HOUSING+COVID-19

There are 51,000 more low-income residents in greater Columbus than there are homes for them. A proven solution to narrow that gap is through construction. Investing in our housing is a failsafe economic recovery tool that positions us for a stronger future. One study found that every dollar Ohio spent on affordable housing generated \$11.56 in economic activity.

SOURCE: NLIHC & OHFA

ZONING

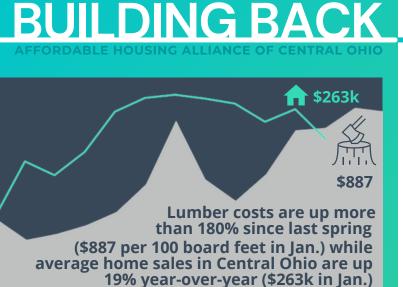
in the 1950s and, despite tweaks over the years, still reflects the antiquated policies of that time. Maintaining this pre-civil rights era framework no longer matches what people need or want, including walkable, mixedincome neighborhoods. In the midst of a housing crisis, these outdated rules add costs and delays which push affordability further out of reach for most Central Ohioans. Modernizing the code via authentic community engagement can solve these challenges and empower residents to take an active role in creating our shared future.

The City of Columbus' zoning code was written

ROOM2GROW

How much affordability could zoning reform generate in Cbus?

A majority of surveyed experts say that right-sizing parking rules, modernizing site design standards, and/or improving the public approval process could each save 10% or more in development costs. Without a dime of subsidy, just tackling one of these barriers would save an average of \$1.2 mil per building or \$22k per home



SOURCE: TRADING ECONOMIES, NAHB, & COLUMBUS REALTORS

The local housing economy embodies the K-shaped recovery, with median Central OH home prices topping \$225k, while 54% of Ohio renters believe they'll be evicted in the next two months.

With a weakened eviction moratorium and scarce relief dollars, eviction filings are now 2.5x greater than this time last year

March 2, 2020 220 Evictions

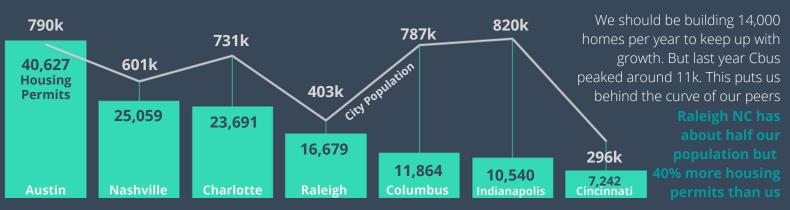
March 1, 2021 **587 Evictions**

Franklin Co. Evictions Week-by-Week

SOURCE: FR. CO. MUNICIPAL COURT



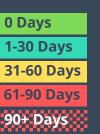
Compared to Central Ohio's Peers: Population Up, Building Down



SOURCE: COLUMBUS BUSINESS FIRST/TRISAN NAVERA

AHACO Members Report Major Delays in Building Affordable Housing

Days of Delay Compared to Pre-COVID as Reported by AHACO Builders & Developers











Most Say: 30+ Day Lag

Most Say: 30+ Day Lag

Most Say: 60+ Day Lag Half Experience Delay

Time is Money, **Money is Affordability**

Length of time it takes to build affordable housing is up at least four months since COVID started Social distancing on job sites, COVID outbreaks, & material and labor shortages all led to much longer construction timeframes year-over-year in Franklin County. Respondents reported current delays in each major phase (zoning, permitting, construction, and inspections). Construction was the furthest behind with an average delay over 60 days. Because these processes are sequential, the cumulative delay is over four months, with some organizations projecting delays up to a year.

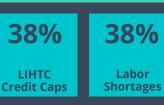
Construction barriers soared to new heights under COVID-19. Over two-thirds of responding AHACO members reported extreme competition for limited affordable housing resources and record-high acquisition costs. A large majority also identified surges in material prices, including lumber, as a major impediments to building more affordable homes in Franklin County. The lack of cost-indexing in state funding programs, labor gaps, and supply chain disruptions all aggravated deteriorating conditions and further strained affordable construction.

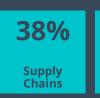
69% **Excess** Competition for Limited Resources













31% Construction **Delays**

Building Costs Mount

Because of challenges like rising lumber and land prices, construction costs surged this year for all survey respondents. **Half saw costs jump 16% or more**. Without any increases in funding, this places exorbitant pressure on already-limited resources.

Affordable Housing Building Costs Up 5-15%

"Housing played a major role in the recoveries from virtually every major downturn."

-Daniel McCue, Research Associate, Harvard Joint Center for Housing Studies Affordable
Housing
Building Costs
Up 16-25%

Costs

Up

50%+

100% of survey respondents agree that a federal investment in housing will have a positive impact on Ohio's COVID-19 recovery. Per NeighborWorks, federal funds were leveraged 35:1 in Ohio last year.

25,000 - Losing Affordability

20,000 - 15,000 - 10,000 - 10,000 - 5,000 - 0

Losing Affordability

From 2017 to 2019, Franklin Co. lost
19,000 apartments priced under
\$900/month, in the same time, it
gained 22,000 that rent at \$1,250+

SOURCE: 2017, 2019 AMERICAN COMMUNITY SURVEY

-5,000 -10,000 -15,000 -20,000 Under \$500/mo \$500-\$899/mo

9/mo \$900-\$1,249/mo

\$1,250-\$1,999

\$2,000+/mo

SOLUTIONS for Growth

Build Out. Accelerate recovery by building affordable housing to close our 54,000-household affordability gap.

See it to the End. Extend eviction moratoriums and provide full rent/mortgage relief until the end of the public health crisis.

Bake it In. Make the safety net permanent by opening the Housing Choice Voucher or a renters tax credit for all in need.

Zone for Equality. Modernize local building codes to legalize affordable housing and align our land use rules with our housing priorities and funding incentives.

Get Creative. From pilots, to Source of Income protections, to minority homeownership, Central Ohio must lead via innovation.

ABOUT US

The members of the Affordable Housing Alliance of Central Ohio are twenty-five non-profit and for-profit organizations that represent the full spectrum of affordable housing activities in Franklin County, from homeless and housing services, to housing development and housing finance. Working together, we advance solutions to address the affordable housing challenge, which support economic progress and strengthen the community.

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GET HELP PAYING RENT

IMPACT Community Action

Rent, Mortgage, and Utility Assistance Available Income and eligibility limits apply https://apply.impacthopefund.org 614.964.2906

Franklin County Jobs and Family Services

One-time assistance for housing and emergency costs for low-income households with children or a pregnant individual.

https://jfs.franklincountyohio.gov/prc 1.844.640.6446

Franklin County Veterans Services

Short-term aid for rent, utilities, and food for Franklin County veterans and active duty service members.

https://vets.franklincountyohio.gov 614.525.2500

Columbus Metropolitan Housing Authority

Rent and utility assistance for those in CMHAowned or supported homes. Apply for the Housing Choice Voucher waitlist.

https://cmhanet.com

614.421.6000

COMPASS

Emergency financial assistance for those with a qualifying temporary emergency www.compass614.com 614.463.9612

The federal eviction moratorium remains in effect through at least March 31, 2021. But protections are not automatic, you must opt-in.



Physicians CareConnection

Housing and financial assistance For families with children www.pcchealth.org 614.884.2441

Community Shelter Board

Help for those who are homeless or need shelter www.csb.org 614.274.7000

The Legal Aid Society of Columbus

Free legal help for qualifying households facing eviction and aid with unemployment compensation www.columbuslegalaid.org 1.888.246.4420

Franklin County Self Help Resource Center

Free legal information on municipal court, services provided outside eviction court Monday-Friday. www.fcmcselfhelpcenter.org

Community Mediation Services

Free, impartial conflict resolution for landlords and tenants to help them reach a voluntary agreement www.communitymediation.com or 614.228.7191

www.OhioLegalHelp.org

Free templates and forms to help protect your housing rights & obtain an eviction moratorium. https://www.ohiolegalhelp.org/letters-forms/cdc-eviction-moratorium-declaration-form

For additional resources, call 2-1-1 or visit www.lssnetworkofhope.org/211centralohio