modular Housing
- ▶ Adaptative Re-Use



Accessory Dwelling Units (ADUs)

- ▶ An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home.
- ▶ AKA
 - ▶ accessory apartments
 - ▶ secondary suites
 - ▶ granny flats.
- ▶ ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs).



Apartments and Condominiums

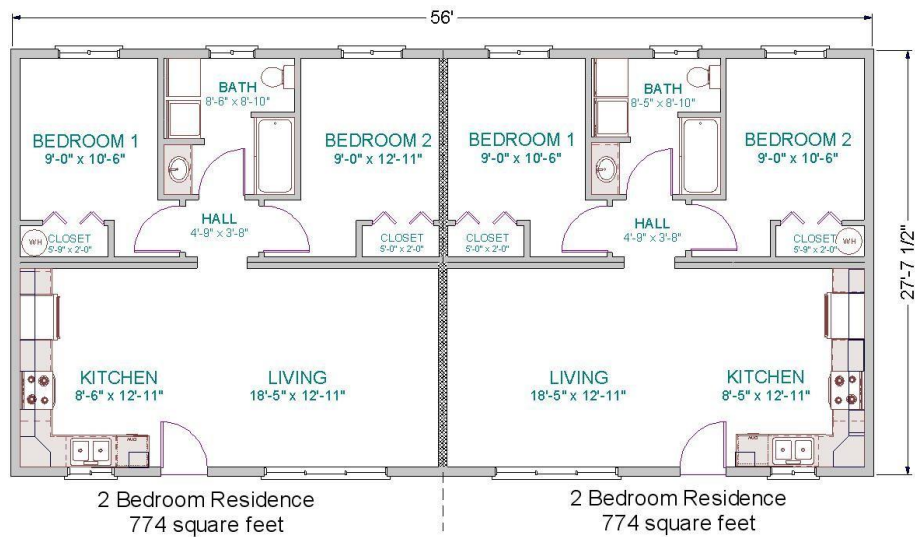
- ▶ An [apartment](#) is defined as a residence that is rented, often as part of a larger residential building.
- ▶ A [condo](#) can be similar in structure to an apartment — usually a unit within a larger residential building — but condos are owned instead of rented.
- ▶ We need more of each.



Manufactured vs. Modular Housing

- ▶ Modular homes are one of many types of prefabricated, or “prefab,” homes. This means that some (or all) of the home was built in a factory. It is made up of large, three-dimensional pieces known as modules. These are built indoors, then shipped to your building site.
 - **Manufactured homes** are designed to be portable. They’re built on a chassis, or a metal frame with wheels. The chassis cannot be removed, but you can remove or cover up the wheels.
 - **Modular homes** aren’t built on a chassis. They’re transported in pieces, but once they’re assembled, they’re placed on a permanent foundation.
- ▶ Advantages of modular homes
 - **Affordable:** Factory construction drives down the cost of materials and labor, compared to site-built homes.
 - **Faster move-in:** Indoor construction eliminates most weather delays. And while the modules are being built indoors, a crew can simultaneously prep the building site and pour the foundation.
 - **Durable:** After Hurricane Andrew, the Federal Emergency Management Agency found that module-to-module construction held up better than other home types.
 - **Less construction waste:** Less waste at the building site means you’ll save on waste disposal costs, too.
 - **Energy efficiency:** Super-tight seals and seams keep drafts out — and your heating and cooling bills low.

Examples of Modular Housing



Adaptive Re-Use

- ▶ Educating Our Members
 - ▶ Annual Convention at our Local Government Forum Session:
 - ▶ Urban Sites CEO Greg Olson discussing historic rehabs in the Over-the-Rhine neighborhood of Cincinnati
 - ▶ Urban Sites focuses on residential properties, office and retail spaces and affordable housing in walkable neighborhoods. Urban Sites is a full-service company with the role of connecting you to us. Our employees are the center of that relationship.



Adaptive Re-Use Tour

- ▶ [The Barrister](#) – The Barrister is a mixed-use building being co-developed by Over-the-Rhine Community Housing and Urban Sites. The project will be the first dedicated affordable housing development within the Central Business District in over two decades.
 - ▶ This project involves the renovation of two historic buildings into 44 dedicated affordable units. All units will be affordable to households making 60% or less than Area Median Income. In addition, 15% of units will be reserved for households making 30% or less than Area Median Income. On the first floor, over 2,000 SF of commercial space will be created to enliven the area and serve residents.
- ▶ [The Hayden](#) –A new luxury development with 133 units, luxury amenity spaces and expansive views was repurposed from a municipal building (administrative and jail cells). It currently sits at 90% occupancy.



Address the “D” Words

DEVELOPMENT

- Many rural communities don’t feel in charge of their own destiny – Not in my backyard (NIMBY)
- Developers are the antiheroes of an urban drama over the high cost of housing and what must change to bring it down
- Townhall meetings are necessary
- Getting buy in early helps alleviate problems later

DENSITY

- Planners generally want more density because it dovetails with mass transit, is more environmentally friendly and provides a variety of housing types
- People like convenience
 - Example: Detroit’s population plummeted to about 650,000 from its 1950 peak of 1,850,000, is redensifying by building on its existing stock, adding public space, and creating mixed-use development and low- and mid-rise structures

Current Project - Infill Housing

- ▶ OR contracted with the Greater Ohio Policy Center to conduct an infill housing project
- ▶ GOPC will explore the landscape of pre-approved infill building plans in American cities in order to offer recommendations about
 - How this tool could benefit Ohio communities
 - What steps local communities should take toward implementation,
 - Whether there is a viable state role to play in promoting the widescale implementation of these policies, and
 - Potential communities in Ohio to pilot this tool.

POTENTIAL FLOORPLAN 03



To Do This

- ▶ Phase I, - GOPC will conduct work on three tracks: a) a national overview scan of pre-approved infill housing design programs already in place b) a review of the local ordinance/policy development and adoption process taken in select places with established programs that have important similarities to Ohio communities (for example, weak markets, legacy economies, similar housing stock), and c) recommendations for one or more Ohio community to serve as a pilot.
- ▶ Phase II - a community would implement a Pre-Approved Buildings Plan Program as a pilot or demonstration project. GOPC has early ideas on how to implement a pilot and potential locations.
- ▶ By January 31, 2024 we hope to have the pilot communities identified



Potential Phase III

- ▶ Phase III – In 2025 we hope to have built the partnerships necessary to build infill housing and focus on a strategy that helps to bring together
 - ▶ The Landbank Association
 - ▶ The County Commissioners Association
 - ▶ The Mayor's Alliance
 - ▶ The Township Association
 - ▶ Additional folks we haven't met yet



Questions?

Contact Information



Veronica Cardello,
Director of Local Government Affairs
Cardello@ohiorealtors.org

Scott Williams
CEO
Williams@ohiorealtors.org