



# THE COLUMBUS HOUSING STRATEGY

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*I have seen what happens to major metropolitan areas that add new jobs and residents without the necessary housing. But if we come together as a region and embrace this ambitious strategy to build new housing, we can ensure that all residents can benefit from our growth.*

— Andrew J. Ginther, Mayor of Columbus

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There is no time to waste. Thanks to our high quality of life and economic climate, the Columbus Region continues to experience tremendous growth. But the people who are coming here need someplace to live.

Central Ohio needs a new home for every new job created, but we aren't building fast enough. One problem is the cost of construction, which has risen in recent years. Another is our antiquated zoning code that no longer reflects the population or the values of our community.

## The Columbus Housing Strategy is taking aim at those barriers.

### THE NEED:



The Columbus Region needs to build **1 house for every 1 job to accommodate growth and make up for our insufficient housing supply.**

### THE REALITY:



The Columbus Region only builds **1 house for every 2.5 jobs.**

# Columbus will set the pace.

**Central Ohio's housing crisis is a regional one, and Columbus cannot solve it alone. But we are leading the way with new policies and a new mindset.**

Columbus residents are smart. They understand the need for more housing and have been part of the solution.

They have supported significant housing investments and are open to new neighbors in their communities. They are ready for change.

And change is coming as new city initiatives incentivize — and accelerate — housing construction throughout Columbus.



*The city has shown an unwavering commitment to addressing the critical need for affordable housing while also fostering diversity and inclusion in our development landscape.”*

— Lark Mallory, Affordable Housing Trust



# The Columbus Housing Strategy:

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## **BUILD**

Columbus must double the number of all kinds of homes — market, workforce and affordable — built each year.

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## **INVEST**

The community needs to invest in additional affordable housing for families and individuals.

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## **PRESERVE**

In order to protect residents from evictions and displacement, existing housing affordability must be preserved.

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## **INCLUDE**

The community will have to be intentional about including low-income residents and people of color in order to foster economically diverse neighborhoods.

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## STRATEGY IN ACTION:

# BUILD

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**In December, City Council expanded the availability of the city’s residential Community Reinvestment Area (CRA) policy, which is an important tool to offer tax incentives for housing construction that includes affordable housing units options.**

The CRA is now available in the entire city except for those areas with existing tax increment financing agreements or commercial community reinvestment areas.

The new policy attracts investment and accelerates development, building new housing when the region most needs it.



*If we believe that housing is a human right — and we do — then we have no choice but to do everything we can to produce much more of it, in all shapes and sizes, at all price points, in every part of the city.”*

— President Shannon G. Hardin, Columbus City Council



## The CRA expansion will:

- Incentivize developers to build more homes despite the high cost of construction.
- Work to keep affordable housing opportunities from being segregated in certain neighborhoods.
- Facilitate affordable housing in opportunity-rich neighborhoods.
- Attract investment and accelerate development, creating more housing supply at a time when Columbus needs it most.



*The Community Reinvestment Area policy provides essential incentives for developers to address the challenges of high construction costs while ensuring affordable housing opportunities are spread across different neighborhoods.”*

— Aaron McDaniel, Affordable Housing Trust

## STRATEGY IN ACTION:

# INVEST

Thanks to Columbus voters who supported affordable bond packages in 2019 and 2022, the city is investing in new homes for teachers, principals, firefighters, social workers, nurses, home healthcare workers, mail carriers, bus drivers and their families.

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## These affordable housing projects are under construction — or opening soon:

- **Bretton Woods Senior Apartments**, developed by **National Church Residences**, will offer 62 one-bedroom apartments, affordable to individuals earning \$21,000 annually.
- **Easton Place Homes**, 3475 Easton Square Place, developed by **Homeport**, will offer 50 one-, two- and three-bedroom apartments, affordable to an individual earning \$21,000 and a family of four earning \$30,000 annually.
- **Gates Junction Senior Apartments**, 1137 W. Broad St., developed by **National Church Residences**, will offer 60 one- and two-bedroom apartments, affordable to individuals earning \$56,000 per year.
- **Harriet's Hope**, 1567 W. Broad St., developed by **Columbus Metropolitan Housing Authority**, will offer 52 one- and two-bedroom apartments for survivors of human trafficking, affordable to individuals earning \$10 per hour.
- **Healthy Linden Homes**, developed by **Nationwide Children's Hospital**, will offer 150 houses in the Linden neighborhood, affordable to a family of four earning \$60,000 per year.
- **Maple Meadows Apartments**, 6285 Maple Canyon Ave., developed by **Homeport**, will offer 56 one-, two- and three-bedroom apartments, affordable to individuals earning between \$20,850-\$41,700 per year.



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*Housing is not just a necessity for individuals and families, but the investment in housing is foundational to strong neighborhoods. Economic vitality in Columbus Housing is the key to personal safety, wealth creation, healthy living and educational attainment.”*

— Leah Evans, Homeport

- **Mulby Place Apartments**, 2420 Cleveland Ave., developed by **Homeport**, will offer 100 one- and two-bedroom apartments, affordable to an individual earning \$21,000 and a family of four earning \$30,000 per year.
- **The Sinclair**, 5075 Sinclair Ave., developed by **Columbus Metropolitan Housing Authority** and **NRP Group**, will offer 180 units of one-, two-, three- and four-bedroom apartments, affordable to an individual earning \$21,000 and a family of four earning \$30,000 per year.
- **The Ohio Baptist General Convention**, 48 Parkwood Ave., developed by **Kelley Companies** and **Otto Beatty III** will offer 36 apartments, affordable for an individual earning \$56,000 per year and a family of four earning \$80,000 per year.

STRATEGY IN ACTION:

# INCLUDE

## Including corridors through the zoning update

Throughout 2023, the City of Columbus gathered community input regarding the comprehensive update of the city zoning code. To begin the conversation, the city chose the Columbus corridors — the city’s main streets characterized by density, mixed-use development, and access to transit and amenities.

Allowing increased densities and adjusting the development standards along these primary corridors will foster the development of more

housing to meet the growing city’s needs and maintain our housing affordability overall. In addition, coupling the increased housing with access to desirable and well-connected locations, amenities and job opportunities, and robust transit corridors allows us to provide the housing we need. And, it ‘reduces’ displacement pressures for vulnerable families and ‘creates’ a more inclusive and equitable city.



## Including people with AIDS

In 2023, Columbus invested more than **\$1.8 million** in the **Housing Opportunities for Persons with AIDS** (HOPWA) program. HOPWA improves access to housing and other supportive services for HIV-positive individuals and their families, providing rent, mortgage, and utility assistance to HIV-positive individuals and families to ensure stability in quality housing.

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## STRATEGY IN ACTION:

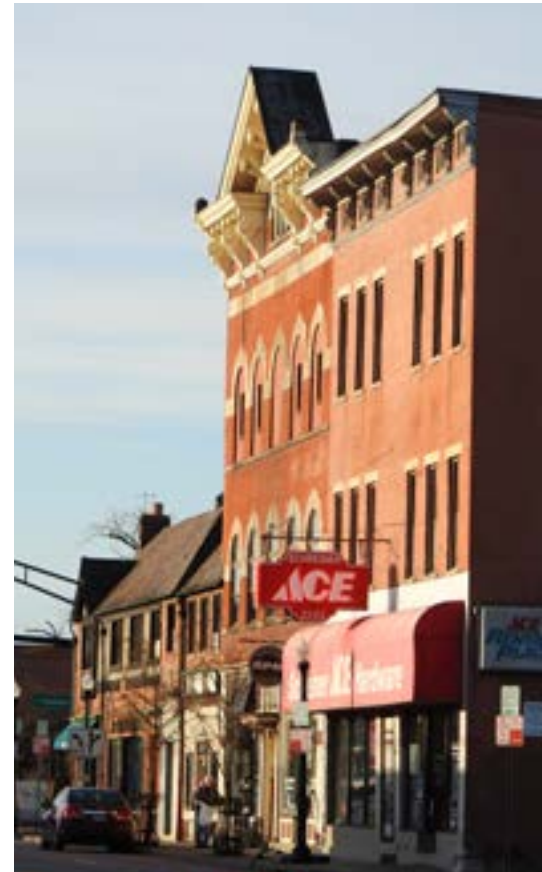
# PRESERVE

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**In 2023, Columbus preserved existing affordability and promoted housing stability by investing in programs that helped residents with loan forgiveness, down-payment assistance, home repair, as well as lead remediation.**

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- **The Homeownership Development Program** provided \$1,215,327.84 in forgivable loans and capital grants for developers and homebuyers and \$127,500 in down-payment assistance.
- **The Rental Housing Preservation and Protection Program** completed 36 critical home repair projects six roof replacements, 296 emergency mechanical repair projects and 37 lead remediations. Additionally, 21 Healthy Home Rehabs were completed.
- **The Success Bridge Program** at Columbus State Community College provided a pathway to long-term economic stability by offering students housing counseling, success coaching and emergency assistance.



*As advocates for housing stability, we recognize the paramount importance of preserving existing affordability in Columbus. It's not just about building anew; it's about honoring the homes and neighborhoods that already nurture our communities. By valuing and bolstering existing affordability, we fortify the foundation of equitable and resilient communities."*

— Carlie J. Boos, Affordable Housing Alliance of Central Ohio

FOR THE FUTURE:

# 2024 AND BEYOND



# A zoning code for today's Columbus

Throughout 2023, the City of Columbus gathered community input regarding the comprehensive update of the city zoning code. To begin the conversation, the city chose the Columbus corridors — the city's main streets characterized by mixed-use development and access to transit and amenities.

Allowing increased densities and adjusting the development standards along these primary corridors will foster the development of more housing to meet the needs of the growing city and maintain our housing affordability overall. Focusing housing in areas with access to key services, desirable amenities, job opportunities and robust transit corridors provides opportunity for our residents. It contributes to a more inclusive and equitable city.

## **An overhauled permitting process**

Columbus will also overhaul the review and permitting process, making it easier to navigate, more timely and less costly. Like the zoning code update, the new permitting process will allow more homes to be built faster.

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## **The Regional Housing Coalition**

Led by Mayor Ginther, Affordable Housing Trust President and CEO Lark Mallory, and Columbus Partnership President and CEO Kenny McDonald, the Regional Housing Coalition will work across sectors to bring municipalities, nonprofits and businesses together to tackle the region's most pressing challenge, ensuring we have enough housing to support our growing region.

# HOUSING PROJECTS COMING IN 2024

Columbus has voted to commit affordable housing bond resources to the following projects that will break ground this year:

- \$2 million for **Broadleigh Lofts**, developed by Woda Cooper Companies, providing homes for an individual earning \$21,000 per year and a family of four earning \$30,000 per year.
- \$2 million for **Country Ridge**, developed by Columbus Metropolitan Housing Authority, providing homes for an individual earning \$21,000 per year and a family of four earning \$30,000 per year.
- \$2 million for **Dering Family Homes**, developed by NRP Group and Community Development for All People, providing homes for an individual earning \$21,000 per year and a family of four earning \$30,000 per year.
- \$1.9 million for **Granville Woods Loft II**, developed by Woda Cooper Companies, providing homes for an individual earning \$21,000 per year and a family of four earning \$30,000 per year.



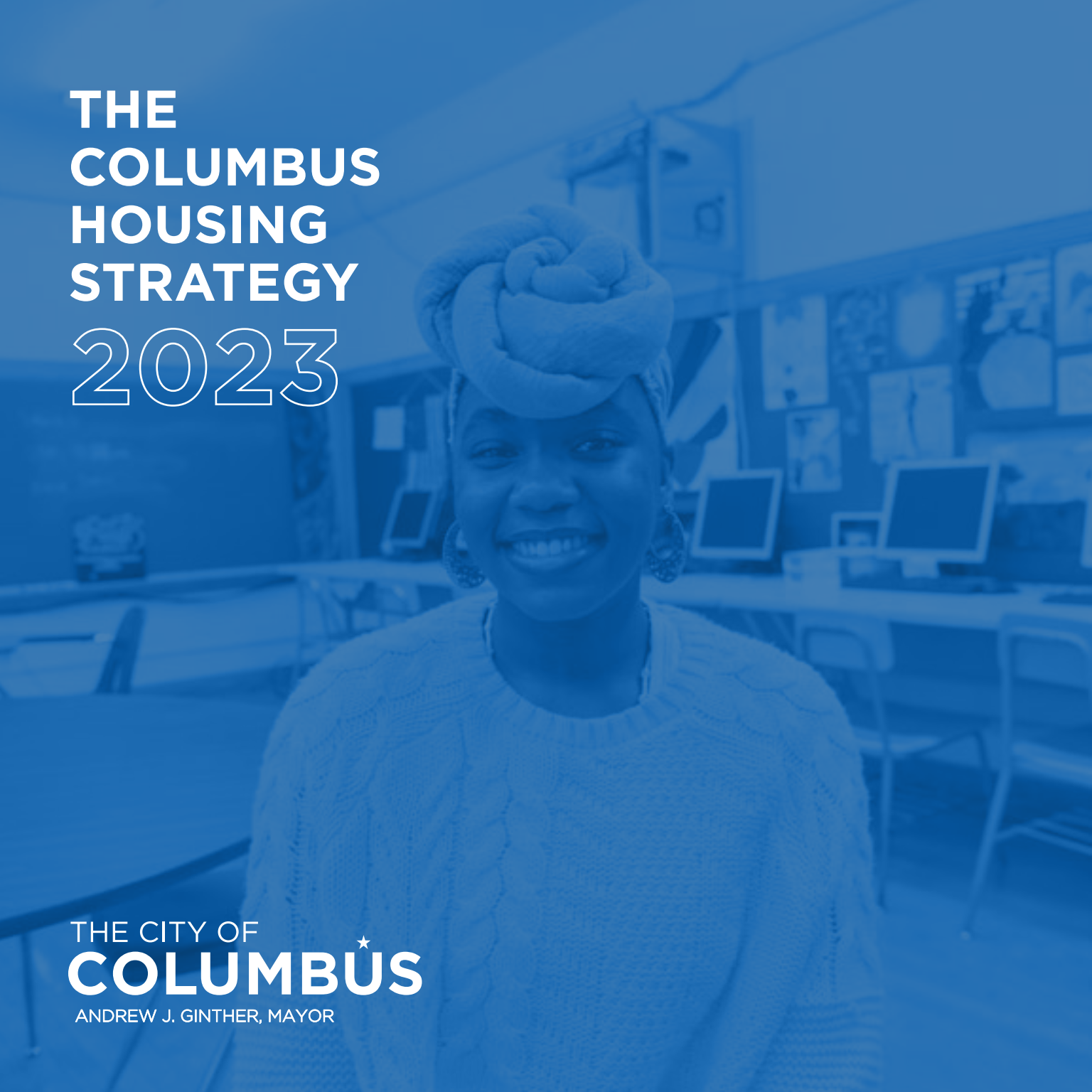




**HOUSING PROJECTS  
COMING IN 2024 CONT.**

- \$2 million for **NCJC Downtown Campus**, developed by Sunset Development and the NCJC Housing & Development Foundation, providing homes for an individual earning \$21,000 per year and a family of four earning \$30,000 per year.
- \$4 million for **Nelson Park Apartments**, developed by Renewal Housing Associates.
- \$2.2 million for **Taylor Station**, developed by Elford Development.
- \$8 million for continued investment in affordable homeownership with the **Central Ohio Community Land Trust**, which creates opportunities for families of four earning under \$60,000 per year.





# THE COLUMBUS HOUSING STRATEGY 2023

THE CITY OF  
**COLUMBUS**★

ANDREW J. GINTHER, MAYOR