



# County Planning



Community Development Committee

Countywide Housing Study Presentation

May 2, 2016

- ▶ Housing Study Background
- ▶ Guiding Principles & Process
- ▶ Executive Summary
- ▶ Next Steps



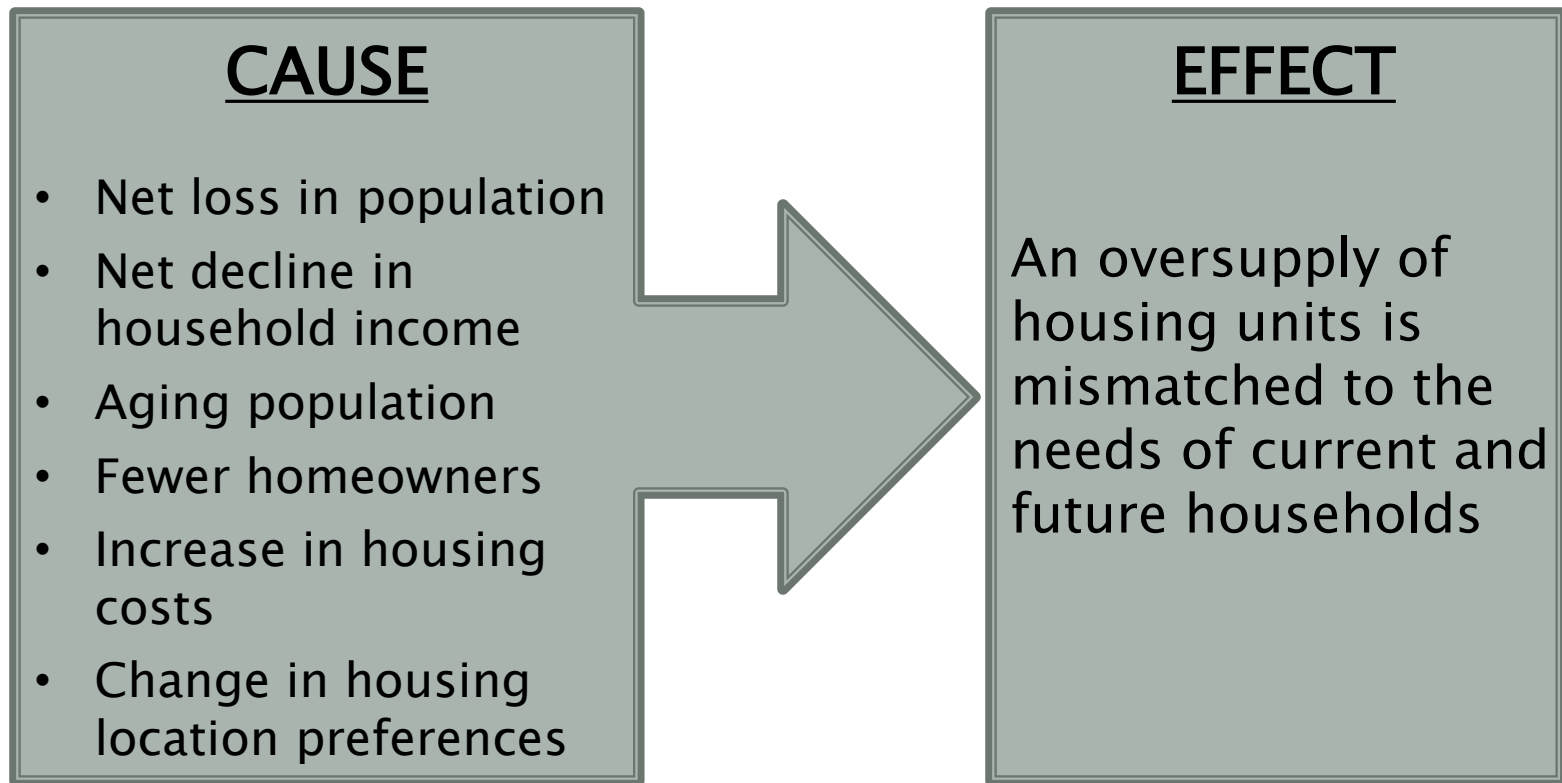
- ▶ **Housing Study Background**
- ▶ Guiding Principals & Process
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- ▶ Next Steps

# 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.



# 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

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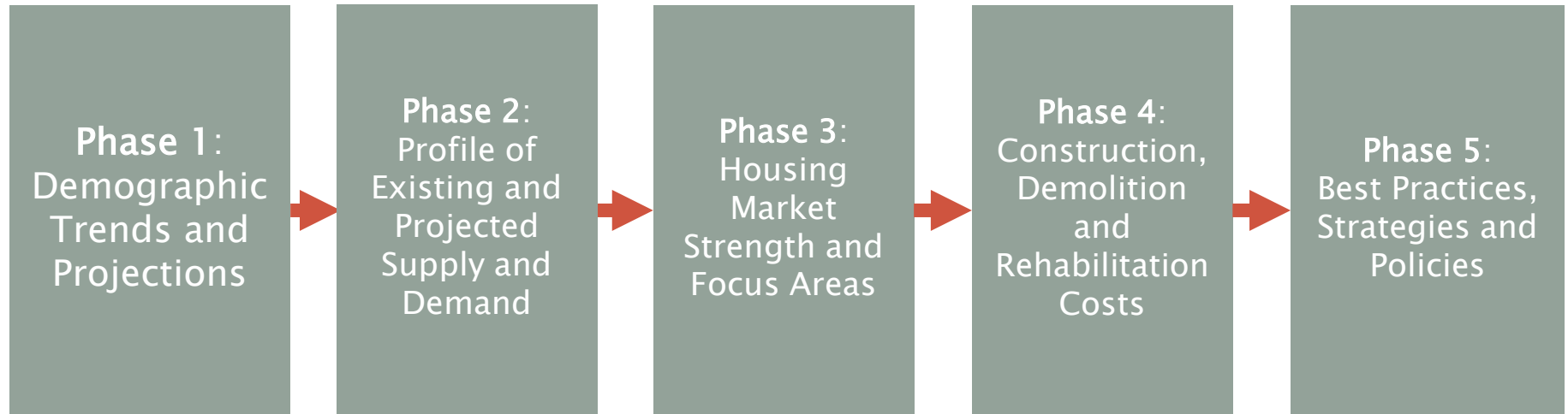


# Guiding Principals:

- ▶ New Construction Where Warranted
- ▶ Rehabilitation Where Feasible
- ▶ Demolition Where Necessary



# Overview of Process



- ▶ Housing Study Background
- ▶ Guiding Principles & 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

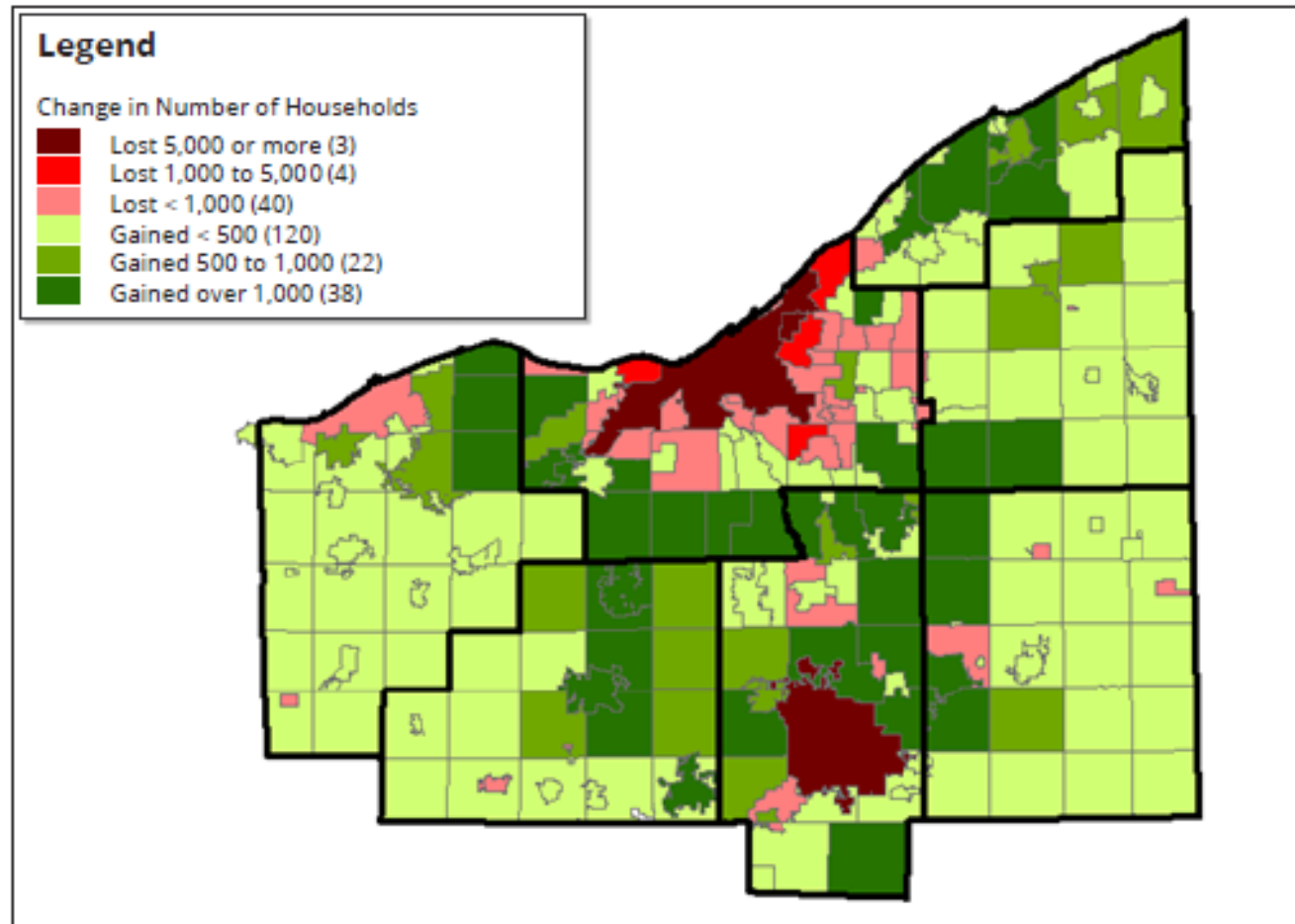
	1990	2000	Change 90-00	Pct. Chng. 90-00	2010	Change 00-10	Pct. Chng. 00-10	Change 90-10	Pct. Chng. 90-10
Households	563,243	571,457	8,214	1.5	545,056	-26,401	-4.6	-18,187	-3.2
Housing Units	604,538	616,903	12,365	2.0	621,763	4,860	0.8	17,225	2.8
Population	1,412,140	1,393,978	-18,162	-1.3	1,280,122	-113,856	-8.2	-132,018	-9.3
Owner-Occupancy	62.0	63.2	1.2		60.9	-2.3		-1.1	

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

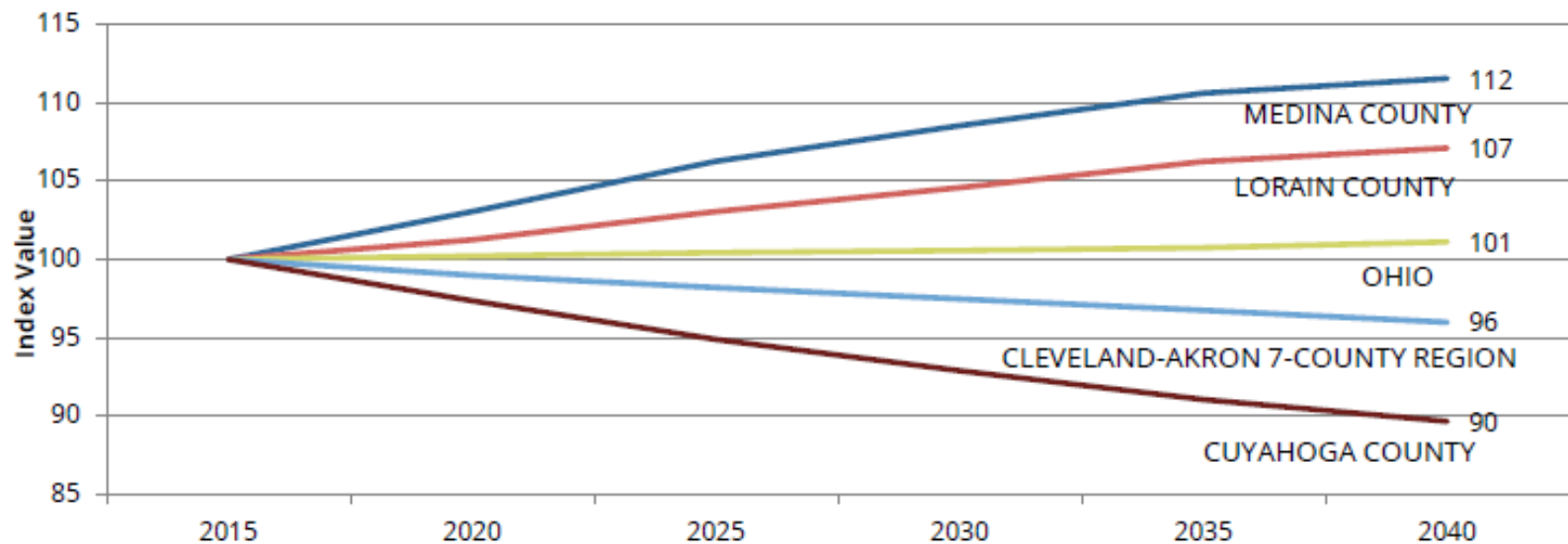


Map 3 Change in Number of Households, 1990 to 2010

# 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

# Housing Supply and Demand

- ▶ 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:

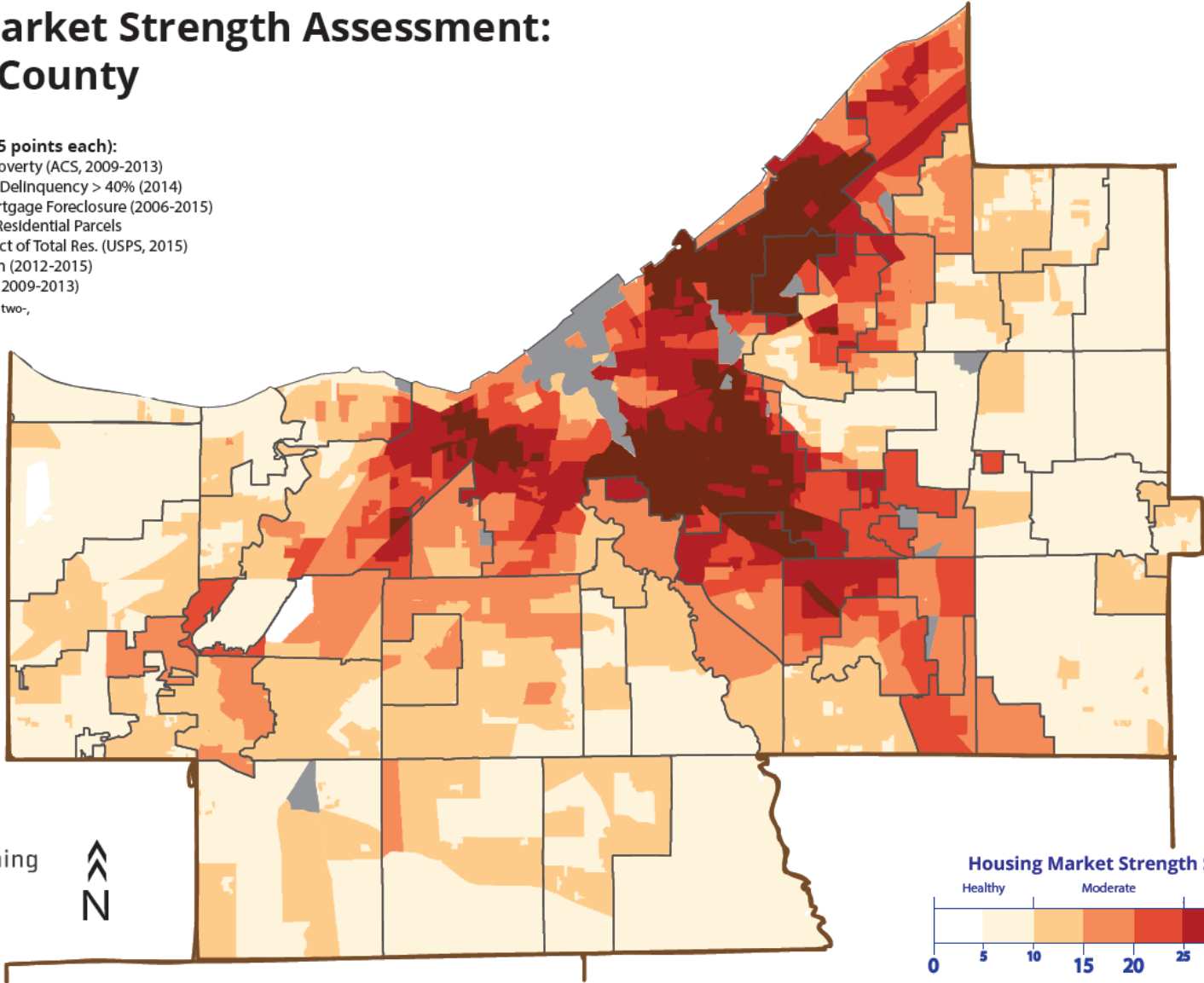
1. Housing Valuation Change from 2012–2015
2. Housing Unit Vacancy Rates, 2015
3. Demolitions as of October, 2015
4. Mortgage Foreclosure Filings, 2006–2015
5. Tax Delinquency, 2014
6. Percent of the Population Below the Poverty Level, 2013
7. Unemployment Rate, 2009–2013



# Housing Market Strength Assessment: Cuyahoga County

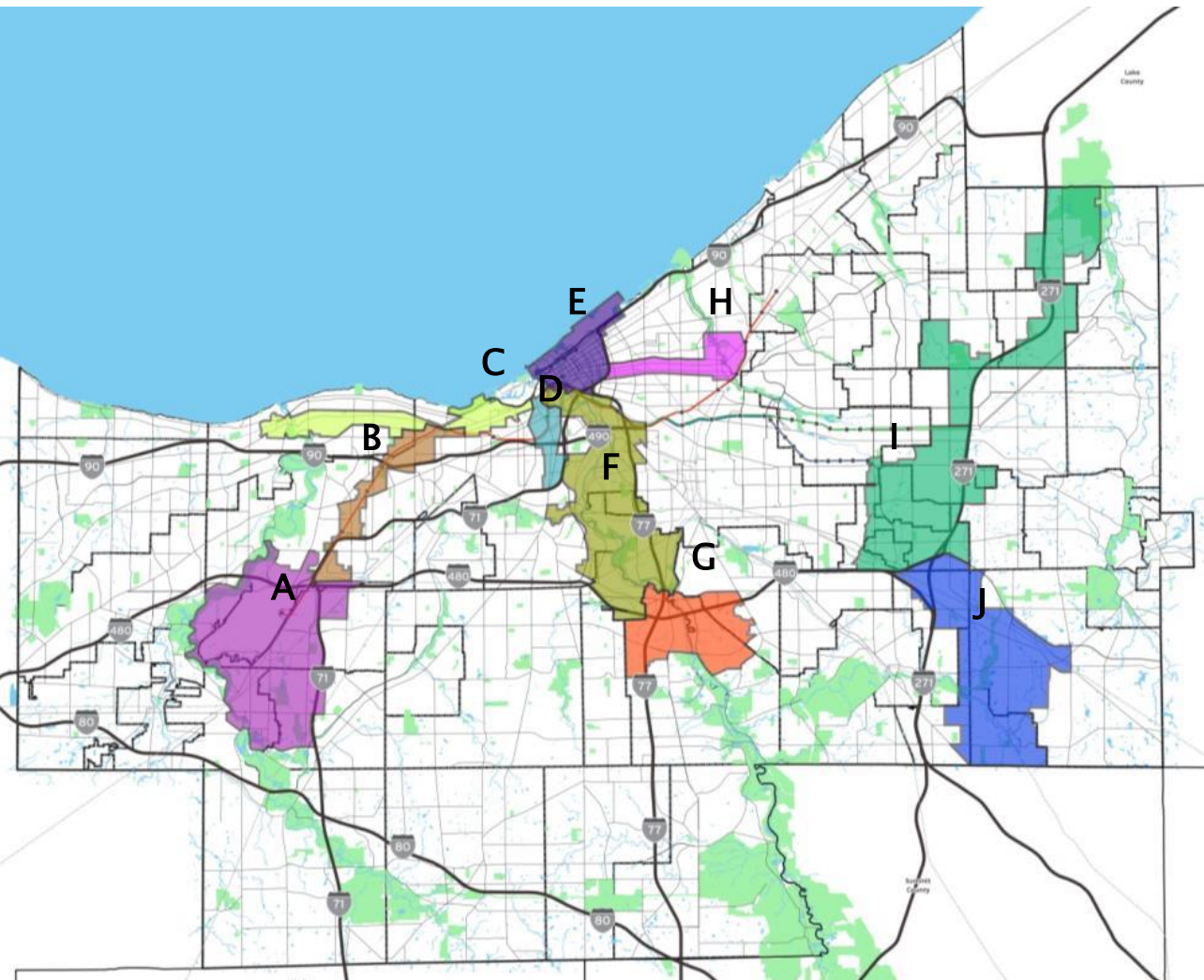
**Indicators (Maximum 5 points each):**  
Pct of Households Below Poverty (ACS, 2009-2013)  
Pct of Res. Parcels with Tax Delinquency > 40% (2014)  
Pct of Res. Parcels with Mortgage Foreclosure (2006-2015)  
Res. Demolitions as Pct of Residential Parcels  
Res. Structure Vacancy as Pct of Total Res. (USPS, 2015)  
Pct Change In Res Valuation (2012-2015)  
Unemployment Rate (ACS, 2009-2013)

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



 \*Less than 20 residential structures

# County Place-Based Economic Development Plan: 10 Strategy Areas



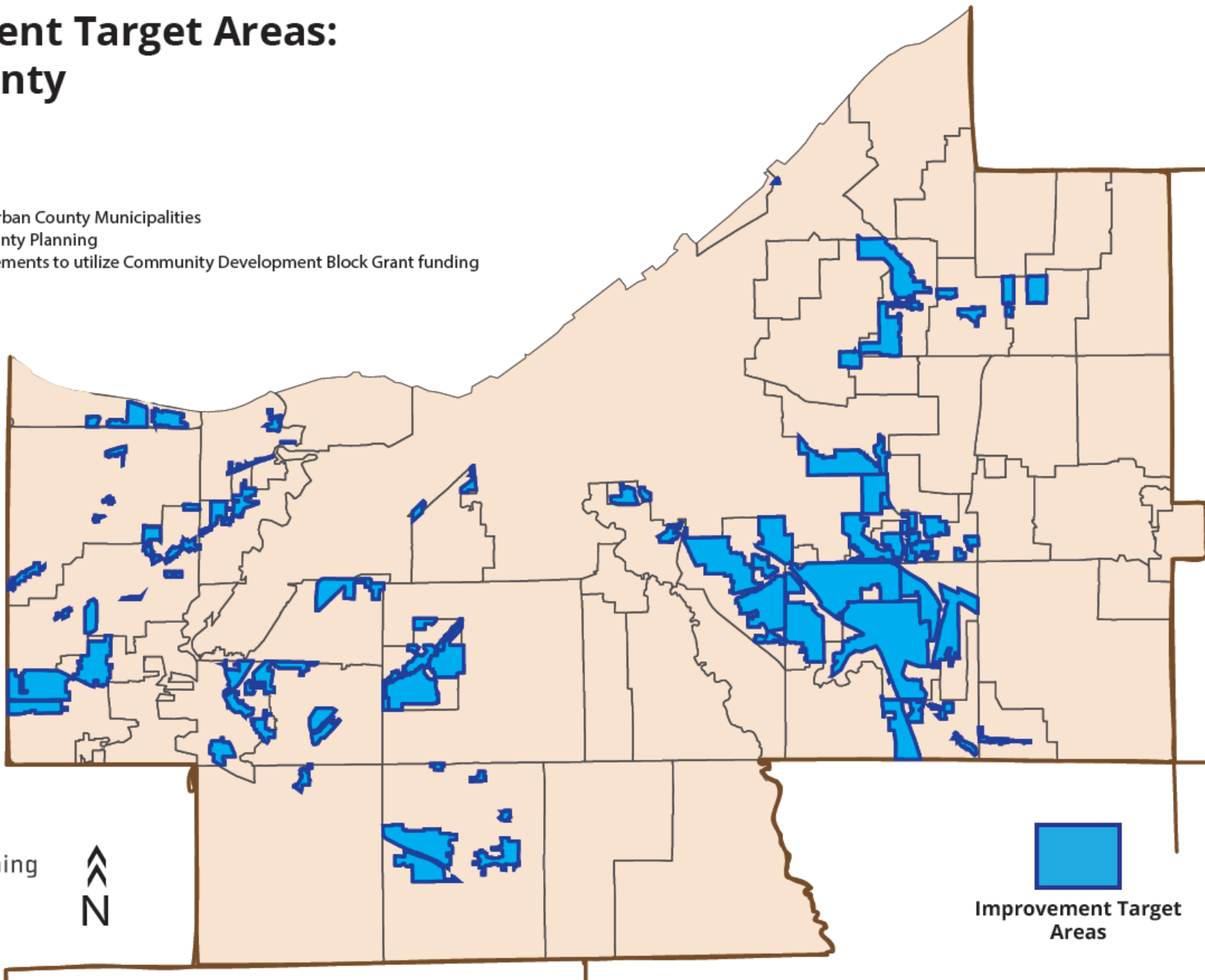
- A. Circle Hopkins
- B. Western Rail Line
- C. Detroit Creative Corridor
- D. West 25<sup>th</sup> Street
- E. Downtown Cleveland
- F. Cuyahoga Valley
- G. Independence Crossing
- H. HealthTech Corridor
- I. Headquarters Highway
- J. Southeast Manufacturing Hub

# 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.

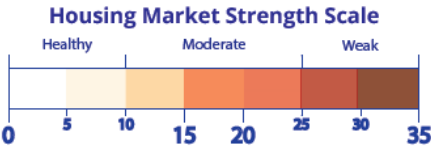
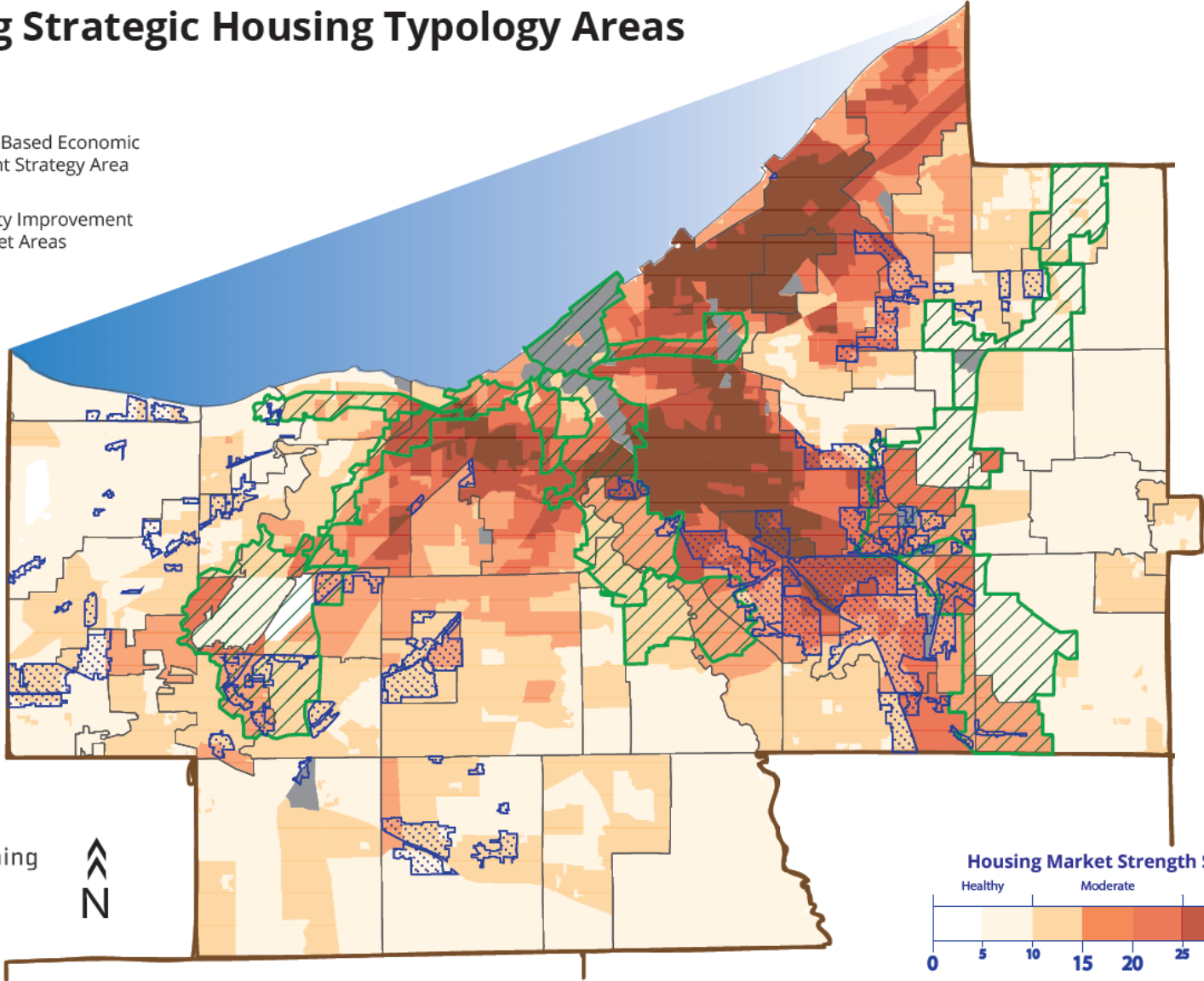
# Improvement Target Areas: Urban County

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



# Developing Strategic Housing Typology Areas

-  County Place-Based Economic Development Strategy Area
-  Urban County Improvement Target Areas



 \*Less than 20 residential structures

# 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.

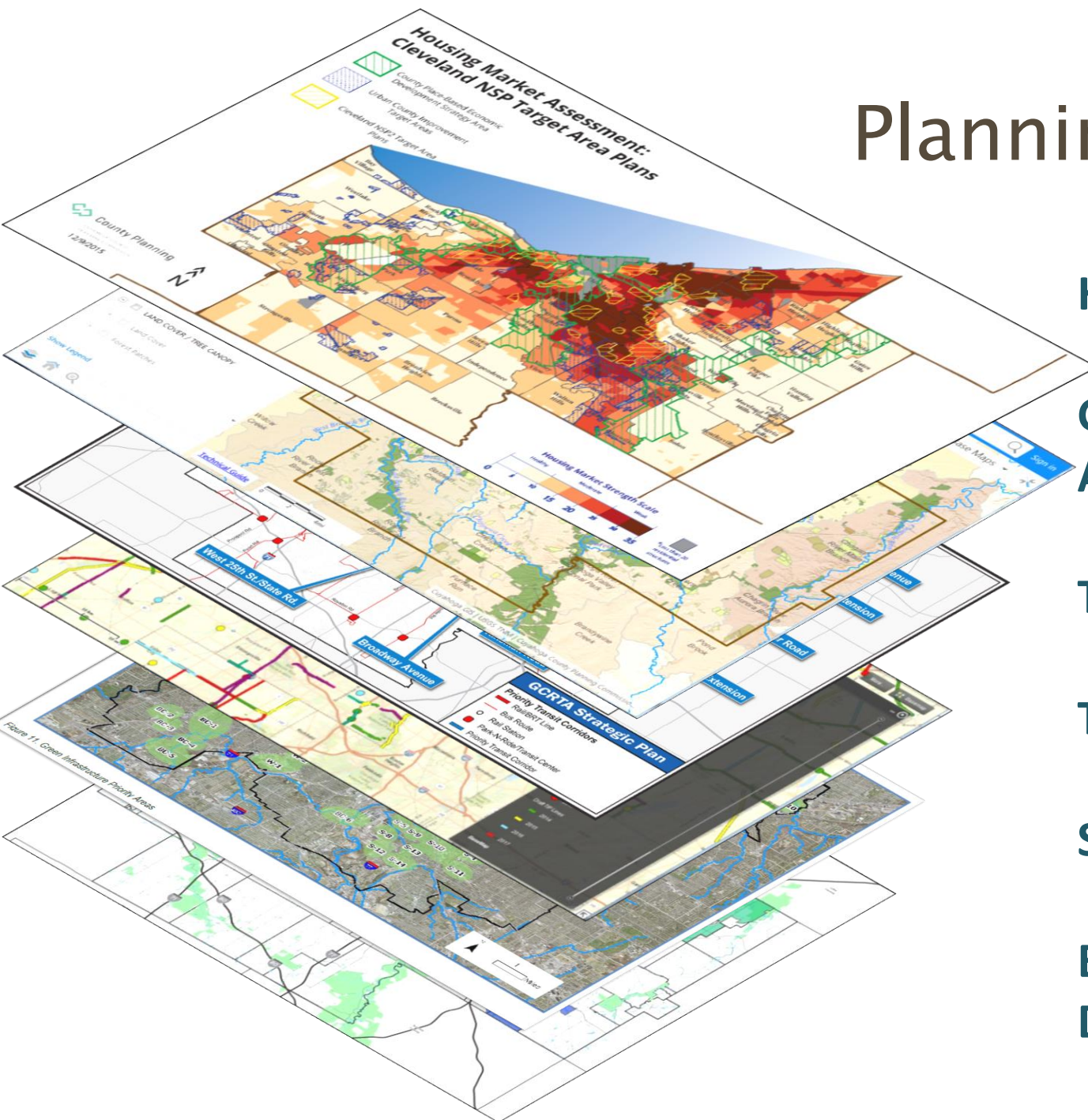


# Planning for Housing

- ▶ 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:

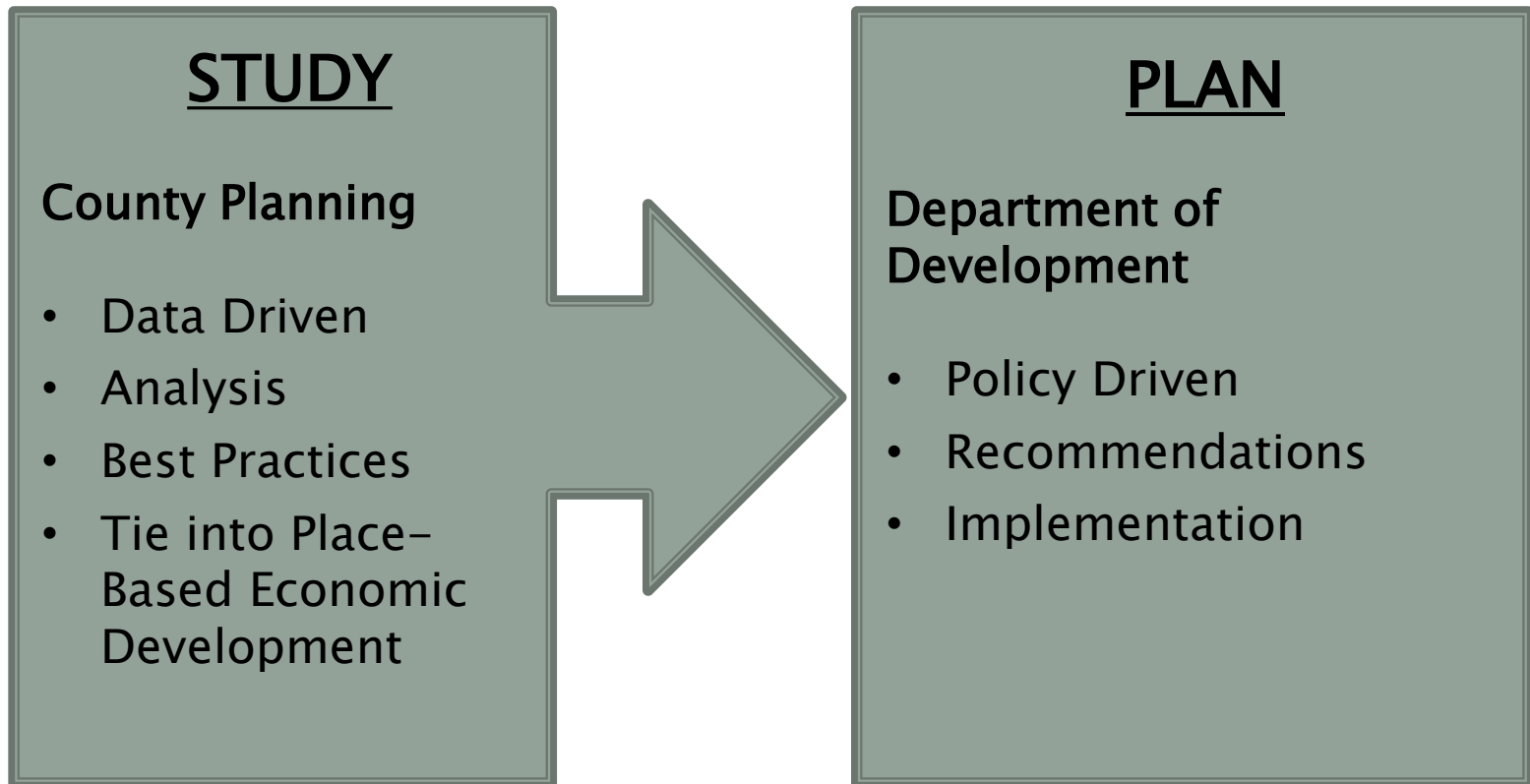
1. Community Development & Housing
2. Understand Neighborhood Characteristics:
  - ▶ Such as diversity, health impacts, access to jobs and transportation, race, income and ethnicity
3. Create Diverse Housing Through Zoning and Dwelling Types

# 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



# 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**



# Focus Areas

The following four Focus Areas were identified:

- ▶ Detroit Creative Corridor
  - ▶ Western Rail Line
  - ▶ HealthTech Corridor
  - ▶ Southeast Manufacturing
- 
- ▶ "Residential" consists of single-, two-, and three-family housing units