



Achieving Healthy Neighborhoods

*The impact of
housing investment
in Weinland Park*



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About Greater Ohio Policy Center

Greater Ohio Policy Center (GOPC), a non-profit, non-partisan organization based in Columbus and operating statewide, develops and advances policies and practices that value our urban cores and metropolitan regions as economic drivers and preserve Ohio's open space and farmland. Through education, research, and outreach, GOPC strives to create a political and policy climate receptive to new economic and governmental structures that advance sustainable development and economic growth.

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EXECUTIVE SUMMARY

In 2013, Greater Ohio Policy Center (GOPC), with generous support from The Columbus Foundation, studied the impact of targeted and sustained strategies and investments in Weinland Park housing. Weinland Park has received an estimated \$80 million of investments in housing and infrastructure improvements from government and philanthropic partners over the last decade. Many key investments have been facilitated by members of the Weinland Park Collaborative, a group of stakeholders that includes residents, investors, and other public and private entities interested in improving and sustaining the quality of life in the community. The neighborhood has benefited from nearby anchor institution, The Ohio State University, and the City of Columbus' targeted investment strategy. This Report is a data-driven analysis of the impact of housing-related investments on the

market and the level of stability that Weinland Park has achieved and provides recommendations for the neighborhood going forward. For purposes of this study, a healthy neighborhood is defined as a "neighborhood of choice," where people with a wide

Weinland Park has received an estimated \$80 million of investments in housing and infrastructure improvements from government and philanthropic partners over the last decade.

range of income levels choose to live and invest their financial and social resources, resulting in a sustainable, viable market with appropriate market interventions. Based on this definition of a healthy neighborhood, key indicators were used to identify other healthy neighborhoods in the local market and to measure the level of stability that Weinland Park has achieved.



Finding #1 Weinland Park is exhibiting increased stability.

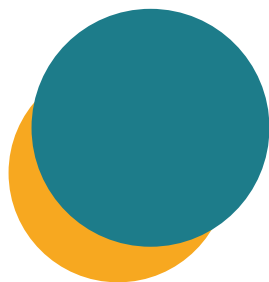
Housing values in Weinland Park are becoming more evenly distributed. Given that homebuyers and renters generally select housing options valued within a certain range in correlation with their income levels, the improvement in housing value distribution in Weinland Park is likely to lead to a more economically diverse community over time. A range of rental options in Weinland Park also offers housing for residents at a variety of income levels. In addition, the neighborhood has experienced decreased vacancy from almost 19% in 2000 to almost 17% in 2012. While outside of the scope of this report, it is also evident that other non-housing investments have contributed to neighborhood stabilization.



Finding #2

By standard data, Weinland Park does not yet constitute a sustainable, healthy neighborhood; however, unique neighborhood factors complicate the analysis.

While Weinland Parks' vacancy rate has improved, it is still high in comparison to other healthy neighborhoods. Household income levels are concentrated in lower income brackets. There is a high renter rate and low homeownership rate of 9%. This data is complicated by the number of students living in the neighborhood, the prevalence of subsidized housing, the correlation between renter-occupancy and other data indicators, the number of properties awaiting redevelopment, and the high level of multi-family housing units in the neighborhood. Given these complicating factors, together with the improvements identified in Finding 1, it is likely that Weinland Park's level of health is greater than the data reflects and that its positive trajectory will continue, particularly given stakeholder involvement.



Finding #3

Weinland Park is not exhibiting signs of gentrification and inherent factors are likely to prevent gentrification over time.

For purposes of this Report, the following definition of "gentrification" is used: "During neighborhood transition from disinvestment to reinvestment, gentrification is the unintended displacement of long-time residents due to increased, and thus cost-burdening, rental prices or property taxes, leading to significant demographic change in the neighborhood." While no data set clearly tells how many people are moving out of the neighborhood or their reasons for doing so, indicators that gentrification is occurring include rapidly increasing average income, a high rate of property turnover, rapidly increasing housing values, and changing demographics.

These indicators are not evident in datasets for Weinland Park. Furthermore, as noted in Finding 1, the range of housing and rental options in Weinland Park lays the groundwork for an economically diverse community, rather than a predominantly high-income community. Weinland Park also has a higher percentage of subsidized housing than most healthy neighborhoods, ensuring a level of affordability for several decades. These subsidized housing units contribute to the demographic balance and when managed with high standards and close oversight (as many of the units currently are), they are less likely to result in negative impacts on the neighborhood as poorly managed subsidized housing do.

In order to address the identified challenges and maintain the momentum in Weinland Park's recovery, this Report recommends:

- 1** In order to maintain a positive trajectory, the Weinland Park Collaborative members should stay closely engaged in the neighborhood. Their role is critical through this transition.
- 2** Invest to attract the market: continue to strengthen Weinland Park's public image; improve curb appeal; create a high standard of property conditions; and, foster strong social connections among residents in Weinland Park.
- 3** Continuously monitor the balance between affordable and market-rate housing options, encouraging market-rate housing in the near-term and regularly assessing the need for additional affordable housing.
- 4** Increase homeownership in Weinland Park from 9% to 17% overall, with the goal of 75% homeownership among single-family homes and 25% homeownership among duplex units. This will require innovative strategies for the large number of duplex units in the neighborhood.
- 5** Improve rental properties by incentivizing and regulating landlords and property managers. Incentives for good landlords could include helping them promote their properties, providing training, or offering supportive programs by the city. In addition, regulatory measures could be taken such as requiring rental registration and targeting code enforcement in neighborhoods with significant nuisance properties.
- 6** Decrease vacancy to 10% or lower, working block-by-block and incorporating temporary uses when necessary.
- 7** Pass new policies at the state-level that expedite moving properties into productive re-use.

These recommendations offer a menu of tools and strategies that have been successful in other contexts and would bolster existing work. Neighborhood stakeholders, potentially with assistance from external experts, should assess how to implement these recommendations and direct future investments.

INTRODUCTION

In 2013, Greater Ohio Policy Center (GOPC), with generous support from The Columbus Foundation, studied the impact of targeted and sustained strategies and investments in Weinland Park housing. This Report is a data-driven analysis of the impact of housing-related investments on the market and the level of stability that Weinland Park has achieved and provides recommendations for the neighbor-

Weinland Park has benefited from the asset of nearby anchor institution, The Ohio State University, and targeted investment from government and philanthropic investors.

hood going forward. By assessing the current level of neighborhood stability in Weinland Park, this Report also provides a baseline for future research to use in measuring the level of neighborhood change resulting from future investments.

While Columbus is often thought of as prosperous in comparison to other Midwestern cities, a number of neighborhoods within the City's 1950's boundaries¹ more closely resemble neighborhoods in nearby post-industrial legacy cities. They have experienced similar trends in population decline and disinvestment challenges, as well as lower household income levels and higher rates of unemployment, home foreclosure, poverty, vacancy, and crime.

Weinland Park has benefited from the asset of nearby anchor institution, The Ohio State University (OSU), and the decision of government and philanthropic investors to take a leadership role in revitalization, targeting resources in the neighborhood. Nationally, anchor institutions are playing an increasingly larger role in revitalizing their surrounding communities and, targeting resources to maximize impact is increasingly recognized as a successful strategy during a time of limited resources. Alone, anchor institutions, such as OSU, are unique assets to stimulate growth in these neighborhoods made more powerful in combination with the targeted neighborhood approach that the City of Columbus has taken.



A federally-funded Neighborhood Stabilization Program (NSP) home renovation on North 5th Street in Weinland Park

An additional, notable piece of the strategy in the neighborhood is the Weinland Park Collaborative, a group of stakeholders that includes residents, investors, and other public and private entities interested in improving and sustaining the quality of life in the community. (For a complete list of members see Appendix A.) The members of the Weinland Park Collaborative work very closely with neighborhood residents and meet regularly to coordinate investments and programs across education, employment, health, housing, positive youth development, resident engagement, and safety. The Weinland Park Collaborative stays engaged with the residents and the Weinland Park Community Civic Association, and has overseen a majority of the programs and investments that have taken place in the neighborhood, which have amounted to an estimated \$80 million in government and philanthropic investments in the last decade, \$50 million of which have been since 2009.

The Weinland Park Collaborative has overseen a majority of the programs and investments that have taken place in the neighborhood, which have amounted to an estimated \$80 million in government and philanthropic investments in the last decade.

Weinland Park exhibits several unique characteristics, which in combination make it an informative case for neighborhood revitalization strategies. Those are:

- An unusual mix of housing stock;
- Close proximity to OSU;
- Close proximity to strong-market neighborhoods;
- A large number of subsidized housing units, including over 250 exceptionally well-managed Section 8 units;
- A very low homeownership rate at 9%;
- A high poverty rate; and,
- Significant level of investment from a variety of stakeholders.

While the neighborhood has been the focus of strategies and investments in a wide range of areas, the scope of this Report is limited to assessing the impact of housing-related investments with a primary purpose of informing the nature of future strategies and investments in housing in Weinland Park, as well as providing lessons learned that could be relevant to other areas of the City.

This Report is organized as follows:

- First, it briefly outlines the methodology used to define a healthy neighborhood and evaluate the level of stability that has been achieved.
- Second, it examines the current and historical context for Weinland Park and the public, private, and nonprofit interventions to date.
- Third, it outlines separate findings related to neighborhood stability and investment impacts in Weinland Park.
- Finally, it identifies tools, strategies, and policy solutions that will help to ensure a sustained upward trajectory.

METHODOLOGY

For purposes of this study, a healthy neighborhood is defined as a “neighborhood of choice,” where people with a wide range of income levels choose to live and invest their financial and social resources, resulting in a sustainable, viable market with appropriate market interventions.

The research team reviewed existing research related to neighborhood stability and health, examined trends over time in Weinland Park, and benchmarked key indicators of health against other neighborhoods in Columbus. In addition, given the limitations of the data, a unique approach was applied using parcel appraisal data to evaluate how investments have altered the distribution of home values, accounting for renovations that have taken place. This informs both the level of improvement in the housing market and, as will be further explained in Finding #1, serves as a proxy for understanding the changes in income distribution. (For details on defining healthy neighborhoods, identifying indicators for neighborhood stability, selecting benchmark neighborhoods, and data collection, see Appendix B.)

Three key research questions guide the Report’s analysis:

- How is neighborhood health defined for Weinland Park?
- How far along is Weinland Park in becoming a healthy neighborhood?
- What additional investments, programs, or tools, if any, are necessary for the neighborhood to become a sustainable, healthy neighborhood?

For purposes of this study, a **healthy neighborhood is defined as a “neighborhood of choice,” where people with a wide range of income levels choose to live and invest their financial and social resources, resulting in a sustainable, viable market with appropriate market interventions.** A *viable market* is defined here as one in which current residents demonstrate confidence in their properties, including maintaining and investing in their properties, and in which homes sell at a wide range of prices, attracting households across the income spectrum. Appropriate market interventions, such as subsidized housing, offer affordable housing options for lower-to-moderate income households and prevent residents from being “priced out” when they wish to remain in the neighborhood. This definition of a healthy neighborhood was formulated through interviews with consultants and experts in the field, a scan of studies from around the country exploring the topic of neighborhood stability, and the priorities identified in Weinland Park neighborhood plans and in stakeholder interviews.

Based on this definition of a healthy neighborhood, six key indicators were used to identify other stable neighborhoods in the local market and to measure the level of stability that Weinland Park has achieved. They are²:

- Annual rate of change in the number of households;
 - Assessed housing values;
 - Homeownership;
 - Income distribution;
 - Renter-occupied rate; and,
 - Vacancy rate.
- Berwick;
 - Dennison Place;
 - Italian Village;
 - Merion Village;
 - South Clintonville; and,
 - Westgate (Hilltop).

Using these indicators, six benchmark neighborhoods from within the 1950s boundaries of Columbus that represent a healthy level of neighborhood stability were identified:

In addition to the benchmark neighborhoods, this study selected two peer neighborhoods, Franklinton and King-Lincoln.

In addition to the benchmark neighborhoods, this study selected two peer neighborhoods, Franklinton and King-Lincoln, which are more similar to Weinland Park in terms of homeownership in single-family homes, the amount of subsidized housing, and median household income. These two neighborhoods

have not yet achieved stability as defined in this study but have been considered as potential “tipping point” neighborhoods and opportunities for investment by the City and other stakeholders. They are included to inform the Report of the changes in Weinland Park by offering additional context.



Low-Income Housing Tax Credit (LIHTC) rental homes along North Sixth Street in Weinland Park

SETTING THE STAGE

Targeting Neighborhoods and Leveraging Anchor Institutions as Assets

Weinland Park is an example of two key revitalization strategies that are gaining momentum around the country: leveraging anchor institutions³ as assets to their adjacent neighborhoods and targeting resources in select neighborhoods in order to maximize impact. Weinland Park has benefitted from both the City of Columbus' and OSU's intentional strategy to align revitalization activities and investments in the community.

Large anchor institutions are inherently valuable to their surrounding areas. They have significant economic impact as they often employ a large workforce at a wide range of wages, attract research dollars, and generate creativity and innovation.⁴ Neighborhoods benefit from retail and housing developments associated with the presence of these entities. OSU is Central Ohio's largest anchor institution. In addition to the organic economic benefits associated with their presence, anchor institutions have been realizing the mutual benefits of taking a proactive role in revitalizing their surrounding neighborhoods. Being located amidst safe and vibrant communities helps the institutions attract and retain faculty, students and employees; revitalization activities create service-learning and research opportunities; and the positive community investments increase trust in the institutions and improve their public image.⁵

While the presence of OSU offers many resources to its surrounding area, including an employment base of nearly 35,000 employees,⁶ there are some inherent challenges related to the housing market for a

neighborhood in such close proximity to a large university. With over 44,000⁷ undergraduate students attending OSU and creating a demand for rental housing, potential homeowners of neighboring communities such as Weinland Park must compete with landlords in the housing market. This can make it more economically beneficial for landlords to purchase single-family homes than for owner-occupants, in many cases.

Being located amidst safe and vibrant communities helps the institutions attract and retain faculty, students and employees.

OSU works proactively to ensure that its presence near Weinland Park is an asset to the neighborhood. It has facilitated many of the critical transactions throughout the investment period and has mobilized students for numerous service-learning activities and research projects in the neighborhood. The role of OSU has been strengthened by aligning with the City of Columbus, which has dedicated significant resources toward infrastructure improvements and targeted local, state and federal financial resources. Extensive investments have been made over the last decade in Weinland Park with OSU and its nonprofit affiliate Campus Partners for Community Urban Redevelopment (Campus Partners) working with the City to lead the initial effort. OSU's Weinland Park investment strategy coupled with the City's public focus on Weinland Park as one of its priority neighborhoods have aligned to be valuable in leveraging resources.

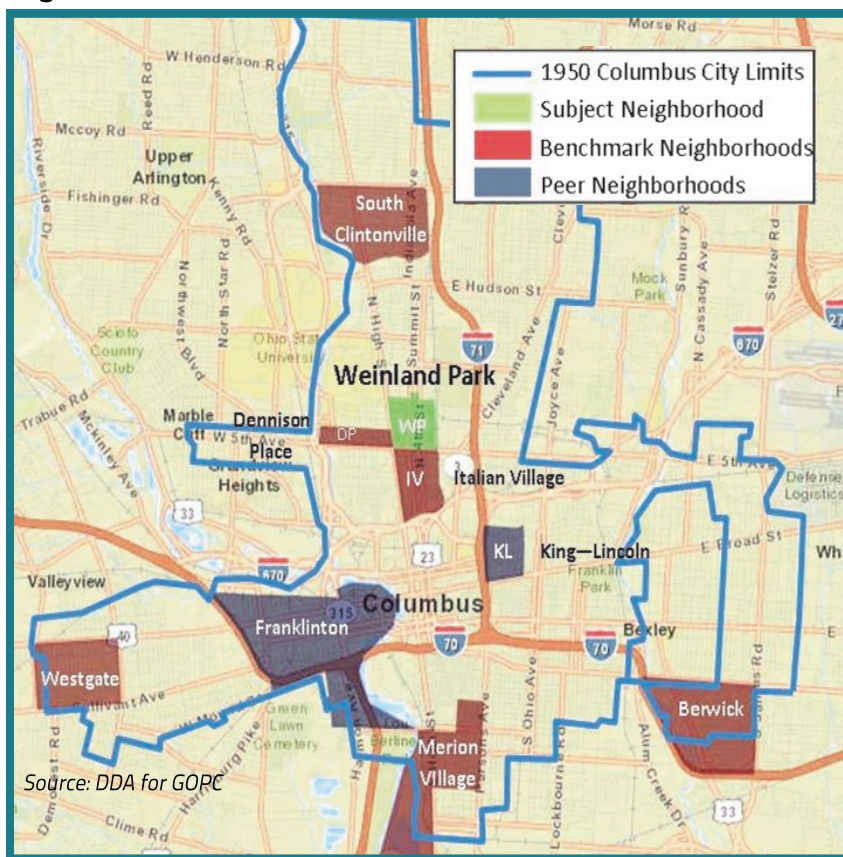
Weinland Park History and Context

With distinct boundaries marked by railroad tracks to the east, North High Street to the west, 5th Avenue to the south, and Chittenden Avenue and 12th Avenue to the north, Weinland Park is a clearly defined neighborhood just one-third square mile in area. Located just east of the OSU campus, Weinland Park has recently benefited from significant investment of both financial and human capital, and has been the subject of multiple community studies. While this Report does not seek to document the history of the neighborhood, it is important to note that over time, racial and class-based differences have emerged between the eastern and western sides of the neighborhood. According to the 2010 census, 60% of residents in the eastern side of the neighborhood identify as black or African American, compared to only 21% on the western side. The neighborhood, particularly the western side, is characterized by a student rental population, estimated to be around 1,000 residents (including those from OSU and other higher education institutions) for the neighborhood overall.⁸ The eastern side

of the neighborhood has also been challenged by higher levels of vacant properties, population loss, and more poverty than the western side, which is closer to OSU and abuts High Street.

The neighborhood as a whole has experienced population loss for the last half century. From 2000 to 2010 the community lost households at an average rate of -.5% per year; however, the trajectory has likely since reversed. The Weinland Park Collaborative intentionally acquired and held properties from 2008 to 2010 to assemble for future large-scale redevelopment, thus taking properties off the market. Since 2010, many of those properties have been put back into productive use and attracted new households to the neighborhood. With future anticipated investments not yet reflected in this data and plans of the Weinland Park Collaborative to continue strengthening the eastern side of the neighborhood, population levels are likely to stabilize or increase in the next decade in eastern Weinland Park.

Figure 1: Location of Weinland Park



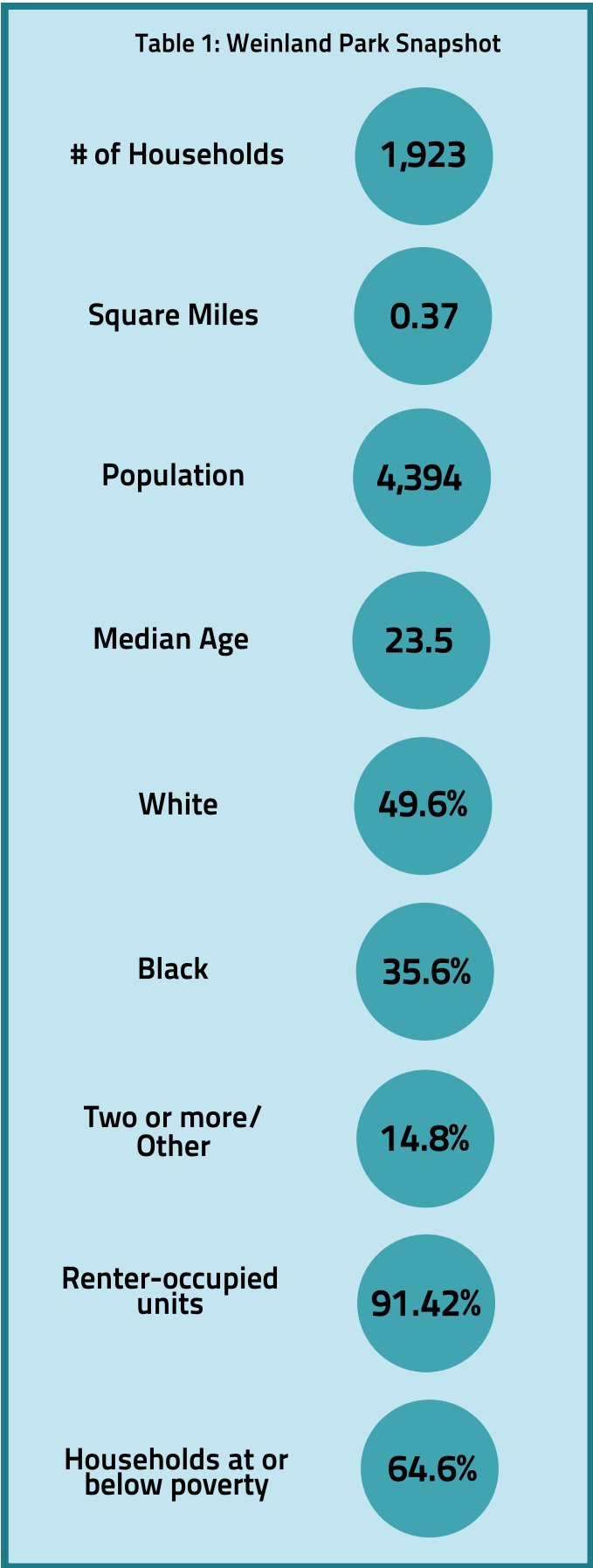
Correlated with population loss, Weinland Park has faced various challenges. A 2004 Market Study⁹ cites the decline of industry, underutilized business space, and an unemployment rate of greater than 15% and describes negative perceptions spurred by frequent media attention to criminal activity. The percent of renters in the neighborhood has stayed over 90% for decades¹⁰ and Weinland Park has held a disproportionately high amount of Section 8 housing compared to many neighborhoods in the rest of the City. Through the 1990s these structures fell into great disrepair, becoming housing of last resort and creating an environment prone to attract negative behavior.¹¹ Other housing stock in Weinland Park also suffered disinvestment and as the majority of the neighborhood is not a designated historic district, it did not attract some of the

Investments that neighboring communities Victorian Village and Italian Village experienced, whose historic designations in 1973 helped to spur them back into vitality over several decades.¹²

However, despite these challenges, residents and other stakeholders came together with a shared vision that formed the basis for moving forward with a new plan. In 2003, Ohio Capital Corporation for Housing (OCCH), a statewide nonprofit financial intermediary that works to create affordable housing, in partnership with Campus Partners, facilitated the transfer of a sizable portfolio of privately owned, government subsidized housing, known as the Broad Street Portfolio, to nonprofit ownership. The portfolio included apartment buildings both within and outside Weinland Park. The properties were placed under the management of the newly-formed Community Properties of Ohio (CPO Management), an OCCH affiliate.¹² CPO Management, with assistance of Low-Income Housing Tax Credit (LIHTC) funding, undertook extensive improvements to 273 units in Weinland Park at an average cost of \$70,000 per unit. CPO Management vigilantly enforces lease compliance, implemented and continues a safety program, "Eliminate the Elements," in partnership with special-duty police officers, and works with residents who are at risk of losing their housing due to utility disconnection, housekeeping issues, non-payment of rent, or criminal activity.¹⁴

This attention and support from CPO Management, Campus Partners, and OSU catalyzed further development in the community. In 2006 the City adopted its most recent community plan for Weinland Park that outlined goals in the areas of: community involvement; economic and workforce development; housing; human and social services; land use and development; public infrastructure; and public safety.

Table 1: Weinland Park Snapshot



Source: ESRI current year estimates, Census 2010, ACS 2006-2010, ACS 2007-2011

Investments

The Weinland Park Collaborative, which includes community leaders and representatives from the private, public, nonprofit, and philanthropic sectors, has overseen implementation of many components of neighborhood plans and continues to work toward a healthy and sustainable neighborhood (See Appendix A for complete list of Weinland Park Collaborative members).

The Weinland Park Collaborative's vision for housing development is a model for neighborhood revitalization strategies. It has layered federal tools and programs with local and private investments to leverage resources, amounting in an estimated \$80 million invested in housing and infrastructure in the neighborhood in the last decade. There have also been additional investments in areas such as education and health, and the momentum in the neighborhood has attracted private development. Some examples of major investments are:

- \$154 million for construction of the South Campus Gateway in the northwest corner of the neighborhood;
- \$10 million redevelopment of the Kroger grocery store;
- \$9 million in the new Schoenbaum Family Center and \$15.8 million in the co-located Weinland Park Elementary School; and,
- \$4.6 million in the City's Neighborhood Pride Center and Policing Station (see Appendix E for illustration of investments).

Throughout the reinvestment process, members of the Weinland Park Collaborative have worked to advance neighborhood health while avoiding displacement of existing residents, utilizing restricted-income housing to protect existing low- and medium-income residents and offering opportunity for asset-building and upward mobility in housing.



WEINLAND PARK
COLLABORATIVE

Photos: CR Architecture + Design



The new Weinland Park Kroger is located at 7th Avenue & High Street

Highlights of housing investments since 2003 (shown on the map in Figure 2) are as follows:

300 project-based Section 8 housing units

- Renovation of CPO Management units throughout the neighborhood, whose residents have an average income of approximately \$9,400 annually (excluding residents with no income).

50 exterior home repair grants of up to \$20,000 for existing homeowner

- Grants were given to homeowners throughout the neighborhood who had been in their house for at least a year and had an income of less than 120% of Area Median Income (AMI) to improve the exterior of their houses, funded by contributions from The Columbus Foundation, JP Morgan Chase Foundation, and Campus Partners. This program is still active.

40 Low-Income Housing Tax Credit (LIHTC) homes

- Newly built homes, most of which are along Sixth Street, for rent to families at 35%-60% AMI and available for purchase fifteen years after being built.

7 Habitat for Humanity - MidOhio homes

- Newly built homes on the eastern side of the neighborhood, sold to families with an annual income at 30%-50% AMI.

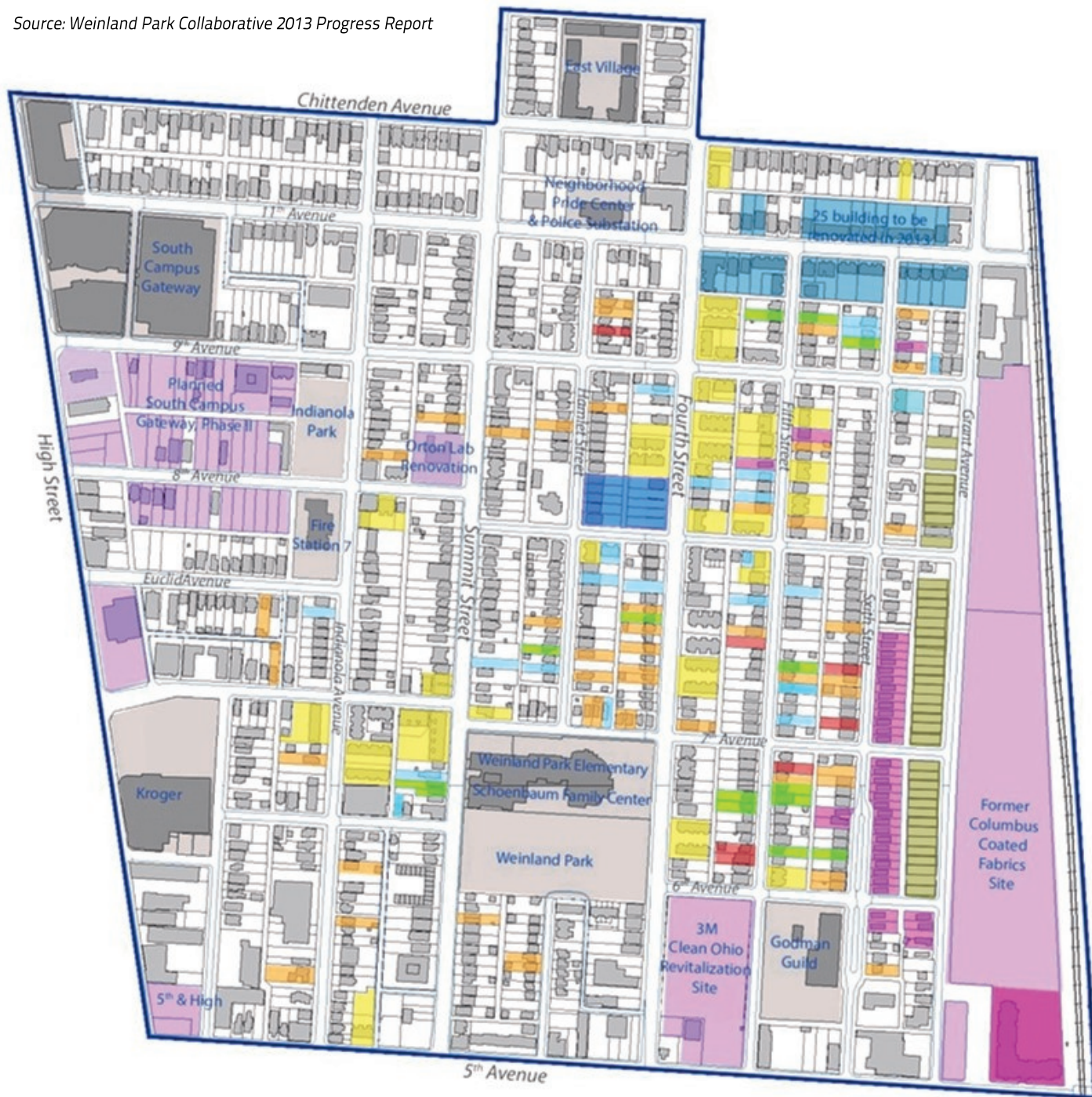
6 new homes and 14 renovated homes through the Neighborhood Stabilization Program

- Neighborhood Stabilization Program (NSP) supported construction and renovation of homes throughout the neighborhood, sold to persons with incomes of less than 120% AMI. (See Appendix F for additional details on these investments and their impact on the community.)

While investments have taken place throughout the neighborhood, they have been more concentrated on the eastern side than the west in an effort to stabilize the area of greatest need. (See Figure 2.)

There are several additional housing investments planned or currently underway by private developer, Wagenbrenner Development, Inc., including renovation of the New Indianola Historic District units on 11th Avenue for market-rate rental units, an affordable senior housing project at the southeastern corner of the neighborhood, and market-rate units for rent and homeownership at the former Columbus Coated Fabrics site at the eastern edge of the neighborhood. In addition, long-term plans include redevelopment of properties acquired by Campus Partners immediately south of South Campus Gateway. These will add hundreds of additional housing units to the neighborhood. It is also worth noting that apart from direct involvement or subsidy from members of the Weinland Park Collaborative, a handful of other people have rehabbed long-time vacant and abandoned homes, indicating that the momentum of recent years is beginning to motivate organic investment.

Grants were given to homeowners throughout the neighborhood who had been in their house for at least a year and had an income of less than 120% of Area Median Income to improve the exterior of their houses.



- New Ownership - Neighborhood Stabilization Program
up to 120% AMI (6 units)
- Rehabbed Ownership - Neighborhood Stabilization Program
up to 120% AMI (14 units)
- New Ownership - Habitat for Humanity
between 30% - 50% AMI (7 units)
- Community Properties of Ohio
project-based Section 8 (300 units)
- 11th Avenue - Grant Commons
To be renovated into market rate units (90 units)
- Rental - Low Income Housing Tax Credit Program
between 35% - 60% AMI (40 units)
- Proposed Rental - LIHTC Senior Housing
(70 units)
- Home Repair Program Recipients
existing homeowners, up to 120% AMI (42 units)
- Market Rate Lots
(38 units)
- Acquired Properties
(18 units)
- Completed Investment
(82 units of residential and institutional uses)
- Future Investment
(500 - 700 units, commercial and parkscape)



REPORT FINDINGS

This section primarily addresses the question of how far along Weinland Park is in becoming a sustainable market rate neighborhood. Philanthropic, governmental, and private sector partners have come together around a targeted investment strategy that is making a productive difference in the neighborhood. However, Weinland Park is still in transition and has not yet reached market stability. The diversity of investments, the scale at which they have been applied, and length of time over which they have occurred have positively impacted the neighborhood's health; however, data indicate that challenges remain

and that some inherent and long-standing neighborhood characteristics—such as the extremely low homeownership rate, unusual mix of housing stock, and high percentage of affordable housing—call for continued investments. In addition, other creative solutions to achieve a truly healthy neighborhood and stable market conditions should be applied. It is anticipated that the next phase of investments, which includes significant private sector investment, will be critical to moving the neighborhood to the next level of health and stability.



A Habitat for Humanity home located at 1305 North Fifth Street in Weinland Park.



A Habitat for Humanity home located at 1541 North Sixth Street in Weinland Park.

FINDING #1

Weinland Park is exhibiting increased stability.

It is evident that the Weinland Park neighborhood has seen significant improvements over the last decade. The 2013 Weinland Park Collaborative Progress Report¹⁵ cites impressive declines in crime, an improved social fabric, and many public and private investments. Anecdotally, this is the story heard from residents and stakeholders as well. For the purpose of this Finding, the indicators

reflecting improvement toward greater neighborhood stability are improvement in distribution of assessed housing values and decrease in vacancy rate. Analysis of trends over time and conditions in Weinland Park, as compared to the benchmark neighborhoods, indicate that the neighborhood is becoming more stable.

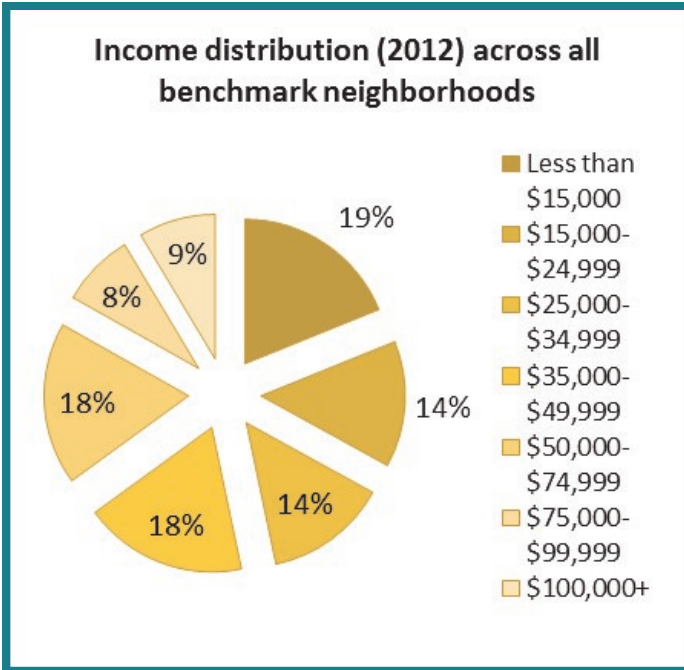
The distribution of housing values lay the groundwork for a mixed-income community.

Economic diversity is an identified goal for Weinland Park and a key component to the definition of neighborhood health. The diversity of household incomes in stable neighborhoods is strongly correlated to its distribution of housing values. Homebuyers tend to purchase homes within a certain price range, correlating with their income.¹⁶ Housing values relate to the quality and type of housing stock, as well as the overall quality of the neighborhood. A uniform type of housing stock of similar quality results in an economically homogenous community. Too many low housing values will foster high concentrations of lower-

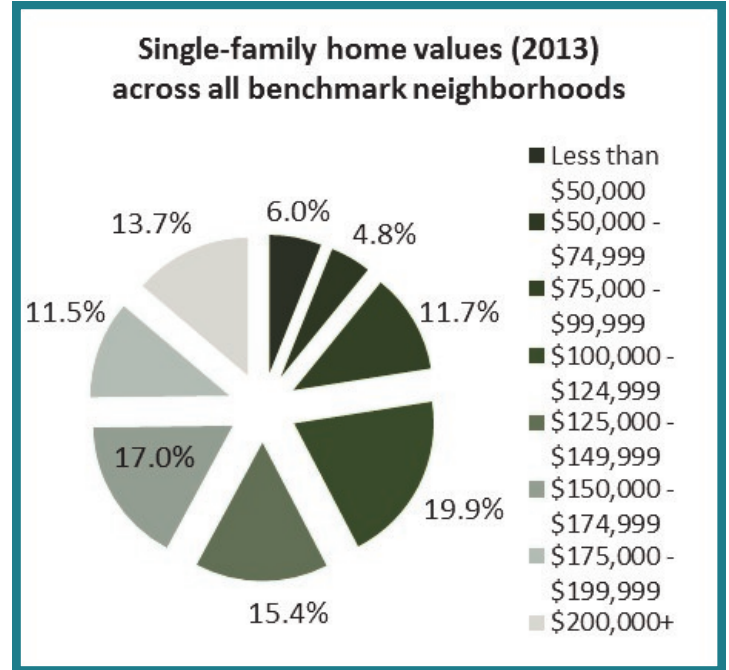
income households, and conversely too many high housing values with a lack of affordable housing can price lower-income households out of the neighborhood.

There is a strong correlation between income distribution and assessed housing values. The benchmark neighborhoods in aggregate have achieved an even distribution of both income levels and assessed housing values of single-family homes—a goal for any neighborhood seeking economic heterogeneity (Figure 3).

Figure 3: Comparison of the Distribution of Income Levels and the Distribution of Single-family Home Values, Benchmark Neighborhoods in Aggregate



Source: GOPC from ESRI current-year estimates¹⁷



Source: DDA for GOPC

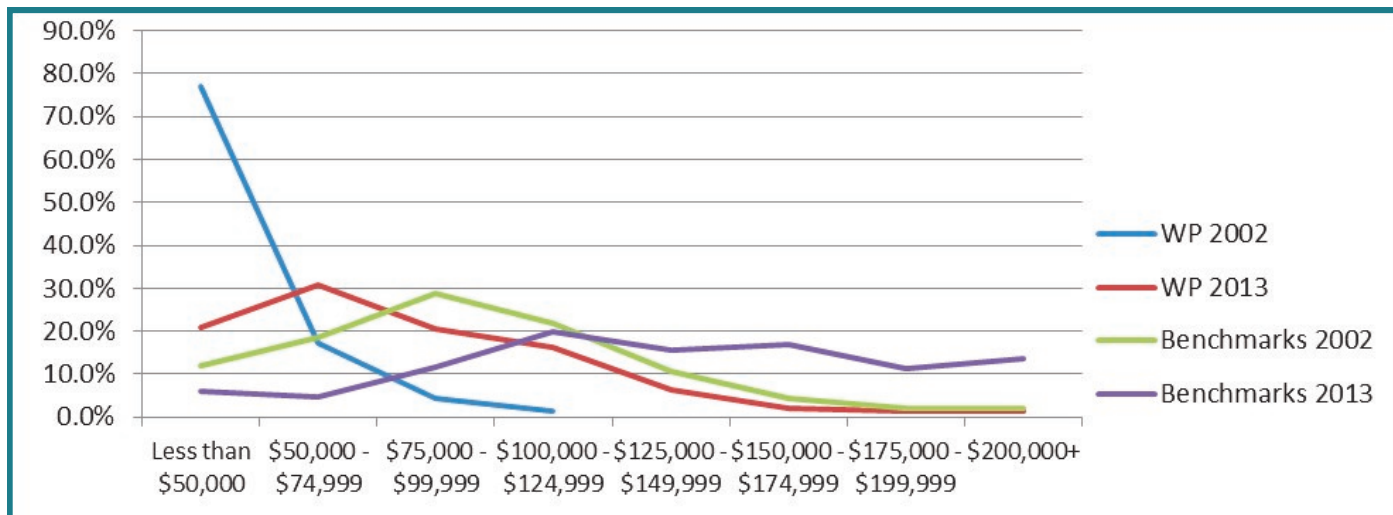
Housing values in Weinland Park have become much more evenly distributed from 2002-2013, less concentrated on the low end. **The neighborhood has achieved a distribution of housing values close to that of the benchmark neighborhoods in 2002**, but is not yet at the current level of housing values for the benchmark neighborhoods today (Figures 4 and 5).

An economically diverse neighborhood needs a range of housing stock (distinguished by factors including size, location, and proximity to amenities) with different price points to serve residents of varying income-levels. The varying sizes and types of housing units in Weinland Park—the variation of single-family homes and duplexes, the mix of new homes and old homes, and the attractive location of certain homes in the neighborhood to conveniences

such as the Short North and OSU—will contribute to diverse housing values over the long-term. Weinland Park, by having these housing features and a more even distribution of housing value price points for both single-family homes and duplex units, is establishing the foundation for a more economically diverse neighborhood.

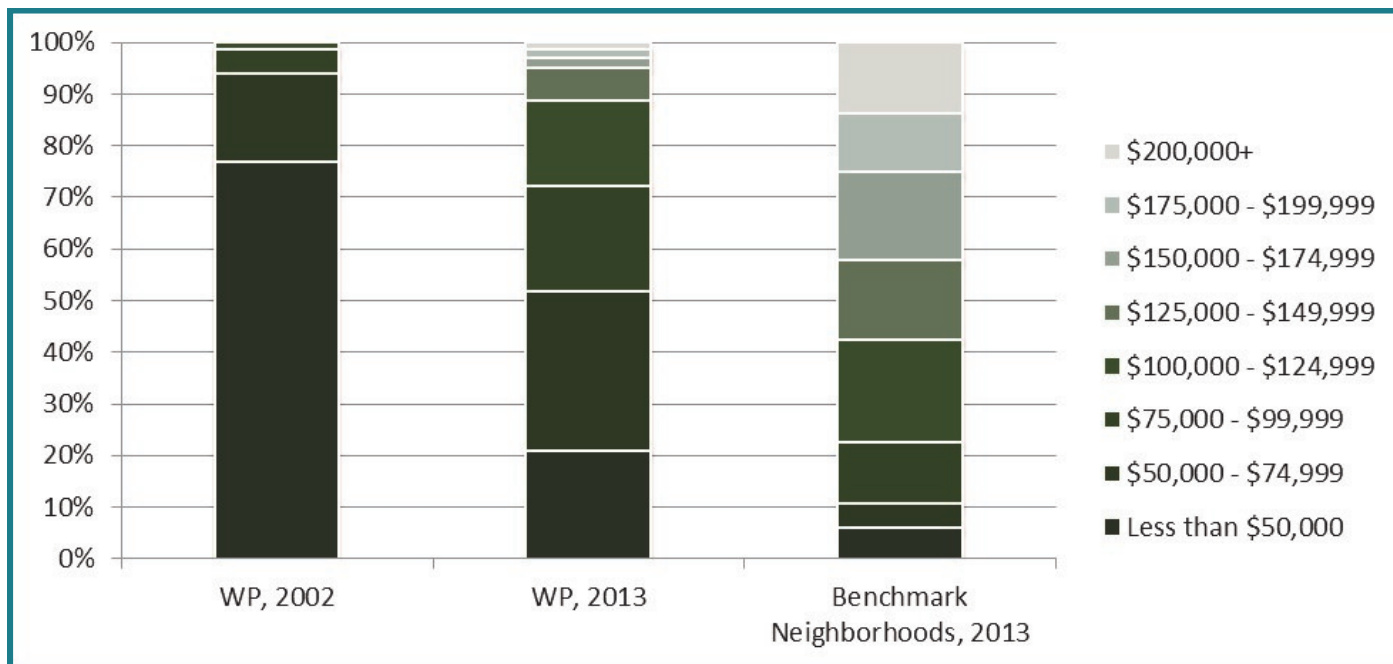
Weinland Park has made significant progress in achieving housing options at price points for nearly every income level, allowing for internal mobility within the neighborhood as residents’ financial situations fluctuate. These distributions in housing values are laying the groundwork for an economically diverse community and show significant progress in improving low-valued housing stock.

Figure 4: Change in Distribution of Housing Values in Weinland Park and Benchmark Neighborhoods



Source: DDA for GOPC, data from Franklin County Auditor's Office

Figure 5: Comparison of Housing Value Distribution Between Benchmark Neighborhoods and Weinland Park, Single-family Homes



Source: DDA for GOPC, data from Franklin County Auditor's Office

A range of rental options in Weinland Park lays the groundwork for an economically diverse community.

In addition to varying price points of assessed housing values, Weinland Park's high percentage of rental units must offer a variety of housing opportunities in order to achieve an economically diverse neighborhood. Based on the 2007 to 2011 American

Community Survey's 5-Year Estimates, monthly housing costs for renter households in Weinland Park demonstrate that rental options lay the groundwork for residents of a wide range of income levels (Figure 6).

The vacancy rate in Weinland Park has decreased.

During the period of targeted investments, Weinland Park's vacancy rate has begun to decline from a high of about 19% in 2000 to 17% in 2012. The decline in Weinland Park vacancy rates is particularly notable since it occurred through the housing crisis when the vacancy rate in the City as a whole was increasing (Figure 7). Reducing vacancy has other positive ramifications, since the associated blight has a compounding effect, routinely attracting crime and reducing the value of surrounding properties. Continuing this positive trend is critical to stabilizing the neighborhood.

Other non-housing investments are contributing to neighborhood stabilization.

While this Report focuses on housing-related investments, interviews with stakeholders and background research underscore the fact that success of the housing investments is not possible without the parallel non-housing investments that have played a critical role in the progress thus far. The safety, workforce development, and asset-building programs have helped the neighborhood to stabilize its housing market.

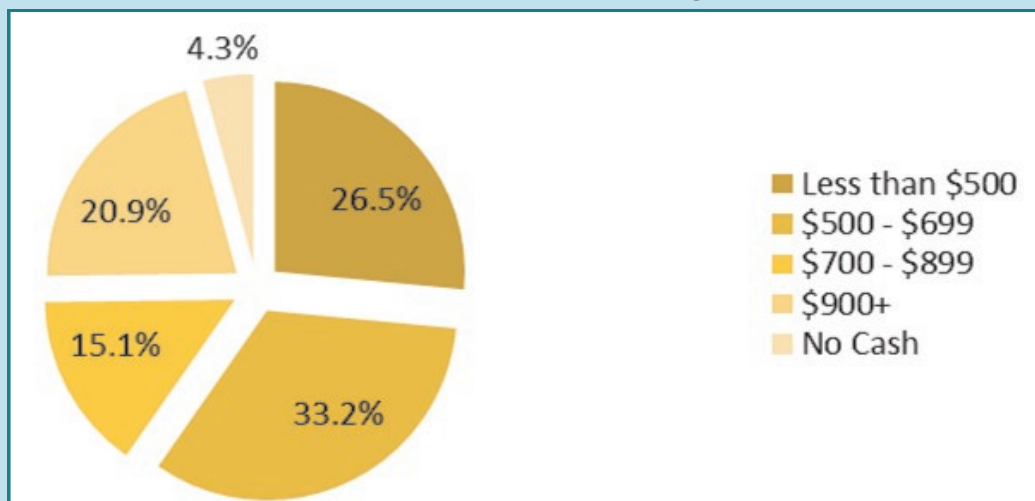
For instance, Weinland Park advisory committee members¹⁸ repeatedly observed that none of the investments in Weinland Park could have been



*Wagenbrenner Development Company
home under construction at Hamlet St. & 8th Ave.*

successful without the dramatic reduction in crime that took place first in and around the CPO-managed subsidized housing portfolio and then through additional targeted crime prevention resources by the City that has led to a reduction in crime for the neighborhood as a whole (Figure 8). While this Report focuses on housing, this is one example of how other investments in areas such as education, crime, workforce development, and financial literacy, bolster the success of the housing market and achievement of a healthy, economically diverse neighborhood.¹⁹

Figure 6: Distribution of Monthly Rent of Renter-Occupied Housing, Weinland Park (Census Tracts 16 & 17)



Less than \$500: This price range is largely subsidized housing and lower-priced smaller (one- and two-bedroom) market-rate units in the neighborhood, many of which are occupied by Housing Choice Voucher recipients.

\$500 - \$699: Units in this rental range include the typical studio/one-bedroom rental rate paid by OSU students and other market-rate renters in the neighborhood. The monetary value of most Housing Choice Vouchers at larger family rental housing (three or more bedrooms) east of North Fourth Street is also within this price range.

\$700 - \$899: This generally reflects the housing costs of some of the larger duplexes and single-family homes, many of which are occupied by young professionals.

\$900+: This price is typical of three-bedroom market-rate properties and student housing where students are paying \$500 to \$600 per bedroom. It is

not uncommon for single-family homes occupied by students in the northwest portion of Weinland Park to command rents of \$1,500 to \$2,000. East Village, an 82-unit student apartment development at the northernmost portion of Weinland Park, has the highest rental rates in the neighborhood with rents ranging from \$1,250 per month for a two-bedroom apartment up to \$2,700 per month for a four-bedroom townhouse.

No Cash: Renters claiming “no cash” for rent represents that portion of the subsidized housing in which residents have little to no income and receive full rental assistance.

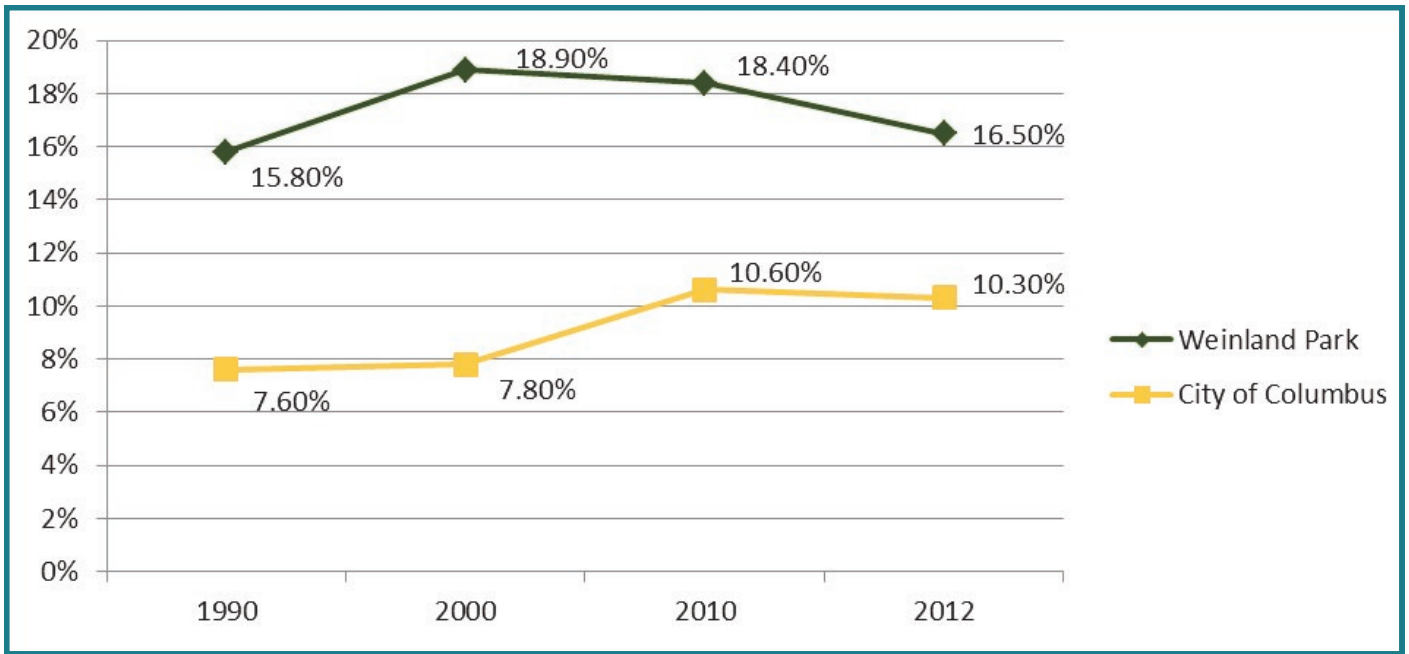
Source: DDA for GOPC, data from 2007 - 2011 American Community Survey 5-Year Estimates and DDA property survey

Note: Census Tracts and rent ranges were combined to reduce the overall margin of error.

When residents across the country are asked what a healthy neighborhood is, the answers are remarkably similar: safe, clean, and neighborly.²⁰ Secondly, they mention that housing values should be stable or rising. In scanning literature for definitions of neighborhood stability, the most common components of the definition cannot be easily demonstrated through data, such as: confidence of the residents, residents’ desire to live in the neighborhood, the ability of residents to achieve economic and social goals, and the ability of residents to manage challenges that they face. While data points such as vacancy and housing

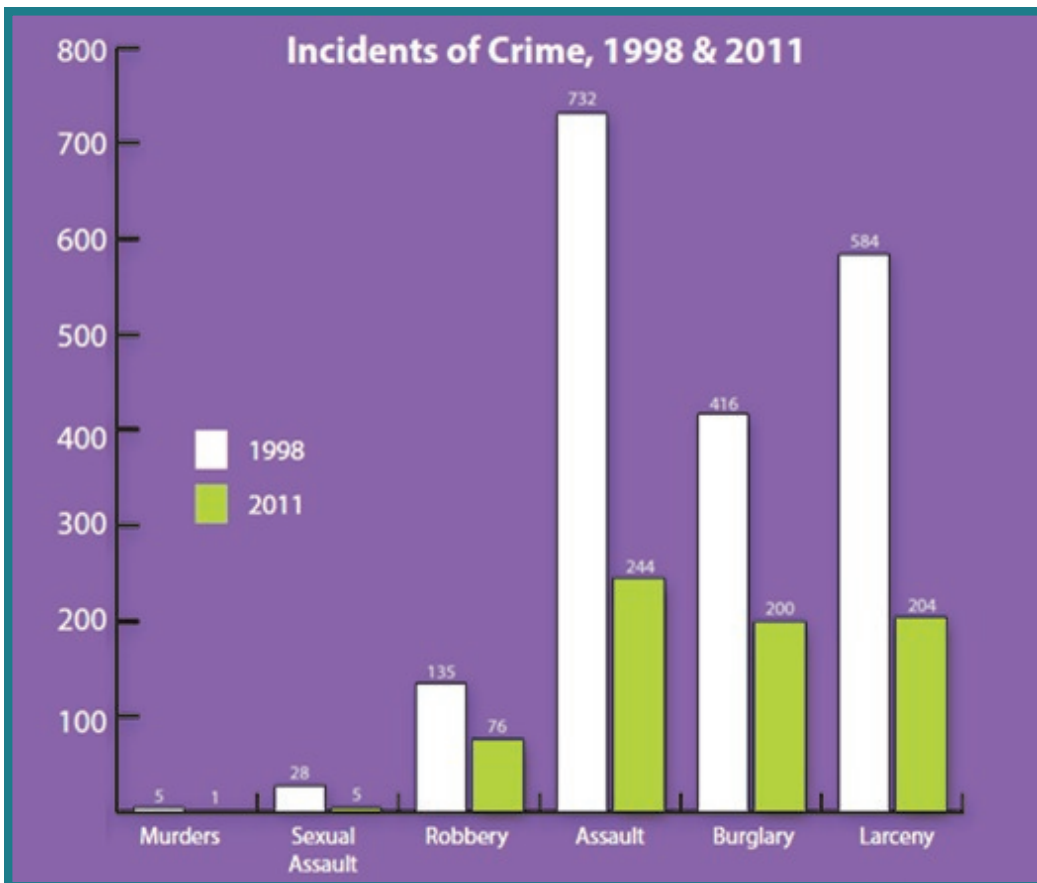
values tell us much about the changes that are taking place in Weinland Park, the social and human service programs and investments (which are outside the scope of this Report) are also critical. A study of every neighborhood in four major cities around the country found that “among neighborhoods that improved while retaining their residents, the ones that were more likely to improve started out with higher unemployment rates but experienced the biggest reductions in unemployment.”²¹ The interplay between workforce development opportunities and improved housing in neighborhood stabilization cannot be underestimated.

Figure 7: Percent of All Housing Units that are Vacant



Source: GOPC, data from ESRI current-year estimates, Census 1990, 2000, and 2010; ESRI converts 2000 data into 2010 geography²²

Figure 8: Change in Key Incidents of Crime in Weinland Park



Source: Columbus Police Department

FINDING #2

By standard data, Weinland Park does not yet represent a sustainable, healthy neighborhood; however, unique neighborhood factors complicate the analysis.

While the investments are making a significant impact in the neighborhood, the neighborhood has not yet reached a sustainable level of neighborhood health, as indicated by the comparatively high vacancy rate, low homeownership rate, and the concentration of households at lower income levels. The level of poverty in the neighborhood is one of the highest in the City of Columbus at approximately 65% in 2011²³ (compared to 17% for the City of Columbus and a range of 7.5% and 24% in the benchmark neighborhoods).²⁴ By comparison to the benchmark neighborhoods, all of which exhibit overall stable or improving trends in vacancy, homeownership, and income distribution,²⁵ significant gaps exist when compared to Weinland Park (Table 2 and Figure 10).

However, as discussed below, the data do not tell the whole story. The presence of students in the neighborhood impacts the distribution of income levels, homeownership rate, and turnover rate, but it is not possible to know to what degree they impact these factors. Students cannot be parsed out from non-student residents in available datasets. The rate of vacancy is complicated by the fact that neighborhoods with a higher percentage of rental properties also tend to have higher vacancy rates (as properties are more frequently on the market between residents) and some of the vacant properties included in the dataset are under control of members of the Weinland Park Collaborative, secured and primed for redevelopment when resources become available. Additionally, the high amount of multifamily housing stock has an impact on the homeownership rate and should be taken into account when considering long-term goals for homeownership.

Table 2: Summary of Housing Data

Neighborhood	Total # of Households (2012)	Median Household Income (2012)	Housing Vacancy Rate (2012) (as a percent of all housing units)	Percent of "Other Vacant" properties (2010)	Home-ownership Rate (%) (2012) (as a percent of all occupied housing units)	Home-ownership Rate (%) (2013) (as a percent of single-family homes only)	Renter-Occupied Rate (%) (2012) (as a percent of all occupied housing units)
Weinland Park	1,923	\$18,007	16.5%	7.8%	8.6%	42.8%	91.4%
Benchmark Neighborhoods							
Berwick	2,154	\$56,491	4.3%	1.2%	64.7%	84.4%	35.3%
Dennison Place	958	\$32,355	6.2%	2.9%	24.6%	87.0%	75.4%
Italian Village	1,681	\$25,499	6.7%	3.4%	22.3%	67.6%	77.7%
Merion Village	2,619	\$37,005	9.9%	2.9%	49.5%	74.3%	50.5%
South Clintonville	4,475	\$43,917	5.4%	1.4%	45.1%	88.1%	54.8%
Westgate	2,483	\$38,012	7.3%	2.8%	57.6%	80.5%	42.4%
Peer Neighborhoods							
Franklinton	3,095	\$17,254	23.6%	13.6%	24.1%	36.5%	76.0%
King-Lincoln	1,197	\$13,241	20.4%	14.4%	17.3%	49.2%	82.7%

Sources: GOPC, data from ESRI based on Census 2000 and 2010, ESRI current-year estimates, DDA, Franklin County Auditor's Office.²⁶

Weinland Park has a high vacancy rate.

While Weinland Park's vacancy rate has been decreasing, it is still high. At 16.5%, Weinland Park's vacancy rate hovers between about 7 and 12 percentage points higher than vacancy rates in the benchmark neighborhoods (ranging from 4% in Berwick to 10% in Merion Village). However, Weinland Park's vacancy rate is lower than its peer neighborhoods, indicating some relative strength (Table 2). Neighborhoods with a higher percentage of rental properties also tend to have higher vacancy rates, as properties are more frequently in between tenants. **However, even excluding properties that are for rent, for sale, or rented or sold but not occupied, and looking at properties that are more likely long-term problem properties, Weinland Park still has a higher vacancy rate than benchmark neighborhoods (categorized as "other vacant" by the 2010 Census).**²⁷ This indicates that while the vacancy rate in Weinland Park reflects some natural turnover of rental properties, it also includes a significant amount of aged properties that have been abandoned, which cause a greater challenge for the local market.

As mentioned previously, vacant properties place a burden on neighborhoods as they deteriorate and lower surrounding property values. Through its members, the Weinland Park Collaborative has made a concerted effort to acquire vacant and nuisance properties and return them to productive re-use. There are currently 19 vacant properties under control of the Weinland Park Collaborative, secured and primed for development when financial capital becomes available. While ongoing efforts have brought about improvement, the remaining vacant properties continue to depress surrounding property values and have a destabilizing effect on the community. Although vacant properties are never desirable, the benchmark neighborhoods show that stable neighborhoods can tolerate a range of vacancy rates.

As the Weinland Park Collaborative continues sustained efforts to lower the percentage of vacant properties and as the 90 units on East 11th Avenue that have been sitting vacant are renovated and put on the market, the vacancy rate will continue to decline.²⁸

Income levels in Weinland Park are concentrated in lower-income brackets.

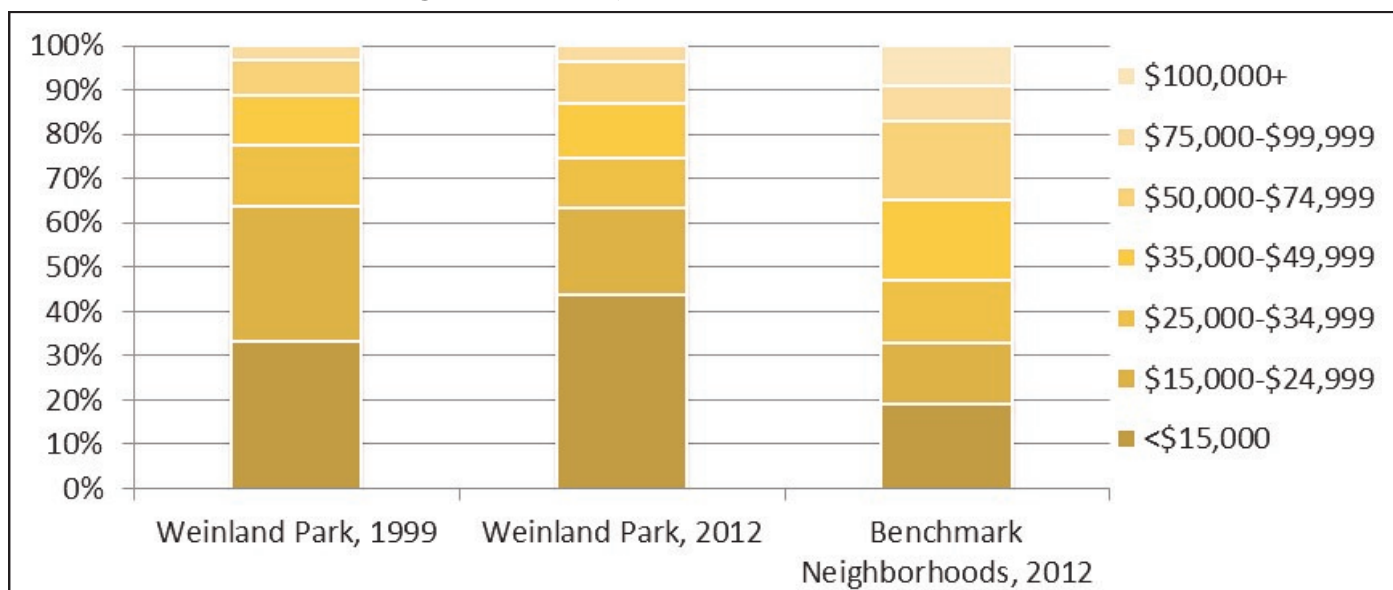
When adjusted for inflation, approximately 60% of households had annual income levels lower than \$25,000 in 1999 and in 2012. While there has been a slight increase in the percent of households in the lowest income range, there has also been a slight increase in the highest income brackets. Little shift in the overall distribution of income levels has occurred in the neighborhood. Economic diversity is an identified goal of Weinland Park residents and stakeholders. In striving to be a neighborhood of choice, Weinland Park is working both to improve the economic well-being of existing residents so that they can choose to stay as the market improves and to improve neighborhood quality as a whole so as to attract new residents of varying income levels. As discussed in Finding 1, housing options at varying price points lay the groundwork for an economically diverse community. As housing values increase throughout a neighborhood, over time household incomes will also increase. Similarly, if overall housing values decrease, over time the neighborhood will attract households of correlating decreased incomes. Incomes tend to lag the housing market. Given the

positive change in the distribution of housing values in Weinland Park, income levels will likely follow suit in the future, but that has not yet occurred.

As compared to benchmark neighborhoods, Weinland Park has the greatest percentage of households in the two lowest income brackets: 60% (Figure 10). While the benchmark neighborhoods demonstrate a range of income distributions, Weinland Park continues to lag behind all of them in achieving income diversity. Particularly Dennison Place, Merion Village, and Westgate show an approximate range that Weinland Park stakeholders should consider working toward by continuing to promote upward economic mobility of existing residents through workforce development and asset-building, and by attracting families of various incomes to new housing in the neighborhood.

The income distribution in Weinland Park reflects, among other factors, the high number of renters that tend to have lower incomes than homeowners (including OSU students) and the high level of restricted-income housing.

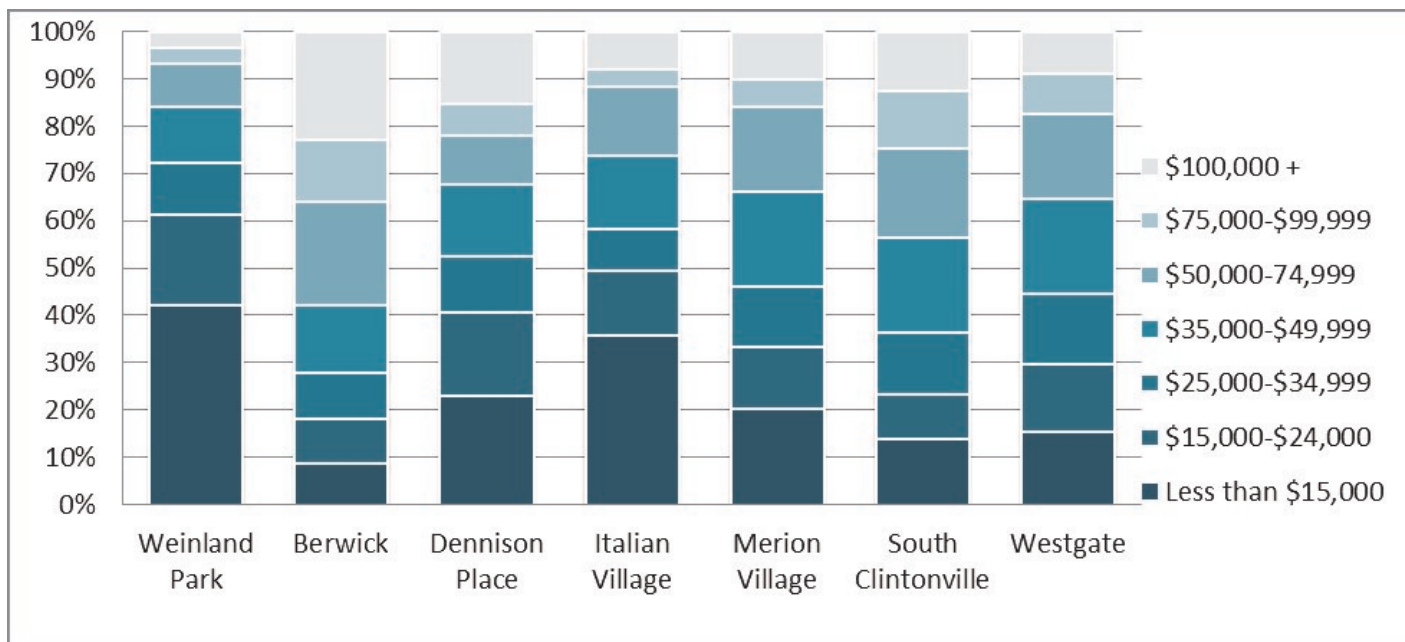
Figure 9: Change in Income Distribution from 2000-2012 and Compared to the Benchmark Neighborhoods (Adjusted for Inflation)



Source: GOPC, data from ESRI current year estimates and Census2000

Note: 1999 income levels are calculated by 2012 dollar values in order to account for inflation

Figure 10: Income Distribution (2012)



Source: GOPC, data from ESRI current-year estimates

When the income distribution in a neighborhood changes, it is a result of any combination of several causes. First, individual residents may change economic status. Residents transition in and out of life stages, face challenges such as unexpected unemployment, or achieve increased levels of wealth through job attainment. Second, if substantial new construction takes place, new populations migrating into the neighborhood may have a different average income than current residents, shifting the distribution (even if no residents leave). Last, distribution can also change because householders in some income brackets move out in disproportionate numbers compared to residents in other income brackets.

The vision of the Weinland Park Collaborative is that change in income distribution would result from existing residents experiencing increased wealth and new residents of diverse income levels moving in.

The vision of the Weinland Park Collaborative is that change in income distribution would result from existing residents experiencing increased wealth and new residents of diverse income levels moving in, not because existing low-income residents move out and are replaced with a higher-income population. Their efforts are targeted both at helping lower-income residents remain in the neighborhood and bringing in new residents of diverse income levels. Given that the neighborhood has seen some improvement but is not yet experiencing the more even distribution of income levels envisioned in neighborhood plans, the market-rate housing that is planned over the next two to three years will play a critical role in creating housing options that attract moderate- and higher-income households.

Weinland Park has a significantly low homeownership rate and high percent of renters.

By comparison with the benchmark neighborhoods and generally with most neighborhoods characterized as stable, Weinland Park's homeownership and rental rates are extreme, with a 9% homeownership rate and a 91% rental rate. Several confounding factors contribute to this situation, including housing stock mix, high numbers of students, and Section 8 housing. **Among single-family homes only, the homeownership rate of 43% is more comparable to the peer neighborhoods and significantly closer to the benchmark neighborhoods,** demonstrating the large impact of housing stock on ownership opportunities. Given that the type of housing stock (e.g. duplexes) and the proximity to OSU are fixed, homeownership is likely to remain lower than the benchmark neighborhoods.

Homeownership rates vary widely across the benchmark neighborhoods, ranging from 22% in Italian Village to 65% in Berwick (Table 2). Even given the wide range, there is a significant gap between Weinland Park's homeownership and rates in the stable benchmark neighborhoods. It is important to note that while the number of homeowners decreased in Weinland Park from 2000 to 2010 from 190 households to 171 households,²⁹ members of the Weinland Park Collaborative have overseen the sale of 27 homes in the last three years with an additional 3 homes currently under contract, more than recouping the loss in homeowners from 2000-2010.

Generally, homeownership in a neighborhood is strongly correlated with longer length of occupancy and higher property values, better physical condition of properties, more community and neighborhood engagement, and improved social conditions in the neighborhood, such as lower school drop-out and crime rates. Property interests can be categorized into "use" and "economic." Renters' interests are

primarily "use," selecting a home for some sort of convenience in the neighborhood such as close proximity to a location of interest. While renters do choose their location based on affordability, they do not receive any economic gain if the property increases in value or stand to otherwise make a profit from the property. Landlords' property interests are primarily "economic," seeking a return on investment.

The interests of homeowners, however, are both use and economic. Homeowners have significant financial incentive to see the neighborhood thrive and, as residents, also have a vested interest in the neighborhood's upkeep and culture. It is more difficult and costly for a homeowner to move than a renter, and homeowners tend to have greater emotional and psychological attachment to their home and community, so their length of occupancy tends to be longer.³⁰ For these reasons, homeowners bring unique value to a community.

A key challenge in trying to increase homeownership in university-proximate areas is that a landlord who rents a house out to students on a per room basis can afford to pay much more than a homebuyer may feel the house is worth for owner-occupancy, creating significant pressure for houses to become or stay absentee owned. However, homeownership should continue to be an identified goal for Weinland Park, consistent with its community plan, so innovative strategies to increase homeownership should be considered. (See Recommendations for further details on strategies.) Given the many confounding factors that will continue to keep homeownership at a low rate in comparison to other healthy neighborhoods, supporting high-quality rental properties and long-term renters should be ongoing strategies of investors.

Weinland Park has a large number of duplex units that contribute to the low homeownership rate and require creative strategies.

The housing stock in Weinland Park poses an inherent challenge to stabilization efforts, but could offer an opportunity if properly leveraged. Weinland Park has an exceptionally high number of duplex units and a comparatively low number of single-family homes, but this is not an insurmountable challenge.

Duplexes pose several challenges to increasing homeownership and, therefore, to neighborhood stabilization. They are usually very expensive to convert into single-family homes and given potential economic gain for the rental market as a result of the close proximity to OSU, large single-family homes may be more likely to attract landlords than homeowners. They tend to hold less value and are therefore seen as a riskier investment for homeowners. Most buyers in Columbus do not have a reason to buy both sides of a duplex, so the most common owner-occupied scenario in a stable neighborhood is that of a condominium. However, these condominium sales require some of the highest level of confidence in the marketplace. Buyers need to feel that the unit can resell if necessary. Also, a large part of the success of condominium sales is attributed to the attractiveness and offerings of the immediate area, so they

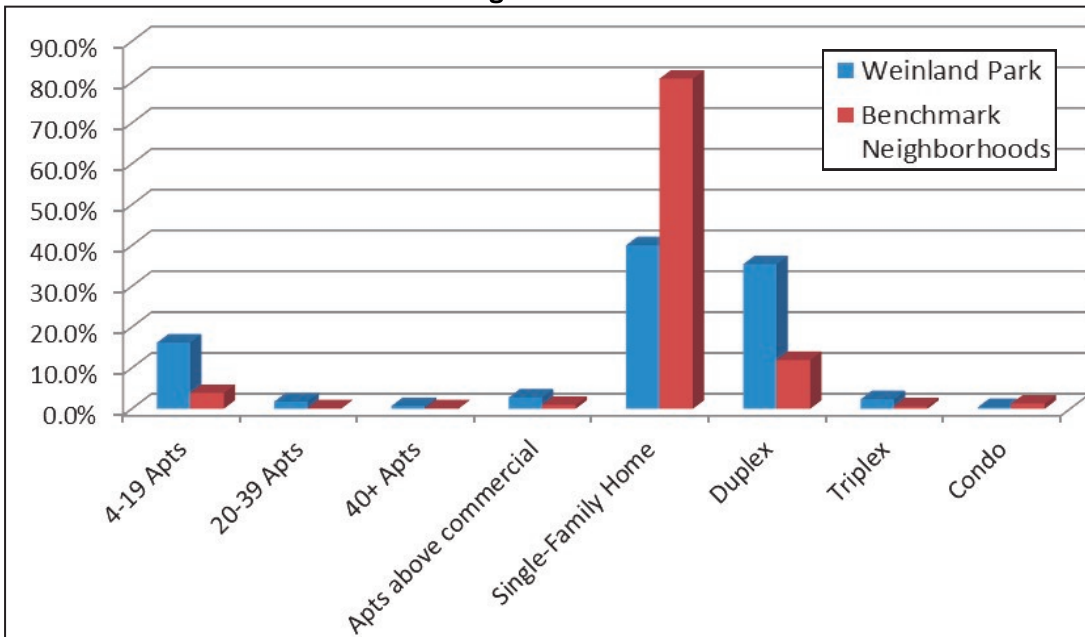
are most common in stable neighborhoods. Even in stable neighborhoods, they come with tremendous risk. In a condominium situation where only 2, 4, or 6 homeowners are supporting the condominium association, personal conflicts can become a major problem; and if one or two owners get into financial difficulty, or lose their property to foreclosure, the viability of the entire condominium is placed at great risk, as was seen in Boston—where large numbers of three-family buildings were turned into condominiums during the 1990s and early 2000s – after the housing bubble burst.

Duplexes are, therefore, more often occupied by renters. A neighborhood with a significantly higher number of duplex units also will have a higher renter-occupancy rate. Overall, renters tend to have lower incomes than homeowners. This high renter-occupied rate can further skew the income distribution toward a larger percent of low-income households if there is not an appreciable share of higher-quality duplexes renting at market-rate level. Since the existing housing stock in the neighborhood is not likely to change in the near future, creative strategies could be applied to leverage the duplexes as an opportunity to both attract new residents and preserve high-quality rental units for households not interested in or ready for homeownership (for instance, a program with financial incentives to

promote owner-renter scenarios in duplex units, as discussed in the Recommendations section).

As discussed further in the Recommendations, given the large number of duplex units, a wide range of strategies should be considered to shift the ratio of renters to homeowners in the neighborhood by encouraging homeownership in duplex units.

Figure 11: Distribution of Residential Parcel Type in Weinland Park and Benchmark Neighborhoods



FINDING #3

Weinland Park is not exhibiting signs of gentrification and inherent factors are likely to prevent gentrification over time.

While no data set tells us clearly how many people are moving out of the neighborhood or their reasons for doing so, indicators that gentrification is occurring would include rapidly increasing average income, a high rate of property turnover, rapidly increasing housing values, and changing demographics.³² These trends are not occurring at high rates in Weinland Park.³¹ Furthermore, as noted in Finding 1, the range of housing and rental options in Weinland Park lays the groundwork for an economically diverse community, not a predominantly high-income community.

The topic of gentrification is emotionally and politically charged, and is often very difficult to discuss because there is little clarity regarding the exact definition of gentrification. A literature survey revealed that the term gentrification sometimes refers to improvements in the physical conditions of a neighborhood; other times it is used specifically to mean displacement of long-time residents; and still others use it to refer to some other combination of indicators of neighborhood change.

For purposes of this Report, the following definition of “gentrification” is used: “During neighborhood transition from disinvestment to reinvestment, gentrification is the unintended displacement of long-time residents due to increased, and thus cost-burdening, rental prices or property taxes, leading to significant demographic change in the neighborhood.”

Gentrification occurs in varying degrees depending on characteristics of the housing market in a given area. It tends to happen in cities with very tight housing markets, where there are significant employment opportunities and disproportionately low amount of designated affordable housing stock, forcing people farther and farther away.³³ It is an imbalance between the income levels of residents and available housing choices within a price range relative to those income levels, a result of too little supply for the demand. In some cases, this imbalance is strong enough that it leads to displacement of so many households that the neighborhood experiences a significant shift in demographics.³⁴

Members of the Weinland Park Collaborative have taken measures to retain and create affordable housing options for residents of varying income levels. They retained and increased the quality of Section 8 housing, and utilized Low-Income Housing Tax Credits and the Neighborhood Stabilization Program to build and renovate income-restricted affordable units. These tools will protect a certain level of affordable housing for fifteen to thirty years, at which point some of the units may renew their affordability status and others may transition to market-rate. The tools that have been utilized in Weinland Park are not permanent and as the neighborhood transitions the Weinland Park Collaborative should continuously monitor the balance between market-rate housing and affordability options.

In addition to these housing tools, OSU Extension, a member of the Weinland Park Collaborative, helps transition renters into homeownership. The Extension is HUD certified and approved by the City of Columbus to offer home-buyer education and financial literacy classes, which include eight hours of instruction and one-on-one financial counseling at the neighborhood's Godman Guild. They also offer

Individual Development Accounts, an asset-building opportunity that incentivizes saving for homeownership and offers \$1,000 in matching funds for closing costs, credit repair, or down payments. Strengthening existing residents through such programs will also help limit displacement in the future.

OSU Extension, a member of the Weinland Park Collaborative, helps transition renters into homeownership.

This Report acknowledges that as the market continues to improve, some households may become vulnerable to displacement.³⁵ This may include residents utilizing Section 8 Housing Choice Vouchers (HCVs). Because Section 8 HCV is a voluntary program, landlords have a choice of whether or not to participate, and many landlords in strong markets choose to avoid the extra paperwork.³⁶ Currently in Weinland Park, 5.36% of households use Housing Choice Vouchers.³⁷ However, the housing values, subsidized housing, and demographics in Weinland Park are not those of a neighborhood prone to significant levels of displacement.



Jim Hoffman celebrates the wallraising of his Habitat for Humanity home on Fifth St.



An owner-occupied duplex near Hamlet St. & East 9th Ave.

While Weinland Park’s percent of subsidized housing is higher than most healthy neighborhoods, the subsidized housing ensures a demographic balance and many of the units are managed with high standards and oversight.

A higher percentage of project-based subsidized housing units exist in Weinland Park (20%) than any of the benchmark neighborhoods. Subsidized housing provides a great opportunity for a neighborhood to achieve economic diversity. As the market works to pull property values up, attracting middle-to higher-income households, subsidized housing can help the neighborhood retain current residents by providing housing options and thus, preventing involuntary displacement. However, across the research there is no clear understanding of an ideal balance between subsidized housing to market-rate housing, or at what point too high a concentration of subsidized units poses a challenge to neighborhood health. Additionally, while extensive literature exists regarding the advantages of dispersing subsidized housing, the role of effective and proactive property management in influencing a neighborhood’s capacity to sustain a healthy market is less well understood. Where property managers are heavily involved in ensuring that tenants have access to opportunities for upward economic mobility, in offering additional educational and workforce supports to residents, and in minimizing the level of crime among rental properties—such as the largest property manager of subsidized housing in Weinland Park, CPO Management—then a healthy neighborhood may be able to sustain higher concentrations of subsidized housing.

CPO Management has arguably changed the face of subsidized housing in the City of Columbus for the better. After CPO Management acquired, renovated, and applied accountable management practices to its Section 8 units, stakeholders noticed that the presence of project-based subsidized housing is no longer the incubator for crime that it once was. CPO Management is a leader in enforcing lease agreements and has gone beyond the traditional role of a property manager by providing educational, social, and career-building resources for tenants.³⁸ Through their cpoWorks program, residents have access to individualized job training, work experience, and responsive resources to overcome barriers to employment. As the new program has just begun to gain momentum, seven

CPO Management has arguably changed the face of subsidized housing in the City of Columbus for the better.

Section 8 tenants from Weinland Park were employed through the program in 2013. In the future, CPO Management is expanding the program to serve additional residents in partnership with the Godman Guild, Columbus City Schools, and OSU.³⁹

Table 3: Comparison of Subsidized Housing across Weinland Park, Benchmark, and Peer Neighborhoods⁴¹

Neighborhood	Total # of Households (2012)	Median Household Income (2012)	# of Housing Choice Vouchers (HCV) (2013)	% of HCVs (as a percent of all households) (2013)	Total # of Project-based Subsidized Housing Units (2013)*	% of Project-based Subsidized Housing Units (as a % of all households) (2013)*
Weinland Park	1,923	18,007	103	5.4%	384	20.0%
Benchmark Neighborhoods						
Berwick	2,154	56,491	33	1.5%	144	6.7%
Dennison Place	958	32,355	1	.10%	8	.8%
Italian Village	1,681	25,499	100	6.0%	160	9.5%
Merion Village	2,619	37,005	32	1.2%	22	.8%
South Clintonville	4,475	43,917	13	.3%	8	.2%
Westgate	2,483	38,012	74	3.0%	280	11.3%
Peer Neighborhoods						
Franklinton	3,095	17,254	77	2.5%	660	21.3%
King-Lincoln	1,197	13,241	124	10.4%	323	27.0%

**Project-based subsidy including Public Housing, HUD Section 8 and/or Low-Income Tax Credit Housing (does not include Housing Choice Vouchers)*

Households in the multi-family project-based subsidized housing units managed by CPO Management in the City of Columbus as a part of their CPO Initiative have an average annual income of approximately \$9,400 per year. (This excludes families with no income. Including households with zero income, the average is \$6,300 per year).⁴⁰ In Weinland Park, there are approximately 384 project-based subsidized housing units, about 70% of which are managed by CPO Management. The other 30% are managed by various owners who apply differing standards of property management and some of those properties continue to come with challenges associated with crime, nuisance properties, and code violations.

Some Columbus neighborhoods have a significantly higher portion of subsidized housing units than others (Table 3). The planned market-rate units that will be built by Wagenbrenner Development, Inc.

over the next two to three of years will tilt the overall distribution of housing options closer to that of a traditional healthy neighborhood and, given that it is being built on unoccupied land, will have limited immediate impacts on housing options for existing low-income residents.

The percentage of subsidized housing that a healthy neighborhood can support varies widely and is dependent upon many different factors (e.g. mix of income levels in the housing and in the surrounding neighborhoods, type of housing, crime rates, educational resources) that are beyond the scope of this Report. A fair observation is that CPO Management has a particularly strong commitment to supporting its tenants and that its role in supporting Weinland Park residents will be critical over the long-term for the neighborhood to stabilize and establish a healthy market.

RECOMMENDATIONS:

PROGRAMS, TOOLS, AND POLICY FIXES

The Weinland Park Collaborative already includes in its strategies many best practices that should be continued such as significant resident involvement, asset-building programs for renters to transition to homeownership, temporary solutions such as painting boards placed over the windows of vacant buildings to reduce their detrimental impact on surrounding properties, collaboration with local land banks, workforce development programs, and working with city code enforcement office to target nuisance properties. These best practices and the

ongoing commitment to improve the economic well-being of existing residents are important and should continue to be facilitated by a neighborhood-based stakeholder group. To complement ongoing investments or to replace tools that are no longer available, residents and members of the Weinland Park Collaborative should also consider some new and innovative strategies for the near-term and identify a sustainability plan for neighborhood improvements over the long-term, such as those mentioned in the following recommendations.

In order to address the identified challenges and maintain the momentum in Weinland Park's recovery, this Report makes recommendations in the areas of

- attracting the market and improving neighborhood image,
- monitoring the balance of affordable and market-rate housing,
- increasing homeownership,
- improving rental properties,
- reducing vacancies, and
- supporting landlords,

with specific practices and policies outlined to complement each recommendation.

While investments should continue, stakeholders should consider new and innovative investment strategies to complement or in some cases replace tools that have already been applied.

RECOMMENDATION #1

In order to maintain a positive trajectory, the Weinland Park Collaborative or a new organization responsible for coordinating ongoing strategies should continue to facilitate investments and programs for coming decades.

Stakeholder involvement can make the critical difference between a neighborhood achieving ultimate stability versus succumbing to the unhealthy factors that remain. Members of the Weinland Park Collaborative—which includes residents, philanthropic and government investors, and other public and private institutions—have played an important role in the improvements that have taken place in the neighborhood thus far. In order to continue that momentum of positive change and improvement, coordinated strategies should continue for approximately the next two to three decades. The Weinland Park Collaborative should remain involved in the near-term and assess their level of sustainability, considering an exit strategy such as establishing a Community Development Corporation (CDC)⁴² or other entity that can oversee coordinated strategies for twenty to thirty years.

The coordinated body or entity should monitor the balance of affordable housing as some existing income-restricted units transition to market rate in coming years (as discussed in Recommendation 3). Also, given the high concentration of affordable housing, it is important that existing workforce development, educational, asset-building, and crime prevention resources provided by members of the Weinland Park Collaborative remain available to low-income households. The Weinland Park Collaborative or a new organization should also consider new tools, such as those discussed in the following recommendations.

RECOMMENDATION #2

Invest to attract the market: the Healthy Neighborhoods model.

As the neighborhood continues to improve, investments should be directed more and more toward incentivizing the private market to invest. Healthy Neighborhoods is a model for middle-market neighborhoods to leverage assets by creating incentives to build home equity and strengthen social fabric. Many of the principles in this model are already being implemented by members of the Weinland Park Collaborative. As Weinland Park continues to transition out of disinvestment into middle-market, it will be even more important to engage residents in promoting their neighborhood assets and setting a high standard for property maintenance.

Examples of this model include neighborhoods in cities such as Baltimore, Milwaukee, and Youngstown. While markets and neighborhood environments vary widely across these cities, common challenges of neighborhoods that have benefited from this model are: too many houses that lack current market features, too few buyers with resources to upgrade their houses, and low housing prices. Approaches vary, but they all rely on residents to rebuild confidence in the neighborhood, because without addressing the issue of confidence no investment can lead to sustainable change.⁴³ A plan to stabilize the housing market includes more than investments in physical improvements. The Healthy Neighborhoods model measures success by increased property values, focusing more on market improvement than any other indicator.⁴⁴ It values residents as the primary investors, marketers, and leaders.

The Healthy Neighborhoods model outlines three aspects of neighborhood stability:

- Positive image;
- A viable real estate market and good physical conditions; and,
- Strong social connections.⁴⁵

The following are examples of how this model could be applied to investments and programs in Weinland Park.

Continue to strengthen Weinland Park’s public image.

While Weinland Park has been improving, public perception lags reality. Reputation matters and people do not move into a neighborhood because something bad has been removed; they move in because there is something positive to be enjoyed. In improving the image of a neighborhood, it is first important that the neighborhood have a strong identity. Weinland Park, given its long history, various community plans, and clear physical boundaries has a very strong neighborhood identity. Then engage residents in telling the story of the neighborhood—

what positive aspects attract them to living there. Host events or open-houses encouraging residents to invite their friends and family to show off their neighborhood and its strengths. Communicate this positive story and neighborhood assets to real estate agents so that they will help to market the neighborhood. Even when addressing a neighborhood challenge, characterize it as an asset rather than a deficiency (i.e. a “good neighbor program” rather than block watch, or beautification project rather than neighborhood cleanup day).

Strengthen the real estate market through improving curb appeal, creating a high standard of property maintenance, and supporting existing homeowners.

Confidence is key to neighborhood health. Potential and current homeowners must be confident in their financial and social investments in the neighborhood. Large-scale development can be very valuable, but the challenge is that neighbors often do not have the equity to upgrade their homes to the same level as the subsidized units. Small loans and grants that require improvement in curb appeal help residents raise the value of their home incrementally and throughout the neighborhood, creating a momentum that can be matched by the private market. A resident may not feasibly renovate their home for \$200,000 to match neighboring large-scale investment; however they may be motivated to invest moderate amounts of funds in improvements to their own home in response to other similar activity throughout their community. An example of this is the exterior home repair grants of up to \$20,000 that members of the Weinland Park Collaborative offer to existing homeowners in the neighborhood. This level of support is an amount achievable by private market with relative ease, so grants can catalyze renovation of existing neighboring homes.

Some cities or communities encourage high standards by friendly competition, offering some sort of recognition for efforts that improve curb appeal, such as the best holiday decorations. In this way, a neighborhood can focus less on code violations and more on creating a culture of upkeep and standard of high property conditions. Belair Edison, a group of neighborhoods in Baltimore, used the following strategies to improve the market: promoting the neighborhood name in newsletters, putting up entry signs, doing an outreach program for residents to do beautification projects, offering one-on-one counseling to potential homebuyers, offering special purchase loans for public employees and low-interest rehab loans for buyers, working with real estate agents to promote new listings, and having open houses for neighbors so residents could bring family and friends to a “Pick Your Neighbor” program. They renovated housing stock that had low interest from the market (such as the duplexes in Weinland Park) to show buyers the potential.⁴⁶

Neighborhood Conservation Overlay Districts (NCOD)

NCODs, also known as Conservation Overlay Districts or simply Conservation Districts, are similar to historic districts, but offer greater flexibility in the level of controls that are implemented. NCODs generally have a stronger emphasis on preserving neighborhood character and less focus on architectural preservation. They are implemented through zoning overlays or designated zoning districts and neighborhood stakeholders can create guidelines in accordance with their community vision and goals. They are established with strong community involvement, where residents and property owners offer input on zoning requirements for areas such as new development, parking lots, demolition, or street setback. There is much variation in the type and level of zoning compliance that NCODs require. Similar to a historic district, NCODs can help to stabilize property values by preserving distinct characteristics of the neighborhood and helping increase predictability in the

housing market. They are sometimes seen as more compatible for neighborhoods with low- to moderate-income homeowners or a better fit for neighborhoods disinterested in higher levels of regulation.

The possibility of establishing an NCOD in Weinland Park is discussed in the 2006 City of Columbus neighborhood plan, and Columbus city code does allow for such a designation.

For more information see excerpt below of: www.cura.umn.edu/sites/cura.advantagelabs.com/files/content-docs/CD_Reporter_Final.pdf.

See www.preservationnation.org/information-center/law-and-policy/legal-resources/preservation-law-101/resources/Conservation-District-Programs.pdf for additional information.

How Conservation Districts Are Created

Ordinances

Establishment of conservation districts is usually done through ordinances, although in some places the process only involves a zoning change.

Public Participation

Public participation during the early phases of creating a conservation district varies from city to city.

- Public meetings led by city council or another governing body are an opportunity in every city for residents to voice support or concern about the establishment of a conservation district.

Research and Documentation

There is often a question of whether areas established as conservation districts could have received higher levels of protection through historic district designation.

- A city-wide survey of historic properties is an efficient way of collecting information about the historic resources of a city.
- Disinterest in the higher level of regulation that normally comes with a historic district is common among residents in some cities.

Public Notification and Consent

Although not required in every city, many ordinances specify the level of public notification and consent needed to establish a conservation district.

Foster strong social connections among residents in Weinland Park.

Weinland Park already has a very strong social fabric, however as the community becomes more economically diverse in coming years, stakeholders will have to make deliberate efforts to build networks and relationships across diverse income levels and between new and existing residents. Resident involvement, a component already integrated throughout the work of members of the Weinland

Park Collaborative, is central to success of this model. Sustained change will be resident-driven, to ensure widespread buy-in. Residents are the best marketers of the neighborhood. It is worthwhile for stakeholders to support beautification projects, block parties, and other neighborhood activities that promote neighborliness, build social capital, and increase civic engagement.

RECOMMENDATION #3

Continuously monitor the balance between affordable and market-rate housing options, encouraging market-rate housing in the near-term and regularly assessing additional need for affordable housing.

It is important to carefully balance the amount of market-rate housing and affordable housing. Given recent investments in affordable housing, encouraging market-rate units as a next step will be a valuable demonstration of neighborhood improvement. In order for the neighborhood to stabilize, the private sector will need to have confidence in its market strength.

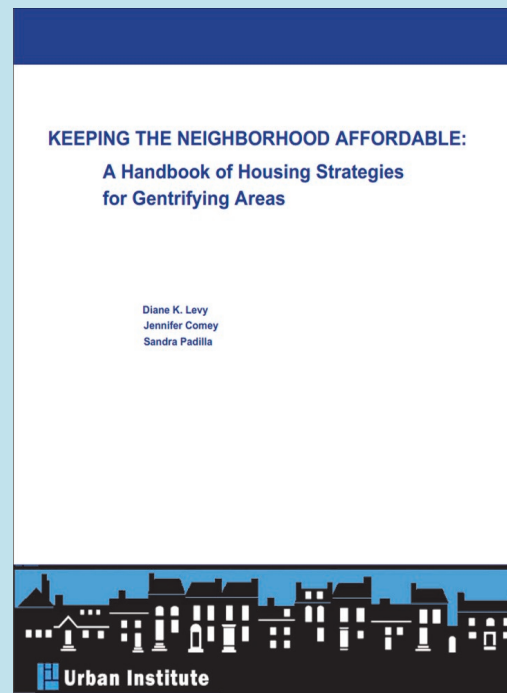
The slow change observed in Weinland Park represents “incremental revitalization,” where stakeholders are paying close attention to creating an equitable and economically diverse community, not the rapid transformation that leads to high degree of displacement. As discussed in Finding 3, the current income distribution and property turnover rates in Weinland Park do not represent a traditionally gentrifying neighborhood. However, moving forward, the levels of market-rate housing and affordable housing should be continuously monitored, working toward an ideal balance that mitigates threats of displacement and also encourages market growth.

It is much easier to safeguard against displacement before gentrification occurs because as the market improves it is more costly for public entities or non-profits to acquire the necessary property. Now that members of the Weinland Park Collaborative have implemented various tools to protect affordable housing and gained control of many vacant properties in the neighborhood, the next step in diversifying income levels is to introduce market-rate housing. Several hundred new market-rate units are planned over the next two to three years, and they will serve to both test the strength of the market in the neighborhood and offer housing options for a more economically diverse neighborhood. As the market-rate units become occupied, stakeholders should

monitor the neighborhood by tracking indicators of gentrification: rapidly increasing home values; individual homes selling multiple times; rapidly shifting demographics; and, rapidly increasing income levels. In addition, intensified efforts in workforce development, working to lower the unemployment rates, and transitioning renters to homeownership will help to prepare existing residents to benefit from neighborhood improvements.⁴⁷ As the neighborhood continues to change, stakeholders should regularly monitor the need for affordable housing, particularly as some of the current affordable housing units transition to market-rate in fifteen to thirty years.

Resource

For a great resource on creating and retaining affordable housing options as well as building resident assets, see *Keeping the Neighborhood Affordable* by Diane K. Levy, Jennifer Comey, and Sandra Padilla, published by the Urban Institute and available at: <http://www.urban.org/publications/411295.html>.



RECOMMENDATION #4

Increase homeownership in Weinland Park to 17%.

While 17% homeownership is lower than the benchmark neighborhoods, the unique conditions in Weinland Park make it an attainable yet impactful goal.⁴⁸ By way of comparison, Old North Columbus, another residential neighborhood that faces similar pressures from the student market, has a homeownership rate of 16%.⁴⁹ It is important for residents and investors in Weinland Park to have a goal for homeownership that takes into account the neighborhood context and housing stock. The goal of 17% would be achieved if owners occupied 75% of the

single-family homes and 50% of the duplex structures (or 25% of duplex units).

An increase in homeownership from 9% to 17% would mean over 150 additional households bringing the benefits of homeownership that are described in Finding 2. The City's Housing Division, OSU Extension, and the Ohio Housing Finance Agency offer valuable tools for first-time homebuyers.⁵⁰ Such existing resources should be coupled with innovative strategies to increase homeownership.

Apply a range of innovative strategies to duplex units with the goal of increased homeownership.

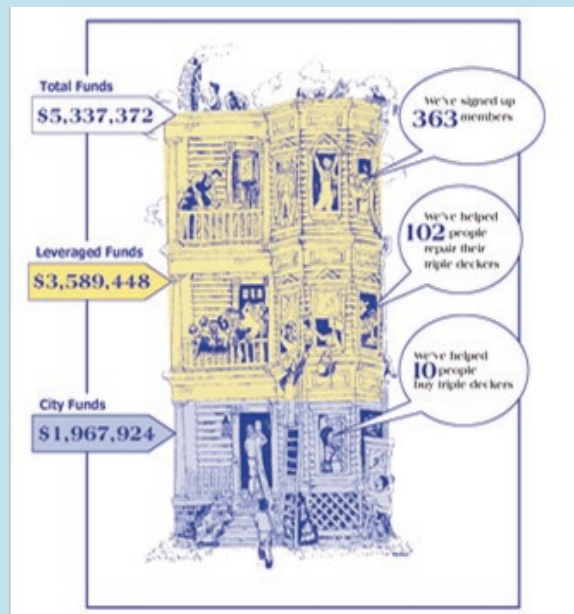
Given the large number of duplexes in Weinland Park and the barrier that they pose in efforts to increase homeownership and strengthen the housing market, a range of innovative strategies should be considered. As previously discussed, it is healthy for a neighborhood to have a mix of renters and homeowners. However, the scenario of an extremely high number of renters and low homeownership, such as exists in Weinland Park, can be destabilizing for the community. The existing scenario for most duplexes is that a landlord from outside of the neighborhood rents out both halves of the unit. While this is appropriate in moderation, in a neighborhood with as many duplexes as Weinland Park it can lead to an extreme concentration of renters and, particularly in the case of absentee landlords, can be a burden on the community. No single solution will apply to all duplexes, but stakeholders should consider a variety of strategies to increase homeownership in this challenging housing stock.

The most common strategies for increasing neighborhood homeownership where many duplexes exist are (1) converting duplexes to single-family homes, or (2) selling the duplex as two, separate condominiums or fee-simple units.⁵¹ While these options may be appropriate in some cases, they pose significant challenges in Weinland Park. Converting a duplex to a single-family home is an extremely costly process that usually requires subsidy and, after conversion is complete, it is a very large home that may be very attractive to landlords looking to capitalize on the student renter market. In limited cases, it may attract new, higher-income residents interested in homes with more square footage to the neighborhood.⁵² When converting a duplex into condominiums or fee-simple units, some-

Boston's Triple Decker Campaign (The 3D Program) *Boston, MA*

Boston has nearly 9,000 triple decker or triplex structures in the city and rather than see those units as a barrier to development, the City of Boston decided to turn them into assets by dedicating an entire program to promoting the purchase, renovation, maintenance, and celebration of their housing stock for owners who would also reside in the multi-family unit. Components of the owner-occupant program include:

- A 3D membership card that gives you discounts to hardware stores;
- 3D University with free classes on fixing and repairing your unit; and,
- 3D Assistance with financial aid in the form of 0% interest-deferred payment loans for energy efficiency upgrades, \$30,000+ in interest-free financing for home improvements, and up to \$20,000 in down payment assistance for first-time homebuyers.



For more information regarding the program visit: www.cityofboston.gov/3D

times there are challenges in splitting utility lines or upgrading the fire wall to current safety standards. In the case of fee-simple units, it would also require splitting single lots into two, separate lots. Encouraging condominiums is not recommended because, as discussed in Finding 2, they are only feasible in very strong markets, where the homeowner is not taking on significant risk by sharing maintenance costs with another owner and, even in a strong market, the owner can still be at risk if their neighbor falls into foreclosure. Because of these factors, financing is difficult to obtain and it would require an unrealistic level of subsidy.

The most preferred scenario for increasing homeownership in the duplex units in Weinland Park is to encourage owner-occupant landlord arrangements. This scenario involves a buyer purchasing the entire duplex with intentions of living in one half and renting out the other half. Some potential buyers in Columbus would consider occupying one side of the two-family dwelling and renting out the other side, but in the local market, where most duplexes are side by side rather than stacked, such buyers are the exception. Currently in Weinland Park, 34 of the 238 (14.3%) 2-family duplexes have an owner occupant. The owner-renter scenario is much more prevalent elsewhere in the country, in cities where two- and three-family units are more common and where the units are generally stacked (with only one entrance), such as in New England and other parts of the East Coast. There are great advantages to this arrangement. The owner has supplemental rental income to assist in making mortgage payments and is more invested in the well-being of the community than an absentee landlord. The landlord has a stronger incentive to properly screen tenants and maintain the property, as those tenants are neighbors and the property is also their home, and the renter has more ready access to the landlord should any maintenance issues arise. As a result, the neighborhood is likely to gain a higher standard of property maintenance for rental properties than a community that is dominated by out-of-town property managers.

The buyer would need access to credit to purchase a duplex, which can be a challenge as potential income from rent is not always calculated in the mortgage amount unless the applicant has a certain amount of rental history.⁵³ Also in this scenario, the owner is likely not an experienced landlord who manages multiple properties. They would need to be prepared for the responsibility of screening tenants, property maintenance, and dealing with problem tenants as

necessary. If a program existed to incentivize this scenario, assist with credit, and offer support to first-time landlords, it could act as a strong stabilizing force in the neighborhood. A program with financial

The most preferred scenario for increasing homeownership in the duplex units in Weinland Park is to encourage owner-occupant landlord arrangements.

incentives to promote the owner-renter scenario in duplex units could create a marketing opportunity for Weinland Park.

The community could advertise their affordable housing stock as an investment opportunity to residents willing to commit to living in their multi-family unit for a pre-determined number of years. The incentive could attract new residents to the community, the first-time landlords would be uniquely invested in the viability of the neighborhood, and it would retain high-quality rental options for those not ready for or interested in homeownership.

The last strategy is one that may be most preferred, although to be applied widespread it would require programmatic structure, where incentives are developed and well-marketed, and where the aforementioned supports were readily available to the owner-occupant landlords.

Massachusetts is testing an incentive for owner-occupants in multi-family units. In October 2013, the state legislature passed a housing bond for a \$10 million program encouraging people to buy multi-family units under the condition that they live in the unit for at least 10 years. They anticipate this being a valuable tool in challenged neighborhoods prone to absentee ownership.⁵⁴

Build upon the work of CPO Management in supporting existing renters to help break the cycle of poverty.

While many components predict whether a resident will choose renting or homeownership, three primary factors are critical for the decision: socioeconomic characteristics of the household, expectations of household mobility, and local market conditions.⁵⁵ All three of these are at play in Weinland Park. Transitioning current renters to homeownership will not be easy given the high level of poverty in the neighborhood, and the current difficulty in getting access to credit and stringent lending practices as

the market continues to recover from housing bubble. However, CPO Management has already begun very strong programs to begin breaking the cycle of poverty and moving families toward greater financial stability. While these programs may not have a noticeable impact on the homeownership rate immediately, they are a valuable step in helping families move toward greater stability.

While workforce development is not a key element of this report, the interdependence of it with homeownership cannot be ignored. CPO Management recognizes that its role as a property manager in the neighborhood goes far beyond providing livable rental units. Their staff members work very closely with their residents by helping place residents in jobs, training single mothers on parenting and in providing professional childcare, and preparing households to



A CPO property on Summit Street in Weinland Park

transition from benefits such as food stamps as their income increases. While this program is just beginning to gain momentum, it already demonstrates success by employing 25 people (both within and outside of Weinland Park) in 2013. With recent philanthropic support from the national Annie E. Casey Foundation, this pilot program will expand to additional partners. There is an opportunity for additional property owners in Weinland Park to learn best practices of property management exhibited by CPO Management, for the market-rate housing soon to come on the market to attract economic development such as small businesses and restaurants, and for prolonged, intensive workforce development strategies to strengthen the neighborhood as a whole, impacting the housing market and ultimately increasing homeownership in the neighborhood.

RECOMMENDATION #5

Improve rental properties through incentivizing and regulating landlords and property managers.

With Weinland Park's renter rate at over 90%, sustained change in the neighborhood will not be possible if investments are focused on homeowner properties alone. Landlords have a stake in the neighborhood also and would benefit from the housing market improving, but getting landlords to the table can be a challenge. In some cases, opportunities may exist to open communication lines or partner with landlords. Sometimes communities are hesitant to support rental properties as it is seen as

supporting a for-profit entity, but in certain cases it is extremely valuable. The City of Columbus currently offers a Rental Rehabilitation program, offering grants of up to \$40,000 per unit for improvements to properties reserved for renters of low-to-moderate income (80% AMI). Given landlords' significant stake in the community and interests that differ from renters or homeowners, the following outlines both incentives and enforcement mechanisms—"carrots" and "sticks"—that other cities have utilized.⁵⁶

Incentivize good landlords to receive a return on investments.

In distressed neighborhoods, it can be very difficult for landlords to receive a return on investments. Landlords have a natural incentive to want the housing market in the neighborhood to stabilize as it benefits their economic interest. Opening up the line of communication to those stakeholders may be valuable. While landlords or out-of-state investors

sometimes have little concern for the neighborhood, other times they are simply trying to ensure a return on investment or are property owners who got in over their head in terms of property management. In these cases, partnering with and supporting landlords can be of great benefit to the community.



Help good landlords promote their properties

Cities and community groups can work together to create standards of property maintenance above and beyond basic codes, recognize the landlords who meet these property standards, and then offer to help promote the properties of landlords who are meeting the high expectations. Stakeholders, such as OSU, the City of Columbus, or the Weinland Park Collaborative, can offer free promotions for these landlords in news outlets or websites, promoting them as highest-quality rental opportunities. If the a stakeholder can relieve some of the overhead for the landlord by helping to diminish turnover time between tenants and helping to attract good tenants to those properties, it can be worthwhile to the landlord to participate.



Provide training for landlords

Some landlords, especially those who only own a few properties, could benefit from training in areas such as processing Housing Choice Vouchers,⁵⁷ property management, screening tenants, and deterring crime on their properties.⁵⁸ Utah has a Good Landlord Program that imposes a significant fee on landlords and then offers discounts for those who meet the Good Landlord Program requirements by completing training, taking measures to reduce crime, and operating in accordance with city ordinances.⁵⁹ Milwaukee offers a free training program on property management that covers code compliance, applicant screening, and how to recognize and deal with illegal activity.⁶⁰ Some cities offer discounted courses at community colleges for landlords or one-on-one technical assistance for specific problems. The national model Crime Free Rental Housing Program focuses entirely on helping landlords mitigate crime on their properties, and many state- and city-sponsored programs include crime prevention as a key component of the training.



Provide other city supports for landlords

The City of Columbus currently provides a rental rehab program which has been a valuable tool for landlords.⁶¹ As an additional incentive for good practices, cities can choose to streamline certain services for registered landlords. They can offer a primary point of contact in the police department or at city hall. They can offer free or subsidized safety inspections, reduced fees for permits, a fast-track approval process for construction permits, or loans or grants for property improvements. Ideally, local landlords should receive priority for programs and supports provided by cities in order to discourage absentee landlords.

Enforce regulatory measures to better track rental properties.

Sometimes incentives are not enough and communities have to apply pressure if they want to see change. The following outlines a few regulatory measures that other cities have applied in order to

better track rental properties and their owners, maintain high property standards, and utilize penalties.



Require rental registration

Cities with a regulatory strategy usually have some sort of rental registry and/or licensing. By requiring clear and updated contact information for a real, local person, cities have someone to contact when problems arise. There is usually a small fee for registration but larger penalties for not registering. As a part of the registration process, the landlord is required to sign off on city codes and regulations. Sometimes the registry also includes some sort of inspection of the property. However, simply adopting an ordinance imposing the requirement is not enough – a proactive strategy must be in place to compel compliance. In some cities, for accountability, residents can report properties that they suspect are not registered to the city.⁶² In a few locations, upon registration, the landlord is required to pay a security deposit to the city that the city can use to make emergency repairs, rather than applying a lien to the property after the fact. If the city has to dip into the security deposit funds, the landlord must replenish them.

Resource

For an overview of tools to incentivize landlords or to take regulatory measures, see *Meeting the Challenge of Distressed Property Investors in America's Neighborhoods* by Alan Mallach, available at www.lisc.org/docs/publications/102010_Distressed_Property_Investors.pdf.

Landlord Hall of Shame

Allentown, PA

Residents of Allentown can nominate landlords to the hall of shame committee. If selected, a press conference is held in front of the rental property, including a picture of the landlord's home and a list of other properties owned by that landlord in the city. Visit the Landlord Hall of Shame at: www.allentownpa.gov/Community/LandlordHallofShame/tabid/291/Default.aspx



Target code enforcement

The most common method of maintaining property standards through regulatory measures is code enforcement. Cities apply various levels of fines for code violations and liens for necessary maintenance the city does to the property. Rather than simply responding to complaints, targeted code enforcement prioritizes middle-market neighborhoods or a certain type of housing, proactively enforcing codes in those areas and limiting enforcement in other neighborhoods only to responding to complaints. In some cities where capacity of city employees limits any proactive code enforcement, they engage neighborhood associations and residents to assist with addressing code violations. In addition to lowering the burden on code enforcement officers, these programs also give volunteers a better understanding of challenges related to code enforcement, leading to fewer complaints.⁶³ It is also important to educate tenants on their rights and responsibilities so that they can report code violations, utilize the City's 311 hotline,⁶⁴ and give code enforcement officers permission to enter the building (although it should be noted that in some cases, dangerous or unsanitary conditions may lead the City to issue a vacate notice to the tenant, forcing them to find alternate housing until the violation is corrected).

The City of Columbus is proposing in its 2014 budget to hire seven additional code enforcement officers and a supervisor to take a pro-active approach. If this program, titled Pro-Active Code Enforcement (PACE), is adopted in the 2014 budget, these additional officers will supplement existing work by doing more comprehensive assessment of code violations in target areas or working with community groups to identify certain types violations to prioritize in the neighborhood.⁶⁵ Weinland Park should be one of these target areas.

Citizen Engagement in Code Enforcement

Cleveland, Ohio and Dayton, Ohio

While 311 is a valuable tool in offering residents a single place to submit requests to the City, it is fundamentally reactive rather than proactive and can easily become backlogged, leading residents to become discouraged or assume that their request may have gone unheard. There are several models for engaging residents in a more formalized way regarding code enforcement. While non-City employees cannot issue citations, they can serve as a valuable liaison for the City or offer unofficial courtesy notices to neighborhood residents, streamlining the process and diminishing the number of minor citations the City has to process. These programs have found that even non-legally binding courtesy letters from a resident can make a quantifiable difference in code compliance.

In Cleveland, the City has a formal partnership with 19 Community Development Corporations (CDCs) that have hired a staff person to supplement the City's code enforcement. All complaints go to the City's 311 line and any "routine" complaints are referred to the CDC to verify and send a courtesy notice. The CDC staff person then checks on the property 30 days later and if the violation has not been addressed, submits a prioritized list of requests to the City, at which time the City begins the legal process. The program has leveraged CDC's knowledge of day-to-day life in the neighborhood, as well as their ability to educate and work with residents on code compliance. The highly streamlined process eased frustration from both community members and City employees.

Similarly, the City of Dayton engages and trains citizen volunteers through neighborhood associations to participate in a DIY (Dayton Is Yours) code enforcement program, which brings together residents, neighborhood leaders, and City staff in addressing housing and zoning violations, such as high weeds or grass, garbage, exterior disrepair and abandoned vehicles. When a volunteer finds a violation, they issue a courtesy notice to the property owner asking for compliance. The volunteer then follows up to determine if the violation has been corrected. If not, the violation is referred to a code enforcement officer in the City of Dayton's Housing Inspection Division.

For additional details see: http://www.communityprogress.net/filebin/pdf/CLE_CE_Partnership.pdf and <http://www.cityofdayton.org/departments/pa/Pages/CityFactoids.aspx>.

RECOMMENDATION #6

Decrease vacancy rate to 10% or lower.

Vacant residential property rates in the benchmark neighborhoods range from 4% (Berwick) to 10% (Merion Village). Although it is never desirable to have any vacant properties, the benchmark neighborhoods show that stable neighborhoods can

tolerate a range of vacancy rates. Eradicating vacancy takes a multi-pronged approach of on-the-ground strategies and policy fixes—both new state-level statutory remedies and better enforcement of existing statutes.

Work block-by-block, combating vacant and abandoned properties.

Continue strategies to work block-by-block, combating vacant and abandoned properties. It is important to ensure whole-block outcomes, eliminating all problem properties or vacant buildings using a variety of strategies, one block at a time. The City of Columbus Department of Development already offers strong tools, including a vacant property registration, mow-to-own side-yard program, vacant property prevention program, vacant property reporting system, and vacant properties rehabilitation program.⁶⁶ Efforts should build on existing nodes of strength (e.g. fully occupied and well-maintained blocks, blocks with engaged and active residents, or blocks where investment is already occurring), and expand out into other areas of the neighborhood.

In select instances, the best solution for a vacant and abandoned property may be to demolish. If the property is in extremely poor condition or structurally unsound, where one cannot get a return on the rehabbed product commensurate with the rehabilitation cost, stakeholders should work with the city to put it in the queue for demolition. It is important that there be a post-demolition plan for reincorporating the vacant lot into the neighborhood either through a side-yard expansion, new development, or a garden, parklet, or other green space.⁶⁷

Utilize temporary solutions for some vacant properties.

As Weinland Park continues to transition, it may be important to identify short-term, temporary uses for some of the vacant properties in the neighborhood. One vacant lot can jeopardize neighboring property values. While the City of Columbus is an incredibly different market than Youngstown, Youngstown is seen as a national model in treating vacant lots as opportunities rather than threats. The Idora neigh-

borhood in Youngstown has undergone a large-scale “Lots of Green” program where it improved 120 lots in a just over a year through demolishing abandoned homes, encouraging side-yard expansions, creating pocket parks, and installing community gardens and a storm water demonstration site.⁶⁸

Continue to collaborate with the city and county land banks.

While some level of collaboration is already occurring, stakeholders should continue to see both the city and county land banks as partners. They can be valuable in assisting with property acquisition, expediting tax foreclosure, completing demolition, and holding property that awaits

redevelopment. It is important that residents, investors, and nonprofits continue to engage the land banks in the planning process so that they can align strategies and prioritize accordingly, partnering to return properties back into tax-generating status.

RECOMMENDATION #7

Pass new policies at the state-level that expedite moving properties into productive re-use.

In addition to the aforementioned tools and programs that can be implemented on the local level, there are some state-level policy fixes that would help provide cities across the state with the tools that they need in establishing and maintaining healthy neighborhoods. The following outlines three legislative reforms that supplement current

work of the City to identify and locate property owners, providing local municipalities with much-needed tools to move stagnant properties back into the market. The impacts would be statewide and would bolster neighborhood revitalization strategies such as those taking place in Weinland Park.

Allow Sheriff's sale for less than 2/3 property's value.

The current law requiring properties to be sold at a minimum of 2/3 of the appraised property value prolongs the amount of time that nuisance properties are in limbo between owners. By changing the law, these properties could be sold at a price where it makes more economic sense for a responsible investor or homeowner to purchase the property and invest additional finances into adequate renovations. This will allow properties to move more quickly back into productive re-use and with greater accountability of the new owner to abate the nuisance.⁶⁹

As of Winter 2014, legislation proposing that sales for unoccupied, blighted properties be permitted for less than 2/3 of the appraised property value⁷⁰ is being heard in the Ohio General Assembly. Instead of a required minimum sale price, the property would be sold through auction to pre-qualified bidders. Only bidders who have been pre-qualified as willing and able to abate the blight will be permitted to bid at the sheriff sale. The municipality will be responsible for pre-qualifying bidders and shall give a list of those qualified to the sheriff at the time of the sale. The successful bidder would then have twelve months to abate the nuisance on the property.

Require grantee signature on quitclaim deed transfers.⁷¹

Quitclaim deed transfers should require the signature of both the grantor and the grantee. This minor reform would help ensure that the grantee is a real person or entity, is aware that they are receiving the property, and will take responsibility for the condition of the property. Closing this gap in current filing requirements should help stabilize communities such as Weinland Park because a property owner would have greater difficulty in using quitclaim deeds as an opportunity to escape

responsibility for a property. It would also help to limit the number of owners who are not maintaining property simply because they do not know that they are responsible for it. In instances where properties are transferred without the grantee knowing, no one is taking responsibility for the property, and it is left to deteriorate. Often in these situations, the new property owners do not become aware that their names are on the property deeds until they are served a notice for code violations.⁷²

Impose penalties on properties purchased at sheriff sale, but not filed with the County Auditor.

While creating a culture of property maintenance and beautification ultimately rests on the residents of the neighborhood, the city plays a key role in holding property owners responsible for code violations. In order for the city to hold owners accountable, they have to be able to identify and locate the owner. After a property is purchased at sheriff sale the buyer is legally required to record it with the County Auditor. However, no penalties exist for not doing so. Many entities that are

planning on reselling the property quickly do not bother to do so. Financial penalties should be applied to people or entities (such as banks or LLCs) that purchase properties at sheriff sale but fail to record the property with the County Auditor within a limited amount of time. This would help motivate owners to record their purchases appropriately, helping the city to identify the most current property owners and hold them accountable for upkeep of the properties as needed.⁷³

CONCLUSION

Neighborhood change takes time. It is easy for investors, researchers, residents, and stakeholders to grow impatient during the process of revitalization. But incremental change is invaluable and allows residents to stay in the community while building on assets and envisioning the future. Weinland Park has benefited greatly from a wide range of investment types and investors. The sustained progress over the last decade is evident both in the data and in the stories heard on-the-ground. The critical intervention by Community Properties of Ohio and the coordination of the Weinland Park Collaborative have motivated additional private and public investment. There is little doubt that improvements have taken place.

Weinland Park is a neighborhood with assets that increase the potential for success. The next phase of development, which includes significant investment in market-rate housing, will play an important role in providing quality housing options for a variety of income levels and testing whether sufficient new households of diverse incomes are attracted to Weinland Park, continuing to stabilize the neighborhood and strengthen the market. The close proximity to OSU and surrounding stable neighborhoods put Weinland Park in a prime location for market health. It continues to successfully overcome challenges of its history and is well on its way to redefining itself as a neighborhood of choice—where people of a wide range of income levels choose to live.

However, the neighborhood is not yet a sustainable, healthy neighborhood, and investments should continue. If all investments were to discontinue immediately, the community may be at risk of regressing. But that is not to say that the types of

investments and strategies moving forward may not be different. While stakeholders should continue their work, they should also consider expanding efforts in working with landlords and property managers, applying innovative strategies to duplex housing, investing to attract the market, supporting existing residents through workforce and economic development, and establishing long-term sustainability in the involvement of a neighborhood-based stakeholder group. As change continues, stakeholders should watch trends in vacancy, home-ownership rates, and housing values, as well as the balance between affordable and market-rate housing for various income levels.

The sustained progress over the last decade is evident both in the data and in the stories heard on-the-ground.

Given the amount of housing investment commensurate with former community plans that has now been implemented, additional expertise may be necessary in identifying key components of the next phase of investments. This Report should serve as a tool for measuring the level of impact that investments have had on the housing market thus far and should be used as a launching point for decisions regarding future programs, tools, and investments. The recommendations in this Report offer a menu of potential programs and tools that have been successful elsewhere, but clear next steps and future plans should be identified through stakeholder engagement and further study. Across the City of Columbus and Ohio, the great benefit of targeting investment, aligning resources, and building on existing assets should be realized so that neighborhoods can be sustained as places where people choose to invest and live.

APPENDIX

A. The Weinland Park Collaborative

Funders

- Annie E. Casey Foundation
- The Ohio State University
- Campus Partners
- Office of Outreach and Engagement
- Cardinal Health
- City of Columbus
- The Columbus Foundation
- JPMorgan Chase Foundation
- Ohio Capital Corporation for Housing
- United Way of Central Ohio

Members

- Center for Family Safety & Healing
Nationwide Children's Hospital
- Central Ohio Workforce Investment Corporation
- Columbus City Schools
- Community Properties of Ohio Management Services
- Community Properties Impact Corporation
- Directions for Youth and Families
- Godman Guild Association
- Habitat for Humanity - MidOhio
- Local Matters
- Mid-Ohio Regional Planning Commission
- NNEMAP Inc. (Near Northside Emergency Material Assistance Program)
- The Ohio State University
- College of Education and Human Ecology
- Knowlton School of Architecture
- Ohio State University Extension
- College of Education and Human Ecology
- Wexner Medical Center
- Seventh Avenue Community Missionary Baptist Church
- Urban Impact Columbus
- Wagenbrenner Development, Inc.
- Weinland Park Community Civic Association

B. Extended Methodology

i. Defining healthy neighborhoods

A definition of healthy neighborhoods to frame our analysis was developed by:

- 1) Scanning existing literature for definitions of stable or healthy neighborhoods.
- 2) Based on the literature, the context of this study, and existing neighborhood plans, defining neighborhood health for the scope of this report.
- 3) Identifying key indicators of health, based on the definition and a common understanding of healthy neighborhoods.
- 4) Identifying benchmark neighborhoods in order to create a baseline applicable to the local market.

For purposes of this study, a healthy neighborhood is defined as a “neighborhood of choice,” where people with a wide range of income levels choose to live and invest their financial and social resources, resulting in a sustainable, viable market with appropriate market interventions. A viable market is defined here as one in which current residents demonstrate confidence in their properties, including maintaining and investing in their properties, and homes sell at a wide range of prices, attracting households across the income spectrum. Appropriate interventions, such as subsidized housing, offer affordable housing options for lower to moderate income households and do not “price out” residents who wish to remain in the neighborhood. This definition of a healthy neighborhood was formulated through interviews with consultants and experts in the field, a scan of studies from around the country exploring the topic of neighborhood stability, and the priorities identified in Weinland Park neighborhood plans and in stakeholder interviews. (See Appendix C for resources).

After conducting research to define healthy neighborhoods, a four-part methodological approach informed by a common understanding about what constitutes a healthy neighborhood was used to study the impact of investments in Weinland Park. The approach involved: (1) identifying indicators of healthy neighborhoods that directly correlate to the definition and for which there are available data; (2) using those indicators to identify benchmark neighborhoods

within Columbus to establish an understanding of what a healthy range for neighborhood stability looks like in the local market; (3) gathering and analyzing individual parcel appraisal data for Weinland Park, benchmark, and peer neighborhoods to evaluate how investments have altered the distribution of home values; and (4) applying regression analysis to understand the degree of impact of certain investments.

The fourth approach, the regression analysis, was intended to answer the question of what degree of impact specific investments have had, but returned limited results for several reasons. First, given the unusual mix of housing stock and extremely low homeownership rate in the neighborhood, there was not enough sales data available for any meaningful analysis. Second, given the many interacting investments in Weinland Park, it was, in most cases, impossible to parse out the level of impact of particular individual investments. Finally, available data significantly lagged in reflecting the market and neighborhood change, limiting the degree of impact represented, particularly in the case of more recent investments.

ii. Identifying indicators to assess neighborhood health

After defining healthy neighborhoods in the context of this project, it was essential to identify indicators with actual metrics to establish ranges of neighborhood health. Many definitions of healthy neighborhoods, including this Report’s, consist of immeasurable components such as confidence level, reputation, or perception. Based on background research, key indicators were identified that both directly correlated to the definition and for which there was available data. As the scope of this Report is limited to assessing the impact of investments in physical improvements and the potential of the housing market to function independently at market rate, the working definition of neighborhood health and the selected correlating indicators focus on characteristics of neighborhood health that most closely relate to the housing market.

Table 4: Key Indicators of Neighborhood Health

Key Indicator	Correlation to Definition of Healthy Neighborhood
Annual rate of change in number of households	Informs whether or not residents are choosing to stay or come to the neighborhood ⁷⁴
Vacancy rate	Indicates market acceptance; correlates to the general quality and cost of housing in the neighborhood
Homeownership	Indicates market viability, residents' level of stability, and ability to build assets; correlates to residents' level of investment in community
Renter-occupied rate	As contrast to homeownership; correlates to number of transient residents; informs understanding of the neighborhood housing market
Assessed housing values ⁷⁵	Indicates the cost and affordability of housing for varying levels of household incomes, indicates market strength
Foreclosure rates	Indicates residents' ability and incentive to continue their mortgage payments; demonstrates level of confidence in the market and in the value of their home
Income distribution	Indicates degree of socio-economic diversity, an identified goal in community plans

Table 4 outlines the seven key indicators and their close correlation to this Report's definition of healthy neighborhoods and other definitions found in the relevant literature of indicators that measure residents' choices to stay in or move to a neighborhood, residents' confidence in financial and social investments, and a healthy level of market activity. This approach does not quantify an exact "tipping point" threshold. Seldom is there an exact threshold indicating a neighborhood has "tipped" – either upward, where the market is healthy and does not need additional targeted investments, or downward, where the market is unhealthy and unlikely to turn around even with a realistic level of investments. While some neighborhood studies have seen thresholds that applied to their research geography, it is unlikely that those thresholds apply to all markets, particularly as the trajectory of a neighbor-

hood is largely influenced by its region.⁷⁶ "Tipping points" vary with the circumstances of the neighborhood, so there is no formula for the optimal threshold of development that stimulates neighborhood change.⁷⁷ Therefore, this Report does not identify precisely how much progress Weinland Park needs to make in any given indicator in order to establish neighborhood health. Instead, data reflecting these indicators measure neighborhood stability in the context of the local market, using data from "benchmark neighborhoods" to establish a range of positive neighborhood health that informs this Report.

The data gathering process was influenced by available sources,⁷⁸ data accuracy,⁷⁹ and whether the data reflected most recent investments.⁸⁰

Data was collected from a number of sources (see Table 2). In any instance where raw data were available from a direct source, such as the county auditor's office, that source was preferred over the Census. Census and American Community Survey (ACS) data were drawn from Environmental Systems Research Institute, Incorporated (ESRI), a demographer that aggregates information from numerous sources to produce a fuller and more accurate data set. Complete methodology available at: <http://www.esri.com/library/whitepapers/pdfs/demographic-update-methodology-2012.pdf>.

In deciding which data source to use, accuracy was balanced with most recent data. For example, if the margin of error for ACS data was very high, it was not used even if it was the most recent data available. However, in some cases, data from the Census is less relevant to this study because it does not reflect significant impacts of recent investments.

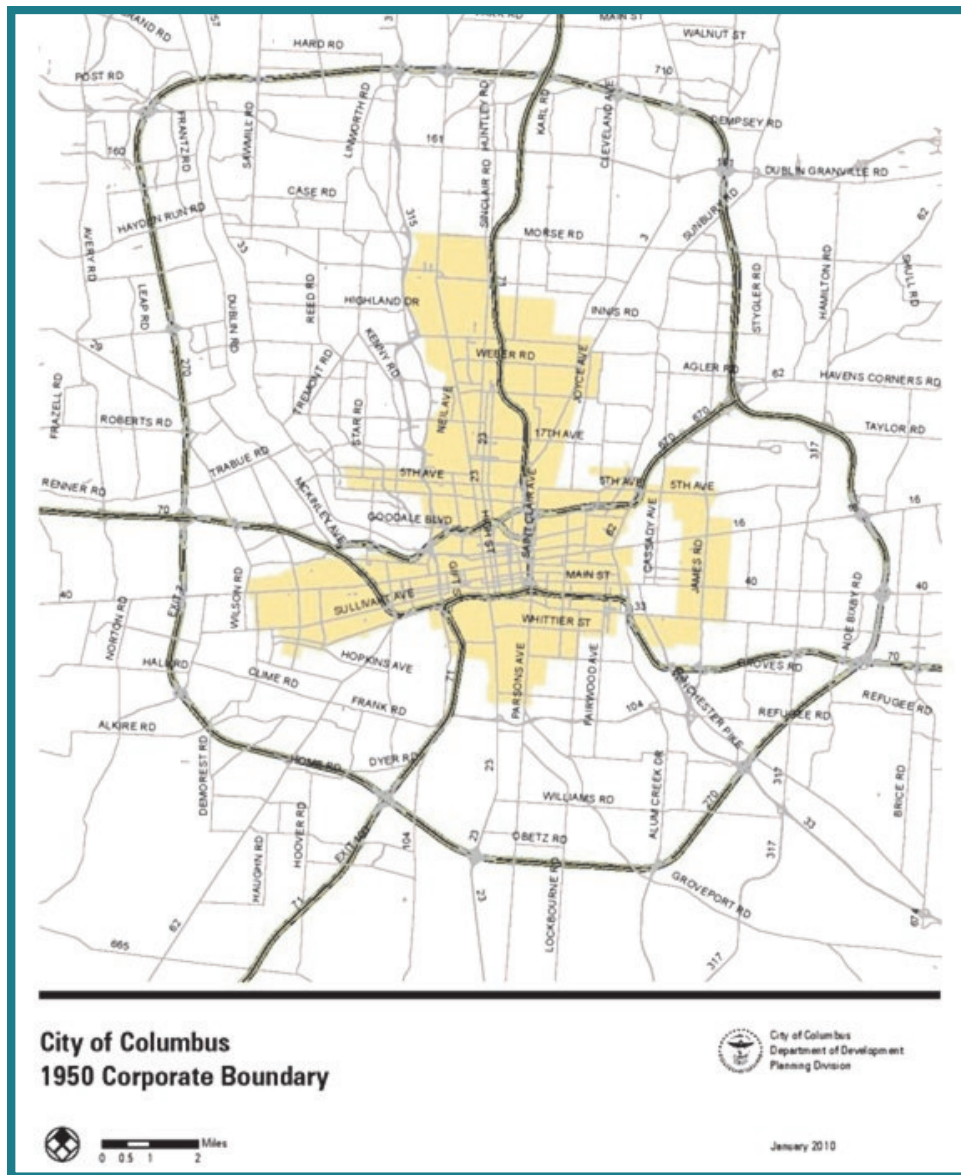
Therefore, throughout the study, data from several different sources reflect slightly different time frames. After evaluating information from the wide number of sources listed in Table 5, data from those sources identified in italics were preferred.

Table 5: Data Sources

- *City of Columbus*
- Columbus Board of Realtors
- *Columbus Metropolitan Housing Authority*
- Columbus Police Department
- *ESRI*
 - *Census 2000*
 - *Census 2010*
 - *American Community Survey (ACS) (2005-2009, 2006-2010, 2007-2011)*
 - *Bureau of Labor Statistics*
 - *IRS*
- Federal Bureau of Investigation
- *Franklin County Auditor's Office*
- Interviews with landlords
- Sherriff's Office
- Stakeholders

*italics indicate sources providing data ultimately selected for analysis

Figure 12: City of Columbus 1950 Boundaries



iii. Benchmark neighborhoods

“Benchmark neighborhoods” were chosen as a proxy to understand neighborhood health in the Central Ohio context. These neighborhoods provide an aspirational but attainable range of health as a benchmark for Weinland Park. These benchmark neighborhoods offer a target level of stability for Weinland Park. In addition to the benchmark neighborhoods, two peer neighborhoods are included that have more recently been targeted for investment by the City of Columbus and other stakeholders. These peer neighborhoods share similarities to Weinland Park and, as neighborhoods in transition, serve as an interesting point of comparison for the key indicators and the amount of subsidized housing. Together, the peer neighborhoods and benchmark neighborhoods provide valuable market context to the analysis.

GOPC selected benchmark neighborhoods based on the following primary criteria.

- 1) Only neighborhoods within the 1950 City boundaries were considered (Figure 12). Choosing benchmark neighborhoods within the 1950 City boundaries meant eliminating outlier neighborhoods with significantly newer housing stock, that are in a different school district, or that have not experienced disinvestment. Neighborhoods within the 1950 boundary have inherent similarities in age and proximity to city center as Weinland Park.

- 2) Neighborhoods with significant population loss from 2000 to 2010 were eliminated. Annual rate of change in number of households is often cited as a key indicator of neighborhood choice. While it certainly does not tell the full story of neighborhood transition and many stable neighborhoods do not increase in population over time, neighborhoods that have experienced significant loss were not included because this population loss could signify neighborhoods in decline.
- 3) Neighborhoods with the highest vacancy rates were excluded.
- 4) Higher-income neighborhoods were eliminated, with the exception of Berwick, because those are less likely to be neighborhoods that have gone through similar challenges as Weinland Park or represent an attainable level of stability. Berwick was included because it has achieved an impressive level of racial and income diversity.
- 5) Those neighborhoods with the highest (greater than \$175,000) and lowest (less than \$100,000) median home value were eliminated. (For graphs of this selection criteria, see Appendix D).
- 6) After the primary criteria limited the number of neighborhoods under consideration, secondary criteria was applied for all of the remaining neighborhoods, such as similarity of housing stock, similar histories of disinvestment, and proximity to Weinland Park. These additional criteria, as well as the complete list of benchmark neighborhoods, are listed below in Table 6.

Table 6: Selecting Benchmark Neighborhoods

Benchmark Neighborhood	Secondary Criteria for Selection
Berwick	Achieved income distribution and ethnic diversity
Dennison Place	Proximity to Weinland Park, high share of two-family dwellings
Italian Village	Cited in the 2004 Weinland Park market study as experiencing similar decline of population and investment, yet making a comeback; similar housing stock
Merion Village	Similar housing stock
South Clintonville	Proximity to the university, similar housing stock
Westgate (Hilltop)	Similar population size, geographic diversity

iv. Data collection approach to evaluate housing values

Finally, this Report used a unique approach to evaluate housing values, given the data and time period available. Use of sales prices is generally preferable to the Auditor's assessed values because sales data directly reflect the housing market. In Weinland Park, however, a large number of recent sales were of distressed properties by banks or at public auction; and others were sales between related parties or otherwise not arm's length transactions. There is much debate regarding whether or not in these cases, the agreed-upon price reflects the actual market price. Because it is widely considered that they do not, for the purpose of this Report, it was decided that including such sales data would distort the results. Furthermore, not all such cases were clearly identifiable. There are, however, downsides to using assessed values. While the law requires assessed values to reflect current market values (i.e., the likely sales price in an arm's-length transaction), assessments have been found to lag the market. In addition, higher-valued houses tend to be undervalued relative to lower-valued ones and older houses tend to be undervalued relative to newer ones.⁸¹

Despite these challenges, assessed values offer our most consistent and comprehensive data set for this evaluation. Single-family and two-family home market values were collected from the Franklin County Auditor's Office for each parcel within all of the neighborhoods studied. The Auditor completes a full appraisal of every property in Franklin County every six years. Updates are provided in between the full appraisal years, but are generally limited to new construction. The last full appraisal year was 2008; an interim update took place in 2011. The next full appraisal is scheduled for 2014.

C. List of Resources on Neighborhood Stability

Peter A. Tatian, G. Thomas Kingsley, Joseph Parilla, and Rolf Pendall, "Building Successful Neighborhoods" Urban Institute (April 2012) available at: www.urban.org/publications/412557.html.

Community Research Partners, "Creating a Tipping Point" (August 2005) available at: <http://communityresearchpartners.org/uploads/publications//tipping%20point.pdf>.

Robert Weissbourd, Riccardo Bodini, Michael He, "Dynamic Neighborhoods: New Tools for Community and Economic Development" A project of Living Cities (September 2009) available at: www.rw-ventures.com/ftp/DNT%20Final%20Report.pdf

David Boehlke, "Great Neighborhoods, Great City: the healthy neighborhoods approach in Baltimore" (2004 Update) available at: healthyneighborhoods.org/pdfs/goldseker_hni_study.pdf.

William M. Rohe and Leslie S. Stewart, "Homeownership and Neighborhood Stability" (Housing Policy Debate Volume 7 Issue 1 1996) available at: content.knowledgeplex.org/kp2/img/cache/kp/1373.pdf.

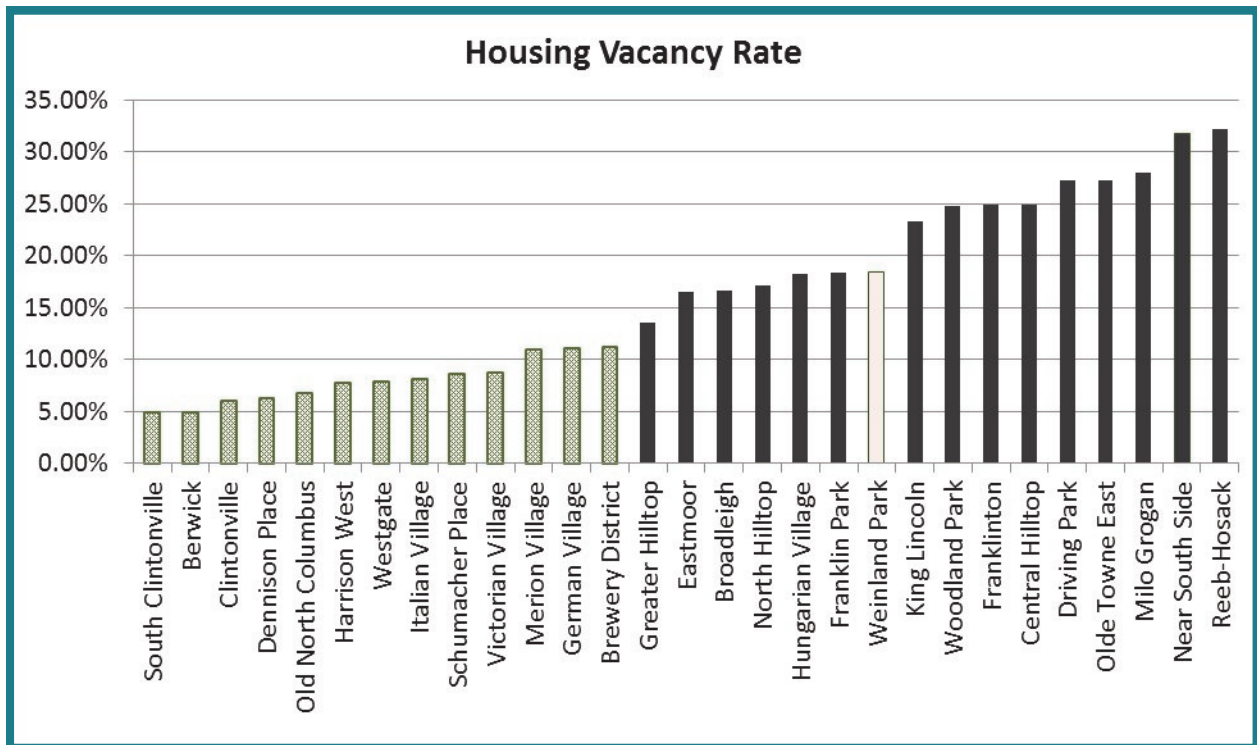
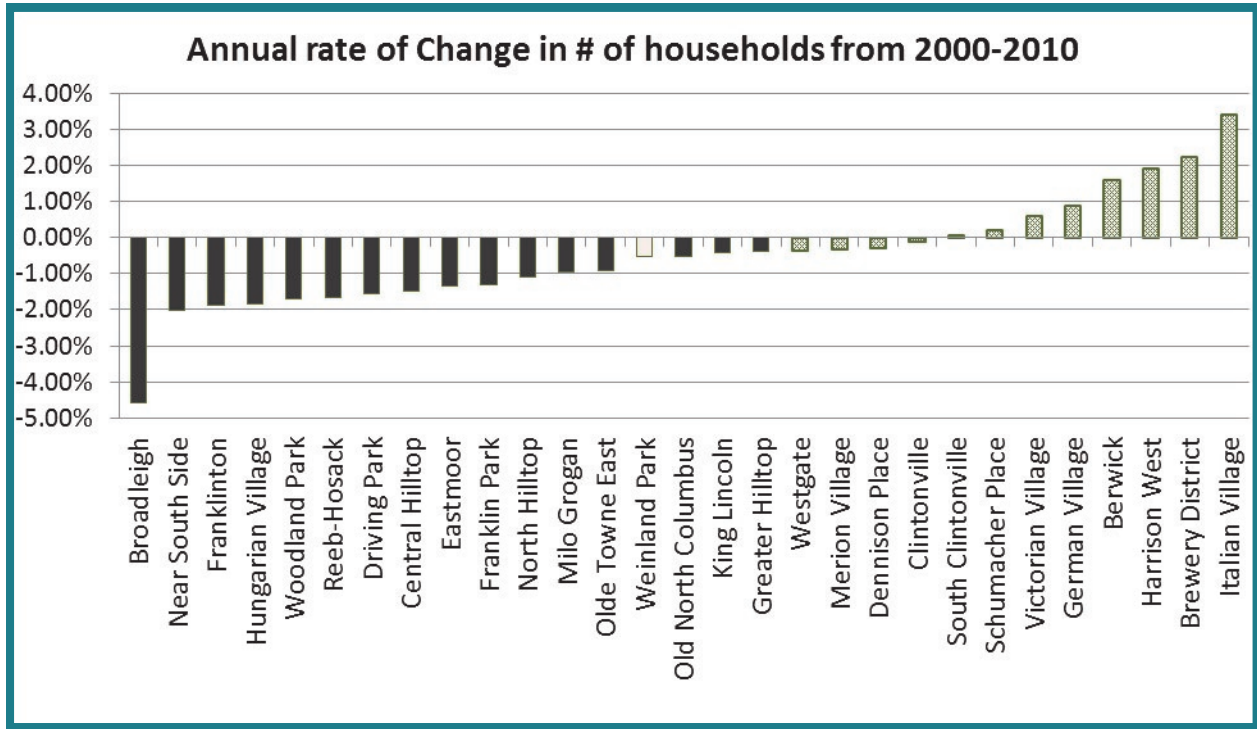
Community Affairs Office of the Federal Reserve Bank of Richmond, "The Impacts of Targeted Public and Nonprofit Investment on Neighborhood Development" (July 2005) available at: http://community-wealth.org/_pdfs/articles-publications/cdcs/report-accordino-et-al2.pdf.

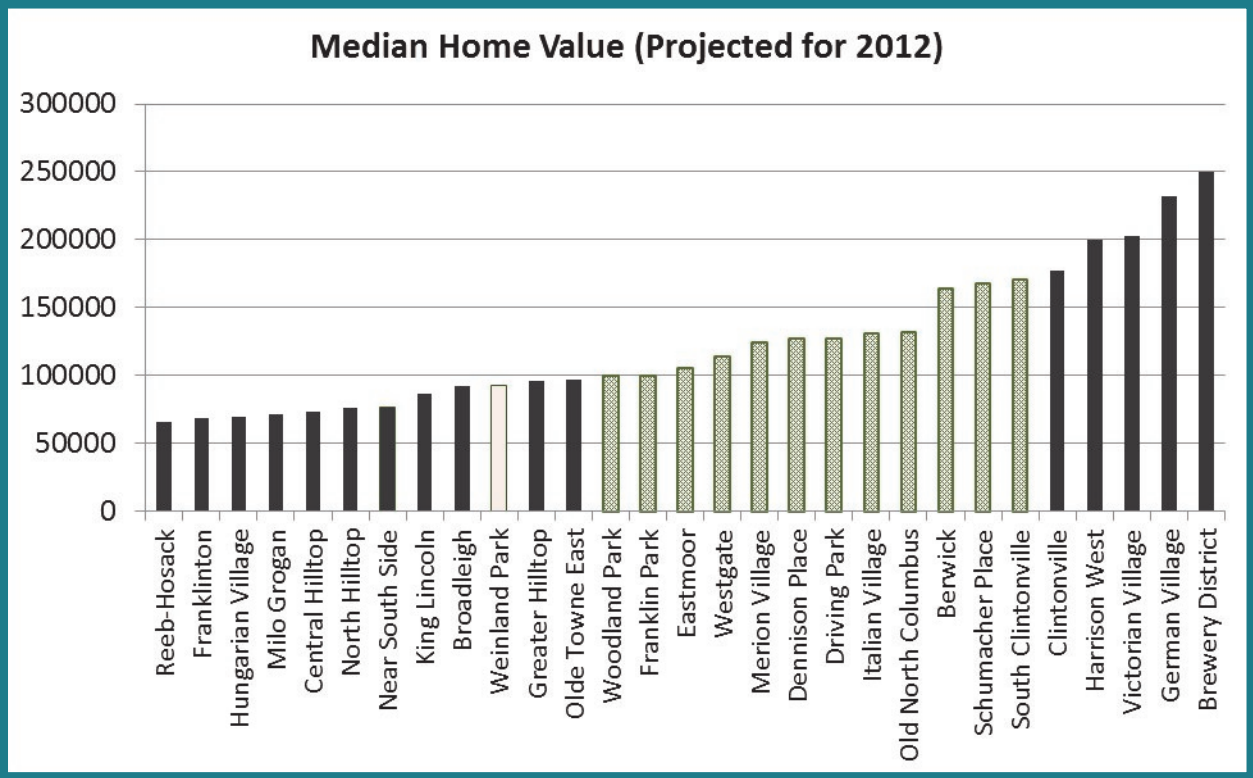
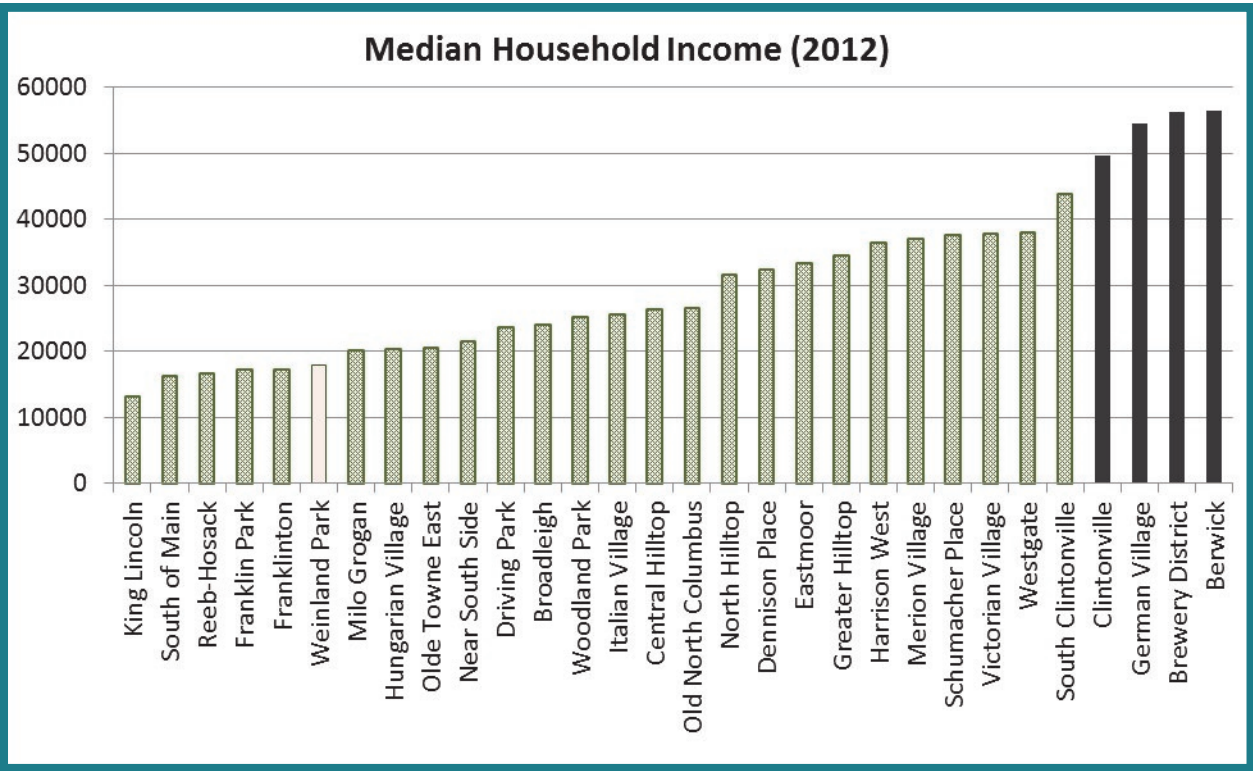
Donald Poland, "The Neighborhoods of Hartford, Inc." (December 2007) available at: www.donaldpoland.com/site_documents/Neighborhoods_of_Hartford_-_Healthy_Neighborhoods_Program_Summary.pdf.

Living Cities and the Institute for Sustainable Communities, "Sustainable Communities Boot Camp" (2011) available at: www.iscvt.org/who_we_are/publications/SCBC_Resource_Guide.pdf.

D. Selection Criteria for Benchmark Neighborhoods

The charts below illustrate the data used in selecting benchmark neighborhoods for the study. All the data was taken from ESRI, using current year estimates or data from the 2010 Census. The neighborhoods with black bars were eliminated. Weinland Park is indicated by a grey bar.





D. Maps of Public and Private Investments in Weinland Park



Public Investment in Weinland Park

11th Avenue and 5th Avenue Infrastructure Improvements
The corridors will receive new streetscapes and upgrades. The 5th Avenue corridor will receive \$1.6 million in improvements and \$4.6 million will be invested in the 11th Avenue corridor (2013-2014).

Indianaola Park
\$160,000 in improvements by the City of Columbus included walkways and playground equipment (2000).

Neighborhood Stabilization Program (NSP)
\$4.3 million in federal funding for the renovation of 14 homes and the construction of 6 new homes scattered throughout the neighborhood (2011).

Schoenbaum Family Center & Weinland Park Elementary School
The Ohio State University invested \$9 million to provide early childhood education in the Schoenbaum Family Center and Columbus Public Schools invested \$15.8 million in the co-located new elementary school (2007).

Weinland Park
\$420,000 in improvements by the City of Columbus included a new shelter house, basketball courts, picnic tables, and trees (2007).

Former 3M Site
\$3 million Clean Ohio Grant and \$868,000 HUD Community Challenge Planning Grant were awarded for the remediation and planning of the 3.4 acre former factory site (2011).

LHHC Homes
40 new homes were constructed with \$7 million in Low Income Housing Tax Credits as well as \$950,000 in NSP II money from the City of Columbus (2012).

Former Columbus Coated Fabrics Site
Remediation of the 17.55 acre site was funded through a \$3 million Clean Ohio Grant (2008) from the State of Ohio. The City of Columbus also contributed \$2.4 million for the purchase of the property, environmental assessments, and demolition (2007).

7th Avenue
Street was reconstructed and new sidewalks installed by the City of Columbus with a \$1.2 million investment (2010).

Habitat for Humanity
utilized \$650,000 in NSP money for the construction of 7 new homes (2011 - 2012).

6th Street & Alley Improvements
City of Columbus invested \$2.8 million to improve the infrastructure on 6th Street (2010).

Neighborhood Pride Center & Policing Station
\$4.6 million investment between the City of Columbus and The Ohio State University to create an innovative safety center that houses Columbus Police, OSU Police, and Community Crime Patrol as well as serving as the Neighborhood Pride Center (2008).

Grant Avenue Infrastructure Improvements
City of Columbus invested \$7.8 million to rebuild Grant Avenue between 5th Avenue and 11th Avenue (2011).



Private Investment in Weinland Park

South Campus Gateway
A \$154 million dollar, 224,000 square foot mixed-use development was completed through a public/private partnership (2005).



South of Gateway
A nearly 7-acre redevelopment site assembled by Campus Partners with a \$3.9 million land acquisition investment. The process is underway to select a developer to create a public/private partnership. The submissions to Campus Partners from 27 different developers included retail, residential, and office uses.



Euclid and High
An infill development that includes 3 storefronts and 3 apartments (2009).



7th and High
A proposed mixed-use development that will include retail and 84 apartments as well as structured parking.



Kroger
\$10 million dollar investment in the store, doubling its size to 60,000 square feet (2011).



1288 North High Street
Currently being renovated to become the home of BRU Micro-Brewery and 8 residential units.



York on High
The redevelopment of the York Masonic Temple building into 23 residential condominiums (2008).



Smith and High Building
A \$3.5 million urban infill project with retail and 12 apartments (2008).



Fifth and High
Being developed by AIDS Healthcare Foundation. The building will house Out of the Closet Thrift Store and pharmacy (construction beginning in late 2012).



Exterior Home Repair Program
\$1.1 million was raised from private sources to support 50+ exterior home repair grants (up to \$20,000 each) to improve roofs, windows, siding, foundations and energy efficiency (2011-2013).

Proposed Senior Housing
A four-story 70-unit tax credit apartment building is proposed for the southwest corner of the Columbus Coated Fabrics Site.



Former Columbus Coated Fabrics Site
The 20-acre site of the former factory was remediated with a \$3 million Clean Ohio Grant (2008). It will be developed into a mix of 500-700 new residential units. The city provided \$7.7 million in infrastructure improvements on the site to rebuild Grant Avenue, the main roadway proximate to the site (2011).



Community Properties of Ohio Renovation
A public/private partnership provided a \$30 million renovation of 300 project-based Section 8 units (2009).



East Village
A \$12 million infill development that includes 82 residential units and retail (2011-2012).



11th Avenue Properties
Includes 90 residential units in 25 buildings that will be redeveloped into market-rate units. The \$12 million redevelopment cost has been offset by a \$3 million State Historic Tax Credit that was awarded to the developer (construction to start in 2013).

F. Summary of Major Housing Investments

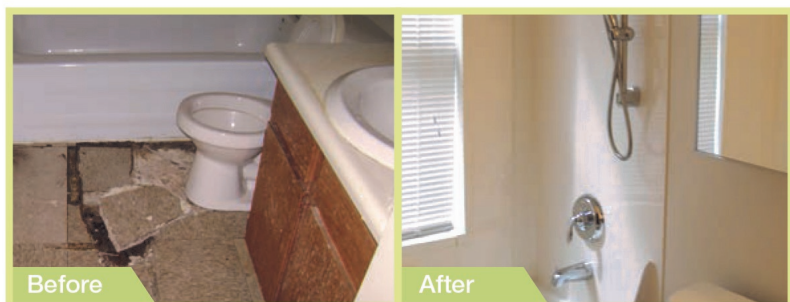
Community Properties of Ohio (CPO)

CPO renovated approximately 300 Section 8 housing units throughout the neighborhood of Weinland Park



The Story of DaVita

DaVita and her son moved into CPO unites in Weinland Park seeking a stable home. DaVita had recently earned a B.A. in graphic design, but faced barriers regarding transportation, employment, and childcare. CPO-sponsored workforce and child development programs provided resources for her son and helped her to obtain an AmeriCorps VISTA position, transitioning her to full-time employment. She saved up enough money to buy a car and moved out of CPO subsidized housing and into a market-rate unit. In May 2013, she was offered a staff position at CPO working full-time with benefits.



Reduction in crime over 5 yrs.

80%

Residents served

640

Current housing units

268

Reduction in tenant turnover

46%

Housing Units Deconcentrated:

165

- 106 on 11th Ave., soon to be redeveloped for market-rate rentals
- 38 sold and converted to market-rate
- 21 demolished

Exterior Home Repair

Grants of up to \$20,000 were given to 50 homeowners throughout the neighborhood who had been in their house for at least a year and had an income of less than 120% of AMI to improve the exterior of their houses, funded by contributions from The Columbus Foundation, JP Morgan Chase Foundation, and Campus Partners. This program is still active.

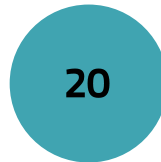
The Story of Mrs. Turner

Mrs. Turner was to receive all new siding, replacement windows, and replacement doors. While performing the siding work, the contractor uncovered an extreme and severe water infiltration condition which caused rotten wood at the rear addition. The addition had been added to the house 20 years prior.

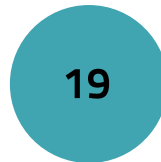
Mrs. Turner's substandard home insurance was inadequate and would not cover the water infiltration issue. In order to complete the work, The Columbus Foundation agreed to exceed the \$20,000 grant limit for this homeowner, making room for an additional \$3,000 in repairs.

Without this grant, the water infiltration to Mrs. Turner's residence would have caused structural failure at the rear of the home and created a risk of serious mold development. The conditions, either independently or together, would make the house uninhabitable.

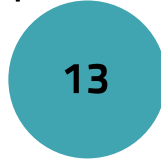
Roofs



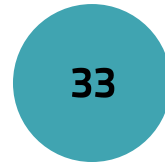
Concrete steps/ walks



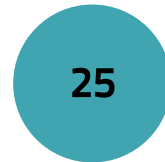
Siding replacements



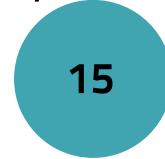
Windows/doors



Major front porches



Gutter Repair or Replacement



Landscaping	3
Soffit Systems	19
Retaining walls	7
HVAC Systems	4
Chimney repairs	10
Fencing	8



BEFORE



AFTER

Habitat for Humanity — MidOhio

Habitat for Humanity—MidOhio built seven new homes on the eastern side of the neighborhood for low-to-moderate income households.

The Story of Babacar Jay

Babacar Jay and his wife Aissatou Faye are originally from Senegal and lived in the Bronx, New York for many years. They moved with their five children to Columbus, where Babacar took a job with Xerox. The importance of education is paramount in their home and Weinland Park's proximity to OSU provided an ideal neighborhood for their family. Their hope was that living so close to a university would help to inspire their children to excel. They worked with Habitat for Humanity—MidOhio to attain their dream of homeownership and now their children are thriving in local charter schools.

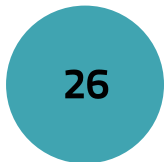
Homes Built



New Families



Residents Served

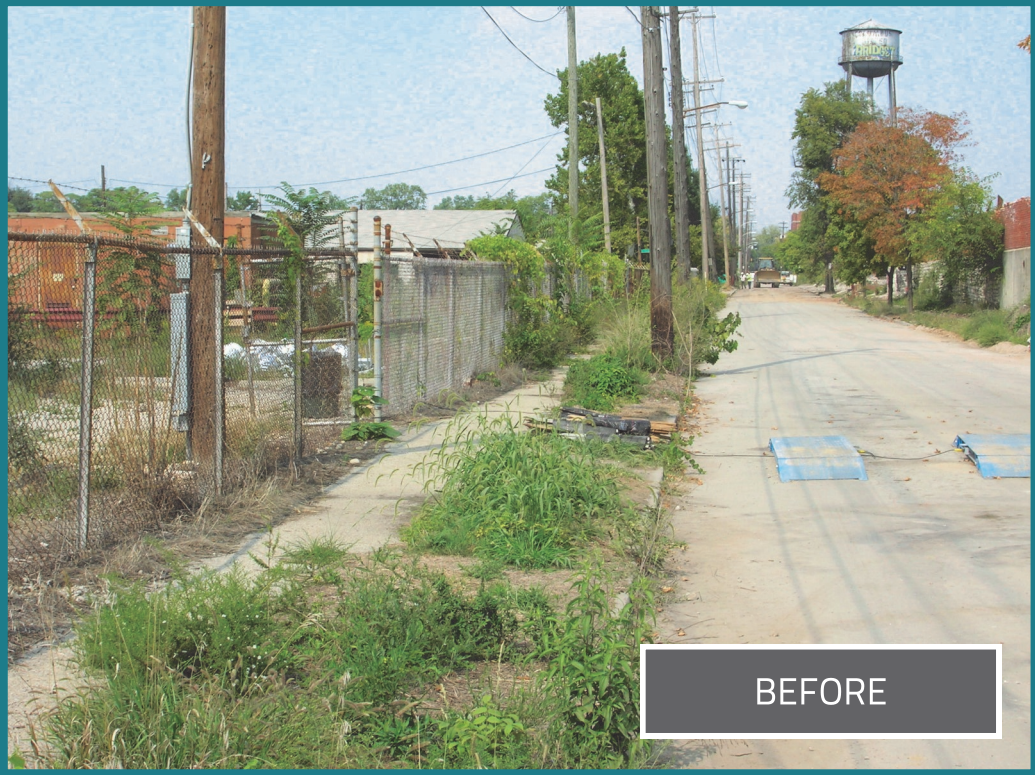


First-time Homebuyers



Low-Income Housing Tax Credit (LIHTC)

LIHTC was used to build new homes on formerly vacant property for rent to families at 35%-60% of AMI, and available for purchase 15 years after being built.



Homes Built

40

New Households

37

Residents Served

130

Neighborhood Stabilization Program (NSP)

The federally-funded Neighborhood Stabilization Program (NSP) supported construction and renovation of homes throughout the neighborhood, sold to persons with incomes of less than 120% AMI.

The Story of Martin Weston

Martin Weston purchased one of the renovated and converted duplexes for himself, his wife, and his daughter. He had been evicted from the rental home a few years prior when the previous owner went into foreclosure. Martin's purchase of the home has led to stability for his family, the neighborhood gained an active member of the community, and he has built a successful small business in his home.



Homes Built or Renovated

20

New Households

18

First-time Homebuyers

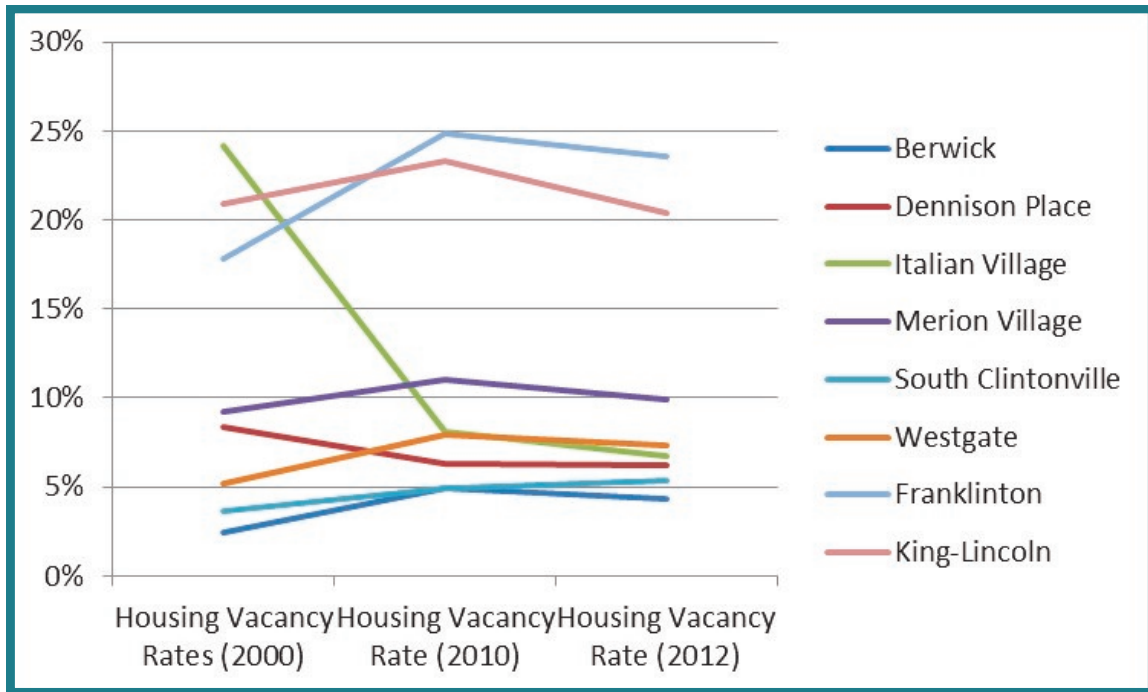
13

Residents Served

27

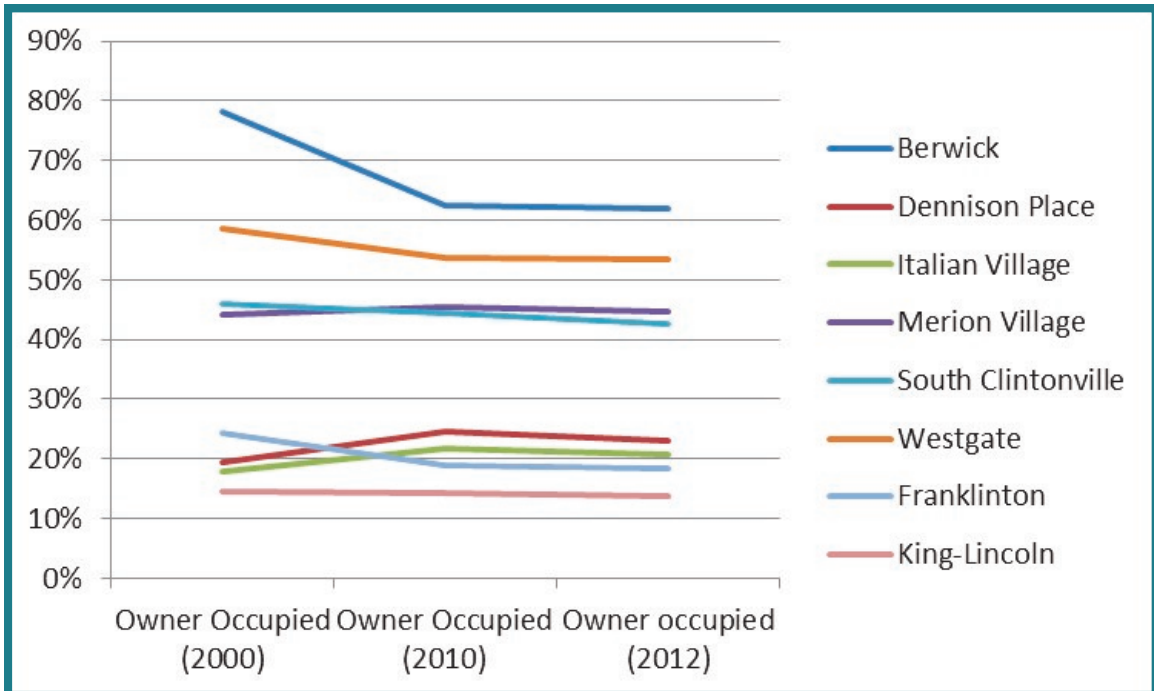
G. Change over time for Benchmark Neighborhoods and Peer Neighborhoods

Change in Vacancy Rate from 2000 - 2012 for Benchmark Neighborhoods and Peer Neighborhoods



Source: GOPC, with data from Census 2000 and 2010, ESRI current year estimates

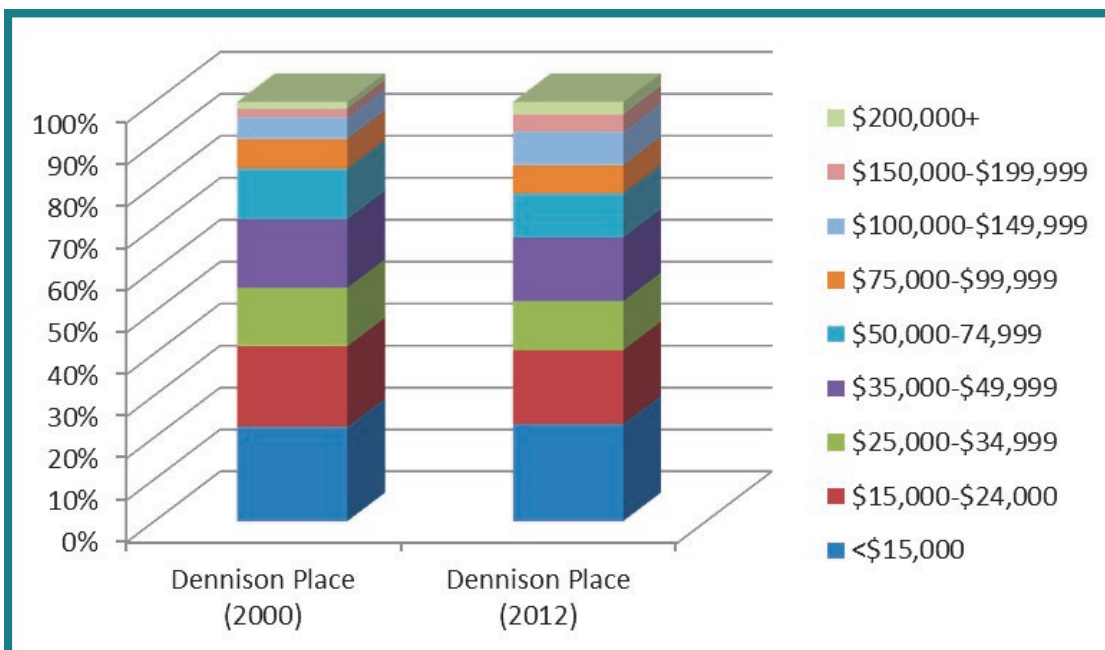
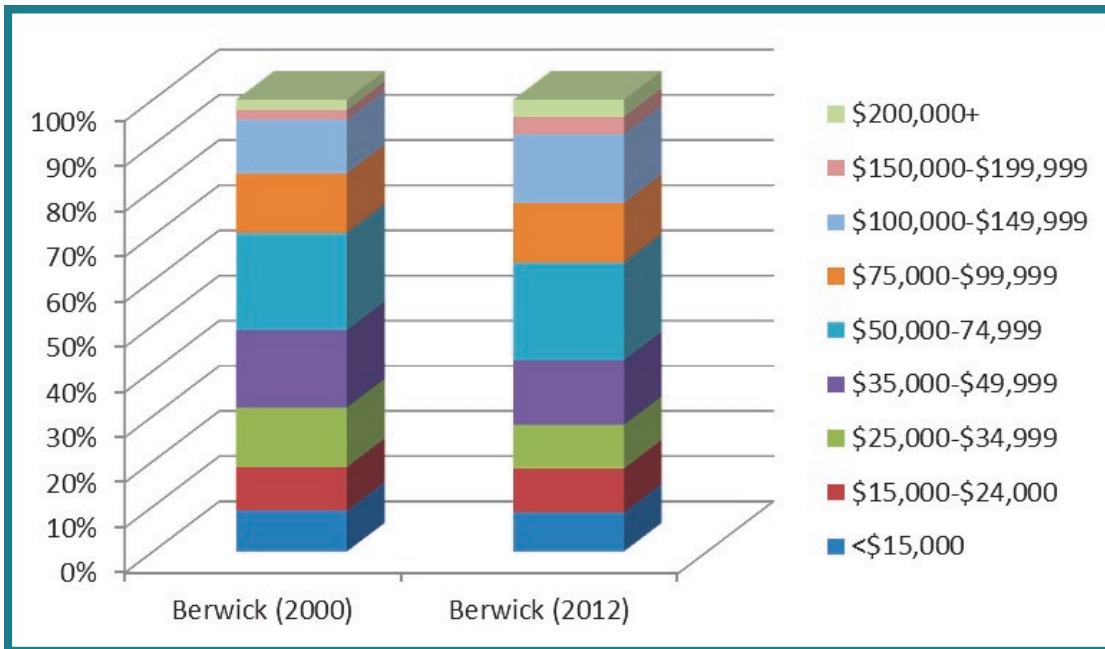
Change in Homeownership Rate from 2000 - 2012 for Benchmark Neighborhoods and Peer Neighborhoods

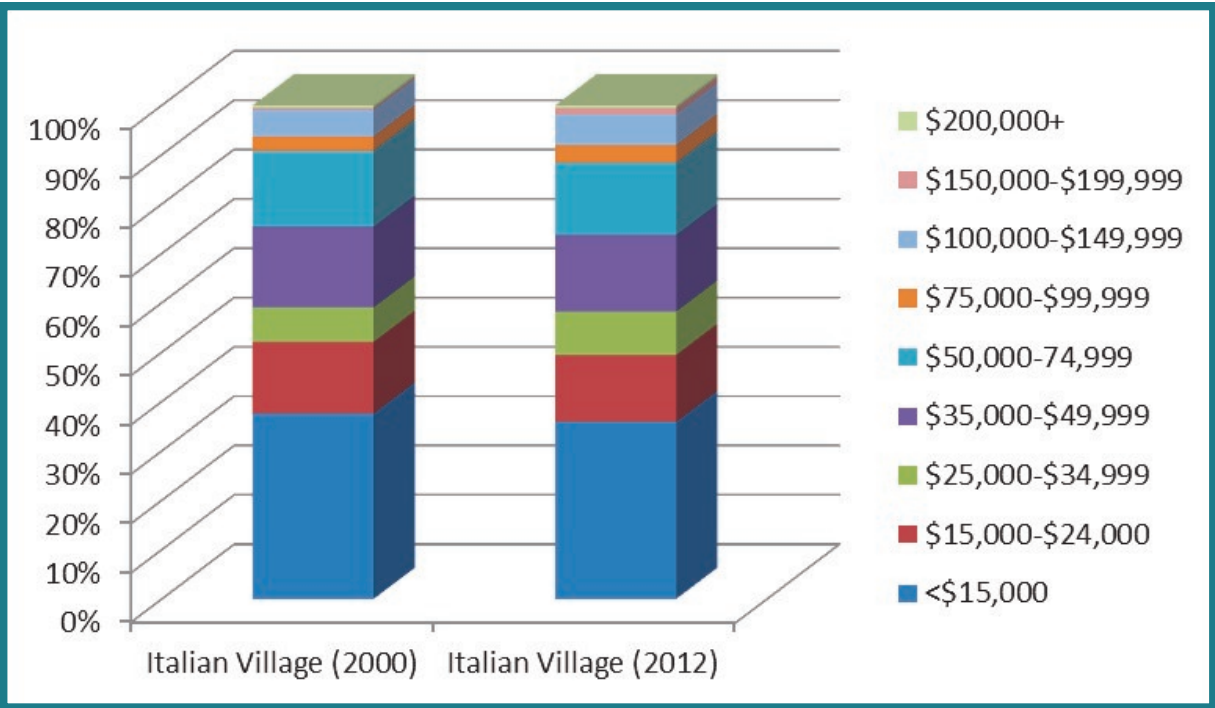


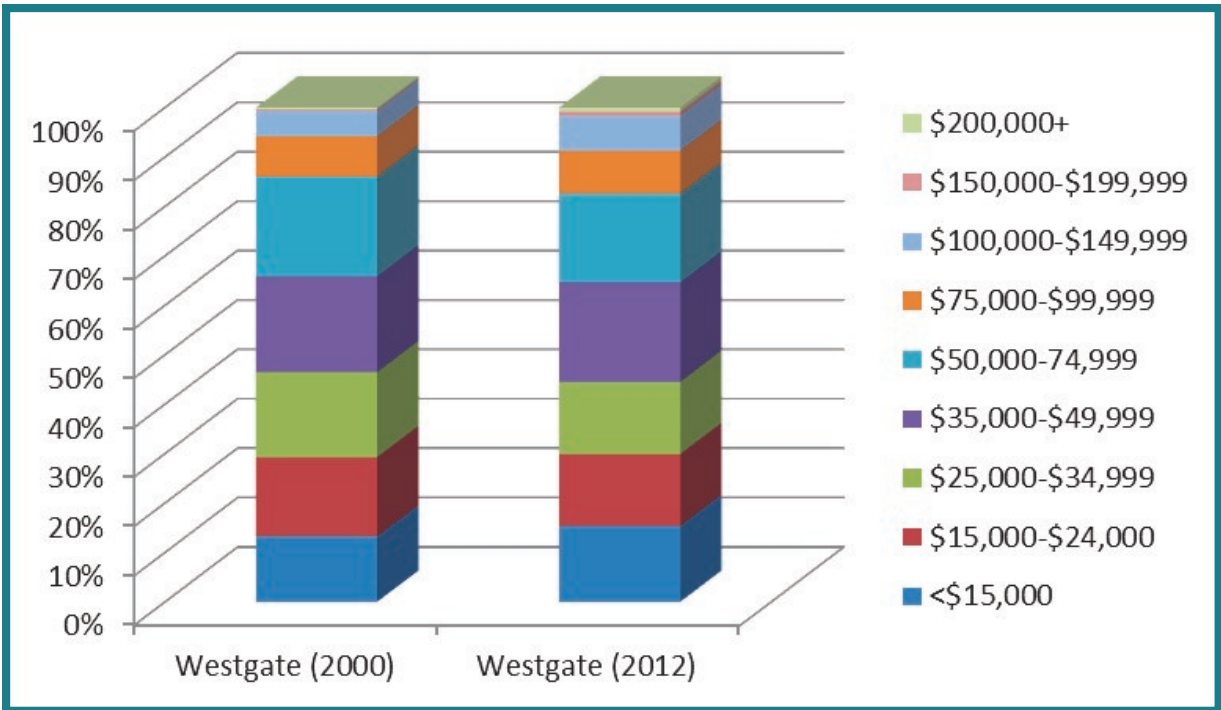
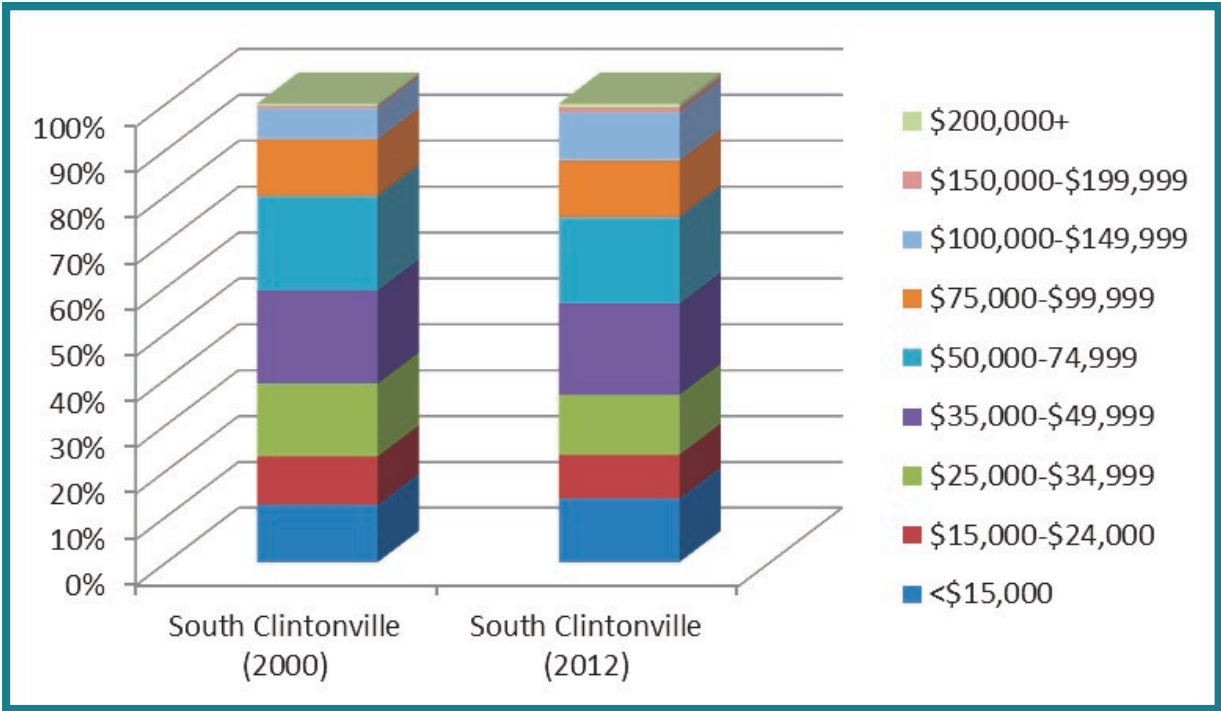
Source: GOPC, with data from Census 2000 and 2010, ESRI current year estimates

Change in Income Distribution from 2000 – 2010 for Benchmark Neighborhoods

Please note: the following charts do not account for inflation







Source: GOPC, with data from Census 2000 and ESRI current year estimates

Endnotes

1. The City of Columbus has expanded its geographic boundaries through annexation over time. For this report, the City boundaries from 1950 serve as a reference point to identify neighborhoods of similar age and proximity to downtown.
2. While foreclosure rate was originally selected as another key indicator, it was not informative for this study, because: first, Weinland Park has a very low homeownership rate and a low number of single-family homes, making it very difficult to compare the number of foreclosures to data from other neighborhoods; and, second, given this study's time frame, the foreclosure crisis led to high foreclosure rates throughout Columbus, making comparisons across neighborhoods less informative.
3. The phrase "anchor institution" most commonly refers to universities or hospitals, but can also include other place-based organizations such as museums, performing arts venues, or zoos.
4. CEO's for Cities, "Behave like an Anchor Institution" (June 2010, p.2) available at: www.ceosforcities.org/pagefiles/behave_anchors.pdf.
5. Ibid., Notable examples of anchor institutions making large and sustained investments to impact surrounding neighborhoods include the University of Pennsylvania in West Philadelphia, Johns Hopkins University in East Baltimore, and upstate New York's Syracuse University. In Ohio, the University of Cincinnati is one of several anchor institutions that joined to create the Uptown Consortium to implement a neighborhood reinvestment strategy for the Uptown area including the neighborhoods of Avondale, Clifton, Clifton Heights, Corryville, Fairview, Mt. Auburn, and University Heights.
6. Data provided by OSU Office of Institutional Research and Planning and includes all full-time and 1/3 part-time student and non-student employees of OSU Columbus campus and Columbus campus hospital.
7. www.osu.edu/visitors/aboutohiostate.php.
8. 2006-2011 ACS, please note high margin of error.
9. Christine Palmer for the Northside Community Development Corporation, "Weinland Park 2004 Market Study" (January 2004, p.3-7) available at: www.assets.columbus.gov/development/planning/MarketStudyRevisedFeb04.pdf.
10. As a point of comparison, the City of Columbus rental rate was 53% (as a percent of all occupied housing) and the University District (a City of Columbus planning district, including OSU and the immediately surrounding neighborhoods) rental rate was 89% (as a percent of all housing) according to the 2010 Census.
11. Isabel Toth and David Campbell, CPO Management, interview, 2013.
12. City of Columbus Department of Development Planning Division, "Weinland Park Neighborhood Plan" (July 2006, p.12) available at: http://development.columbus.gov/UploadedFiles/Development/Planning_Division/Document_Library/Plans_and_Overlays_Imported_Content/WeinlandParkPlan.pdf. Also www.development.columbus.gov/planning/victorianvillage.aspx and www.development.columbus.gov/planning/italianvillage.aspx.
13. Christine Palmer for the Northside Community Development Corporation, "Weinland Park 2004 Market Study" (January 2004, p.3-7) available at: www.assets.columbus.gov/development/planning/MarketStudyRevisedFeb04.pdf.
14. CPO Management, "Revitalizing Neighborhoods, Impacting Lives" (May 2013).
15. Weinland Park Collaborative, "Progress Report" (September 2013). Available at: http://columbusfoundation.org/wp-content/uploads/WPC_progress_report.pdf.
16. According to the 2012 American Community Survey 1-Year Estimates for the City of Columbus, more than 6 out of every 10 homeowners with a mortgage apply more than 20% of their household income towards housing costs (mortgage, insurance, taxes, and utilities). Based on this ratio, the majority of households with an income above \$70,000 will buy a home of at least \$150,000 or higher, depending on the actual down payment, mortgage terms, and tax abatements. At a home price of \$100,000 most households will have incomes of at least \$45,000. A smaller segment of homeowners spend less than 20% of their income towards housing costs. These homeowners often purchase homes involving gut renovations of historically and architecturally significant homes and/or have other real estate interests in the neighborhood. Still other households have incomes less than the housing price. Many of these owners include those who have inherited the property or taken advantage of foreclosure sales. A disproportionately high share of low or high home prices in a neighborhood makes it difficult to attain a diversity of incomes in the community. Too many low housing values will foster high concentrations of lower-income households, and conversely the lack of affordable housing serves to price out economically challenged families out of the neighborhood. DDA.
17. Complete methodology available at: <http://www.esri.com/library/whitepapers/pdfs/demographic-update-methodology-2012.pdf>.

18. In developing this Report, the research team was advised by key stakeholders in the community that have been heavily involved in the redevelopment of the neighborhood. They include investors, residents, and public and private sector leaders. A complete list of the committee is at the front of the report.
19. For more details on the neighborhood achievements in these other investment areas, see the 2013 Weinland Park Collaborative Progress Report, available at http://columbusfoundation.org/wp-content/uploads/WPC_progress_report.pdf.
20. David Boehlke, "Preserving Healthy Neighborhoods" (p. 154).
21. Robert Weissbourd, Riccardo Bodini, and Michael He, "Dynamic Neighborhoods: New Tools for Community and Economic Development" A project of Living Cities (September 2009, p. 100) available at: www.rw-ventures.com/ftp/DNT%20Final%20Report.pdf. Complete methodology available at: <http://www.esri.com/library/whitepapers/pdfs/demographic-update-methodology-2012.pdf>.
22. Complete methodology available at: <http://www.esri.com/library/whitepapers/pdfs/demographic-update-methodology-2012.pdf>.
23. Estimated poverty rate for census tracts 16 and 17 in the 2007-2011 ACS. Note that census tracts do not follow the exact neighborhood boundaries.
24. 2005-2009 ACS. The poverty rate does include students, of which an estimated 51.8% in the nation report an annual income below the poverty line. A study sponsored by the Census Bureau found that in the City of Columbus, the poverty rate would be an estimated 1-3% lower if students not living with relatives were excluded. Given Weinland Park's close proximity to OSU, the impact of the student population is likely to be even greater. For more information visit: <http://blogs.census.gov/2013/07/29/when-off-campus-college-students-are-excluded-poverty-rates-fall-in-many-college-towns>.
25. See Appendix D.
26. Note that this data was not available for 2012, and the 2010 data does not represent most recent investments.
27. If there were 90 fewer vacant units, the vacancy rate would be approximately 13%.
28. Philip Nyden and others, "Cityscape: A Journal of Policy Development and Research" U.S. Department of Housing and Urban Development, Office of Policy Development and Research, 4:2 (1998) available at: <http://www.huduser.org/Periodicals/CITYSCPE/VOL4NUM2/ch13.pdf>.
29. Census 2000 and 2010.
30. William M. Rohe and Leslie S. Stewart, "Homeownership and Neighborhood Stability" Housing Policy Debate 7:1 (1996, p.39, 44).
31. Maureen Kennedy, Paul Leonard, "Dealing with Neighborhood Change: A Primer on Gentrification and Policy Choices" The Brookings Institution (April 2001).
32. Researchers use various measurements to define "rapidly," and it is largely influenced by regional context. Often, neighborhood change is compared to the region by considering whether the changes in homeownership, educational attainment, or demographics in the neighborhood are changing more quickly than overall change in the city. Also, neighborhood change is examined within regional context by assessing whether median income levels or sales prices in the neighborhood move from the bottom quartile of the region to one of the top quartiles over a period of five to ten years. In terms of sales, "rapidly" implies a steep upward trajectory, where median sales price may double or triple over approximately ten-to-fifteen years. Such conditions would be likely to lead to displacement.
33. Maureen Kennedy, Paul Leonard, "Dealing with Neighborhood Change: A Primer on Gentrification and Policy Choices" The Brookings Institution (April 2001), p. 1.
34. Ibid., p. 2,10.
35. This Report delineates between project-based units and Housing Choice Vouchers (HCVs). Project-based subsidized housing, which constitutes 20% of households in Weinland Park, will remain in the neighborhood for up to 30 years, preserving housing options for low-income households. HCVs do not provide that guarantee; as the market improves, inevitably, fewer landlords will choose to accept HCVs and those residents will have to find housing outside of the neighborhood.
36. Columbus Urban League, "2012 Fair Housing Plan" Community Research Partners, (August 2012, p. 40).
37. The percent of project-based housing units includes Public Housing, HUD Section 8 and/or Low-Income Tax Credit Housing; it does not include Housing Choice Vouchers and is calculated based on data from Columbus Housing Network, Community Properties of Ohio, U.S. Department of Housing and Urban Development, Ohio Housing Finance Agency, and the Franklin County Auditor's Office. The percentage of Housing Choice Vouchers (HCV) is from Columbus Metropolitan Housing Authority.
38. Isabel Toth and David Campbell, CPO Management, interview, 2013.
39. Joe Deloss, CPO Management, December 2013.
40. Chad Ketler, CPO Management, 2013.

41. Source: GOPC. Data from Census 2000 and 2010 data, ESRI current year estimates Columbus Metropolitan Housing Authority, Community Properties of Ohio, DDA, Columbus Housing Network, Ohio Housing Finance Agency, Franklin County Auditor's Office, U.S. Department of Housing and Urban Development (HUD). Note: In order to ensure the most accurate and current data available, a variety of data sources that represent varying time frames were used. However, the time frame is consistent within each indicator.
42. CDCs are local nonprofits focused on revitalizing neighborhoods through activities such as improving housing stock, producing affordable housing, building the economic base, and encouraging resident leadership. For tools and resources regarding CDC's, contact the Ohio CDC Association. Information available at: www.ohiocdc.org.
43. David Boehlke, "Preserving Healthy Neighborhoods" (p.156) available at <http://americanassembly.org/sites/americanassembly.org/files/download/project/Chapter%20Five%20-%20Preserving%20Healthy%20Neighborhoods.pdf>.
44. For example, Crime reduction is ultimately part of the goal of increasing confidence in the neighborhood and thus, improving the market.
45. David Boehlke, "Great Neighborhoods, Great City: the healthy neighborhoods approach in Baltimore" (2004, p. 9) available at: healthyneighborhoods.org/pdfs/goldseker_hni_study.pdf.
46. David Boehlke, "Preserving Healthy Neighborhoods" (p.151) available at <http://americanassembly.org/sites/americanassembly.org/files/download/project/Chapter%20Five%20-%20Preserving%20Healthy%20Neighborhoods.pdf>.
47. Maureen Kennedy, Paul Leonard, "Dealing with Neighborhood Change: A Primer on Gentrification and Policy Choices" The Brookings Institution (April 2001). Also Robert Weissbourd, Riccardo Bodini, and Michael He, "Dynamic Neighborhoods: New Tools for Community and Economic Development" A project of Living Cities (September 2009) available at: www.rw-ventures.com/ftp/DNT%20Final%20Report.pdf.
48. 16.7% of all units, or 14% of all occupied units.
49. Old North Columbus is included in the University District surrounding OSU designated by the Columbus Planning Division. The homeownership rate is 16% of all occupied units or 15% of all units.
50. Information available at: http://www.ohiohome.org/homebuyer/first_time.aspx.
51. Fee-simple refers to the most common ownership scenario, where a resident owns the land and housing unit, as opposed to condominium, where the resident owns their unit but not the land or common areas.
52. There are some examples of programs to incentivize converting duplex units to single-family homes in an effort to encourage this extremely costly process elsewhere in the country. See <http://www.villageofshorewood.org/vertical/sites/%7B5230848F-4209-4497-9E80-89EC90BA64AE%7D/uploads/%7BDC8139D3-5E47-446D-89D1-71370AE31737%7D.PDF>.
53. While standard procedure for the conventional market often requires two years of rental history, Freddie Mac offers mortgages for 2-4 unit primary residences that does incorporate anticipated rent. More information available at: <http://www.freddiemac.com/sell/factsheets/two-fourunit.htm>.
54. For more information see <http://www.southcoasttoday.com/apps/pbcs.dll/article?AID=/20131102/NEWS/311020334/-1/ARCHIVE>.
55. William M. Rohe and Leslie S. Stewart, "Homeownership and Neighborhood Stability" Housing Policy Debate (7:1) (1996, p.42).
56. "Meeting the Challenge of Distressed Property Investors in America's Neighborhoods" by Alan Mallach. http://www.lisc.org/docs/publications/102010_Distressed_Property_Investors.pdf.
57. Columbus Urban League, "2012 Fair Housing Plan" Community Research Partners, (August 2012, p. 40).
58. Information available at: http://www.crime-free-association.org/rental_housing.htm
59. Information available at: http://www.communityprogress.net/filebin/pdf/toolkit/UtahHousingCoalition_WhatIsTheGoodLandlordProgram.pdf
60. Information available at: <http://city.milwaukee.gov/Landlordtraining>.
61. Information available at: <http://development.columbus.gov/content.aspx?id=55087>.
62. Information on program in Raleigh, North Carolina available at: http://www.communityprogress.net/filebin/pdf/toolkit/CITY_OF_RALEIGH_rental_registration.pdf
63. Information regarding San Antonio's Code Ranger Program available at: <http://www.sanantonio.gov/ces/CodeRanger.aspx>
64. By dialing 311 residents, businesses, and visitors can reach a single point of contact to request all non-emergency City services. They can also submit requests online or through the MyColumbus app.
65. Dana Rose, Columbus Code Enforcement Administrator, Interview, October 2013.
66. Information available at: <http://development.columbus.gov/content.aspx?id=55087>.
67. See the landcare program in Philadelphia, a minimum-cost solution that keeps the property from becoming an eyesore. www.phsonline.org/greening/landcare-program

68. David Boehlke, "Preserving Healthy Neighborhoods" (p.152).
69. In an effort to deter sales to absentee property owners or ill-willed investors, currently properties must be sold for at least 2/3 of their appraised property value. However, a property's appraisal value tends to lag the market and is based only on what an appraiser can see from the exterior of the house. In many cases, houses have deteriorated or been vandalized over time. An appraiser cannot tell from the outside of the house whether it has been stripped of copper piping, floors are caving in, or if other expensive repairs are required on the interior. Houses such as these require significant investment to get up to code and as a result, cannot be sold for 2/3 of their appraised value.
70. New sections 3767.51 through 3767.56 of Sub. H. B. 223.
71. For sample legislative language, see Minnesota bill S.F. No. 1586: https://www.revisor.mn.gov/bills/text.php?number=SF1586&session=ls88&version=latest&session_number=0&session_year=2013
72. Currently, quitclaim deeds transfer property from a grantor to grantee as-is (as opposed to title free and clear) with no warrantee. They allow for a simple transfer most commonly used among family members or when property is given as a gift. The grantor can have the document notarized and filed without needing to provide any proof of acceptance of property by the grantee. While intended to be simple, they assume that the recipient of the property (grantee) is aware that the property has been transferred to them, but this is not always the case. In some situations, such as where an owner has motivation to clear his or her name from the property because of excessive liens or code violations or where an owner has a misunderstanding about the foreclosure process, the grantor may transfer a property to a grantee without the grantee being aware that any such transfer has taken place and whether or not the grantee actually wants the property. The grantee may be a bank, LLC, family member, acquaintance, or in the worst case, a made-up entity.
73. If the property is not up to code, the city serves a notice for the violation to the address on the most recently recorded deed. If the entity that purchased the property at sheriff sale has not recorded its purchase, then the most recently recorded deed is no longer the actual property owner and the new property owner is difficult for the city to identify or locate. Often in these cases, the notice goes to the former property owner. If the former owner notifies the city that they are no longer responsible for the property, the city must undergo the difficult process of going through sheriff sale records to identify who most recently purchased the property. This provides an opportunity for property owners to escape responsibility for maintenance and upkeep of their properties.
74. This must be considered in the context of other factors, such as whether or not there is significant new construction, student housing, or subsidized housing added to the neighborhood. Similarly, if there is significant demolition or re-use.
75. The Franklin County Auditor's assessed value data were the most consistent and comprehensive available data for this analysis. Sales price data was not used because there were too few "arm's-length" sales transactions in the neighborhoods in any one year. Non-"arm's-length" transactions such as sheriff's sales, sales from family members/estates, and short sales following foreclosure do not accurately reflect property values. The value of the homes also reflects the achievable rental rates of a property.
76. In the Dynamic Neighborhood Typology, Living Cities found that 35% of a neighborhood's trajectory is influenced by its region (September 2009).
77. Community Research Partners, "Creating a Tipping Point" (August 2005).
78. Data was collected from a number of sources (see Table 2). In any instance where raw data were available from a direct source, such as the county auditor's office, that source was preferred over the Census. Census and American Community Survey (ACS) data were drawn from Environmental Systems Research Institute, Incorporated (ESRI), a demographer that aggregates information from numerous sources to produce a fuller and more accurate data set. Complete methodology available at: <http://www.esri.com/library/whitepapers/pdfs/demographic-update-methodology-2012.pdf>.
79. In deciding which data source to use, accuracy was balanced with most recent data. For example, if the margin of error for ACS data was very high, it was not used even if it was the most recent data available. However, in some cases, data from the Census is less relevant to this study because it does not reflect significant impacts of recent investments.
80. Therefore, throughout the study, data from several different sources reflect slightly different time frames. After evaluating information from the wide number of sources listed in Table 5, data from those sources identified in italics were preferred.
81. William C. Goolsby, "Assessment Error in the Valuation of Owner-Occupied Housing," *Journal of Real Estate Research* (13:1) (1997, p.33-45).