Community Development Committee
Countywide Housing Study Presentation
May 2, 2016
- Housing Study Background
- Guiding Principals & Process
- Executive Summary
- Next Steps
Housing Study Background

Guiding Principals & Process

Executive Summary

Next Steps
Countywide Housing Study

- Funding For Study Approved by County Council
  - Appropriation in FY15 General Fund
  - Interest in a housing study prompted by the issuance of a $50 million demolition bond by County Council

- Resolution No. 153012-B approved by County Planning Commission on March 12, 2015
  - Housing Study led by County Planning staff
  - Contract for Professional Planning Services with Cleveland State University Research Corporation
  - County Department of Development, Deputy Director of Housing
What’s the problem?

- The Cuyahoga County housing market is going through a period of restructuring.

**CAUSE**
- Net loss in population
- Net decline in household income
- Aging population
- Fewer homeowners
- Increase in housing costs
- Change in housing location preferences

**EFFECT**
An oversupply of housing units is mismatched to the needs of current and future households.
What does this study do?

- The Study provides a roadmap and planning tools for communities to identify the economic and social forces reshaping the housing landscape.
How did we do it?

- These tools and recommendations target specific conditions and issues communities face.

- Provides options to get in front of this transformation to better compete for residents and business.

- Place Based: One size does not fit all
Housing Study Background

Guiding Principals & Process

Executive Summary

Next Steps
Guiding Principals:

- New Construction Where Warranted
- Rehabilitation Where Feasible
- Demolition Where Necessary
Overview of Process

Phase 1: Demographic Trends and Projections

Phase 2: Profile of Existing and Projected Supply and Demand

Phase 3: Housing Market Strength and Focus Areas

Phase 4: Construction, Demolition and Rehabilitation Costs

Phase 5: Best Practices, Strategies and Policies
Housing Study Background
Guiding Principals & Process
**Executive Summary**
Next Steps
Housing Supply and Demand

- Data Analysis
- Population Trends
- Survey of Housing Programs
Cuyahoga County Trends

**Table 1**
Basic Housing and Population Statistics, Cuyahoga County, 1990-2010

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<tr>
<th></th>
<th>1990</th>
<th>2000</th>
<th>Change 90-00</th>
<th>Pct. Chng. 90-00</th>
<th>2010</th>
<th>Change 00-10</th>
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<th>Change 90-10</th>
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<tbody>
<tr>
<td>Households</td>
<td>563,243</td>
<td>571,457</td>
<td>8,214</td>
<td>1.5</td>
<td>545,056</td>
<td>-26,401</td>
<td>-4.6</td>
<td>-18,187</td>
<td>-3.2</td>
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<td>Housing Units</td>
<td>604,538</td>
<td>616,903</td>
<td>12,365</td>
<td>2.0</td>
<td>621,763</td>
<td>4,860</td>
<td>0.8</td>
<td>17,225</td>
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<td>Population</td>
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<td>1,393,978</td>
<td>-18,162</td>
<td>-1.3</td>
<td>1,280,122</td>
<td>-113,856</td>
<td>-8.2</td>
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<tr>
<td>Owner-Occupancy</td>
<td>62.0</td>
<td>63.2</td>
<td>1.2</td>
<td></td>
<td>60.9</td>
<td>-2.3</td>
<td></td>
<td>-1.1</td>
<td></td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau

- 1990 = 40,000+ housing unit surplus
- Decrease in Population
- Decrease in Households
- Decrease in Ownership
- Increase in Available Housing Units
Household Out-Migration

- From Central Cities to Suburbs
- 7 County Region
- Between 1990 – 2010
- Households are taking income with them to surrounding counties
Projections: County Population

Figure 6
Index of Projected Population, 2015 = 100

Source: Ohio Development Services Agency
Survey of Housing Programs

What did we want to learn?

- What capacity do cities in Cuyahoga County have to address housing issues?
  - Staffing
  - Services
  - Programs

- Are they interested in collaborating?
  - With each other
  - With the county
  - In what areas, particularly code enforcement

- What are the housing issues of greatest concern?
Survey of Housing Programs

Who did we ask?

- All 59 cities and villages in the County
  - Sent to identified Housing Departments, Community Development Departments, or Mayors, if no other department or official were identified.
- 34 responses from Cities, plus CMHA
Survey of Housing Programs

What did we learn?

- Capacity (Staffing, Services & Programs) – Varies widely.

- Every city has at least one staff person to address housing issues, but in many cities this person has other responsibilities.
Survey of Housing Programs

- 59% had regular rental inspections.
- 13% have point of sale inspections.
- Inspection frequency varies from:
  - "as needed"
  - annually (12)
  - once every 5 years (1)
  - 16% (5) never do regular inspections for owner-occupied housing.
- 24% (8) have a Housing Plan.
Survey of Housing Programs

Top Identified Housing Issues & Needs:

1. Vacancy and abandonment

2. Obsolescence, lack of maintenance and disinvestment

3. Rental housing issues and maintenance
Survey of Housing Programs

- There is a great deal of interest in exploring collaboration with other cities (68%) and with the county (75%).

- The top area of interest for collaboration with other cities and/or the County is code enforcement.

- Other common areas of collaboration include:
  - Home repair assistance
  - Shared housing inspections
  - Safety improvement grants for seniors
  - Bulk purchasing, and
  - County-wide housing court
Demand for housing is being shaped by several pairs of related forces.

Understanding these forces will provide an accurate idea of the future markets in Cuyahoga County.

These forces are:

1. Baby Boomer versus Millennial Generations
2. Renting versus homeownership
3. Single-family homes versus multi-family apartments
Housing Market Strength & Focus Areas

- Place–Based Approach
- Economic Development Strategy Areas
- Improvement Target Areas
- Other information to identify potential areas for strategic housing investment
Housing Market Strength Assessment: Place–Based Approach

- Seven Indicators, by Block Group:

1. Housing Valuation Change from 2012–2015
2. Housing Unit Vacancy Rates, 2015
3. Demolitions as of October, 2015
5. Tax Delinquency, 2014
6. Percent of the Population Below the Poverty Level, 2013
7. Unemployment Rate, 2009–2013
Housing Market Strength Assessment: Cuyahoga County

Indicators (Maximum 5 points each):
- Pct of Households Below Poverty (ACS, 2009-2013)
- Pct of Res. Parcels with Tax Delinquency > 40% (2014)
- Res. Demolitions as Pct of Residential Parcels
- Res. Structure Vacancy as Pct of Total Res. (USPS, 2015)
- Pct Change in Res Valuation (2012-2015)
- Unemployment Rate (ACS, 2009-2013)

**“Residential” consists of single-, two-, and three-family housing units.**

Housing Market Strength Scale:
- Healthy
- Moderate
- Weak

12/9/2015
County Place-Based Economic Development Plan: 10 Strategy Areas

A. Circle Hopkins
B. Western Rail Line
C. Detroit Creative Corridor
D. West 25th Street
E. Downtown Cleveland
F. Cuyahoga Valley
G. Independence Crossing
H. HealthTech Corridor
I. Headquarters Highway
J. Southeast Manufacturing Hub
Improvement Target Areas (ITAs)

- In 2014, 51 municipalities comprising the Urban County were asked to self-identify areas they thought met the criteria as ITAs.

- County Planning staff surveyed areas to confirm they met ITA requirements.

- Identified ITAs meet the necessary requirements to utilize Community Development Block Grant (CDBG) funds.
Improvement Target Areas: Urban County

- Self identified areas by Urban County Municipalities
- Confirmed as ITAs by County Planning
- Meet all eligibility requirements to utilize Community Development Block Grant funding
Focus Areas

- Identify typical, yet differing neighborhoods throughout the County.

- Focus Areas act as prototypes for framing housing issues and developing a best practices and strategies framework.

- They encompass typical neighborhoods and common housing issues that are faced throughout the County.

- It is also an effort to integrate various planning efforts into a comprehensive approach.
Planning for Housing

- Housing not in isolation
- Neighborhoods as context
- Housing as a layer in our overall planning
- Transit, economic development, greenspace, and others
Planning Layers

- Housing
- Greenprint Assets
- Transit Corridors
- Transportation
- Stormwater Areas
- Economic Development
Best Practices

Revitalization and Reinvestment Recommendations:

1. Foreclosure Prevention
2. Code Enforcement
3. Reinvest in Existing Housing Stock
4. Affordable Housing
5. Senior Housing
Best Practices

Other Considerations:

1. Community Development & Housing
2. Understand Neighborhood Characteristics:
   - Such as diversity, health impacts, access to jobs and transportation, race, income and ethnicity
3. Create Diverse Housing Through Zoning and Dwelling Types
Conclusions

Two main principles for addressing housing are recommended:

1. A comprehensive approach that includes both demolition and rehabilitation, along with emphasis on code enforcement, nuisance abatement, and education, assistance, and other tools and programs, and

2. The approach should be implemented on targeted areas of investment such as neighborhoods, blocks, streets, or other geographic areas to be stabilized and strengthened and provide the greatest return on investment.
Next Steps

**STUDY**
County Planning
• Data Driven
• Analysis
• Best Practices
• Tie into Place-Based Economic Development

**PLAN**
Department of Development
• Policy Driven
• Recommendations
• Implementation
Summary of Housing Plan Elements

Department of Development

- Access to Capital
- Tax Collection & Delinquency
- Housing Insecurity
- Special Populations
- Confidence in the Housing Market
- Fair Housing
Summary

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Questions & Discussion
The following four Focus Areas were identified:

- Detroit Creative Corridor
- Western Rail Line
- HealthTech Corridor
- Southeast Manufacturing

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