

HR&A +



Franklin County Housing Action Plan

Commission Briefing

March 26, 2026

Meeting Agenda

- 1. Introduction & Objectives**
- 2. Development Process**
- 3. Housing Needs & Priorities**
- 4. Proposed Housing Action Plan Framework**

HR&A TEAM

Our team members bring the experience needed to create an actionable housing strategy to guide community-focused development efforts.



Phillip Kash
Partner-in-Charge



Sharon Carney
Project Manager



Eva Phillips
Deputy Project
Manager



Kayla Jaffe
Senior Analyst



Maya Hamberg
Analyst

Our Expertise

HR&A ADVISORS' HOUSING WORK

We believe in creating vital places, building more equitable and resilient communities, and improving people's lives. Our housing practice uniquely approaches affordability issues at three mutually reinforcing levels.

STRATEGIES & PLANS

Creating strategies and plans based on local needs and priorities



Wake County Housing Plan



Chattanooga Housing Strategy

POLICIES & PROGRAMS

Designing policies that align community goals with market conditions



Columbus Economic Incentives Study



New Haven Inclusionary Zoning Study

TRANSACTIONS & FUNDS

Advising on the development and preservation of housing



Central New York Housing Trust Fund

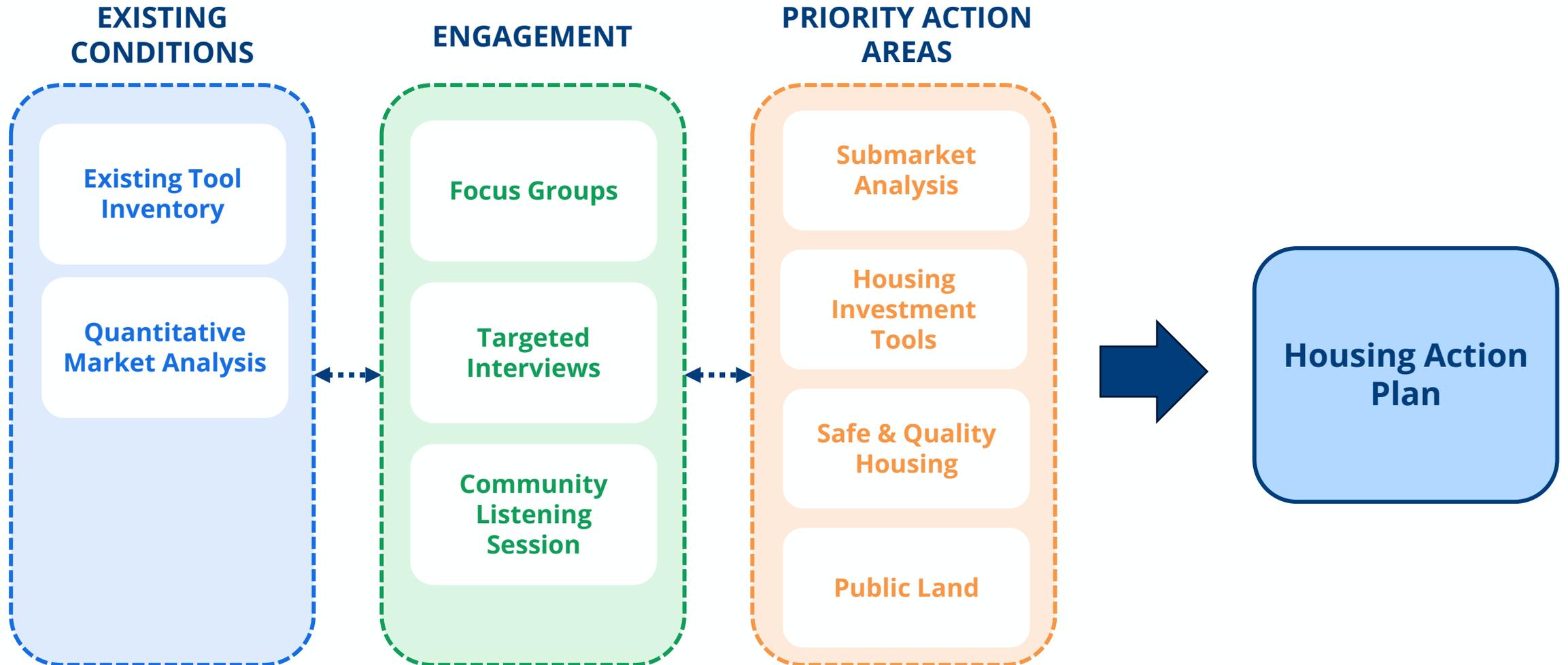


Fairfax County Blueprint Fund Underwriting

Project Approach

DEVELOPING THE HOUSING ACTION PLAN

The Housing Action Plan brings together learnings from an Existing Conditions Analysis, stakeholder engagement and focused work in four priority action areas to create a comprehensive strategy.



STAKEHOLDER INPUT

To gather input on how the County can best support housing needs, we conducted extensive stakeholder engagement including focus groups, interviews, community listening session & resident survey.

380+

Residents shared feedback via community listening session and surveys

6

Stakeholder Focus Groups

15+

Interviews with External Partners

10+

Interviews with Internal Agencies

STAKEHOLDER TAKEAWAYS | COMMUNITY LISTENING SESSION

Over 50 residents gathered to learn about the County's Housing Action Plan and share their ideas on how the County could better support housing access, stability and affordability.



STAKEHOLDER TAKEAWAYS | FOCUS GROUPS

We hosted a series of focus groups with housing stakeholders to discuss challenges, opportunity and priorities around affordable housing development, housing quality & stability, and homeownership.

Focus Group	Opportunities for the County
Developers	<ul style="list-style-type: none"> • Flexible capital through reinstated Magnet Fund • Support development on faith-based land
Lenders & Funders	<ul style="list-style-type: none"> • Flexible financing tools • Support adaptive reuse of existing buildings
Housing Quality & Stability	<ul style="list-style-type: none"> • Homestead exemption and other property tax relief education • Stronger landlord accountability, rental registry and code enforcement • Targeted assistance for senior households
Homeownership	<ul style="list-style-type: none"> • Support middle density housing and in-law suites/ADUs • Support for pre- and post-purchase housing counseling
Municipalities	<ul style="list-style-type: none"> • Financing tools to increase project feasibility
Township Association	<ul style="list-style-type: none"> • Land-use and zoning education & technical assistance

Franklin County's Housing Needs and Priorities

HOUSING NEEDS & PRIORITIES

Our analysis revealed a complex set of challenges in Franklin County, including tightening supply, significant variation in market strength, and increased difficulty accessing stable housing.

KEY HOUSING CHALLENGES

Tightening Supply & Declining Affordability

- Sustained population growth
- Increasing competition for homes
- Shrinking number of low-cost homes
- Growing rental housing affordability gap

Variations in Market Strength

- Variations in market strength, land use regulation, and infrastructure
- Rising housing pressures and displacement risk
- Disinvestment and vacancy remain a challenge

Housing Stability & Access

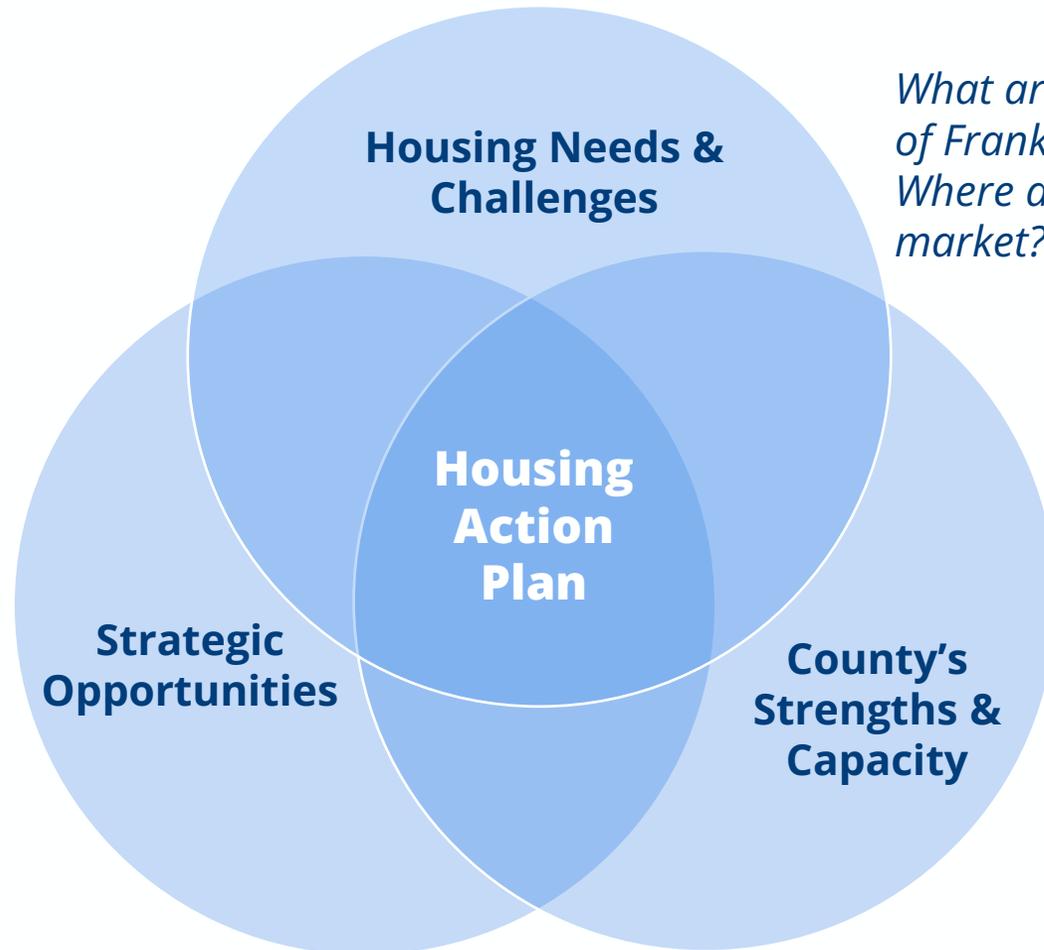
- Limited homeownership opportunities
- Growing share of existing homeowners struggle to afford rising property taxes
- Eviction rates are rising
- Prevalence of homelessness and length of shelter stays are increasing

Proposed Housing Action Plan

Strategic Framework

HOUSING ACTION PLAN OBJECTIVE

The Housing Action Plan addresses the housing needs in the County, considering where the County can have the greatest impact based on its strengths.



What are the housing needs of Franklin County residents? Where are there gaps in the market?

What are the County's greatest opportunities for impact in the current climate? What action is timely to pursue given current conditions?

Where is the County well-positioned to lead and make meaningful impact? Where can it partner with others?

HOUSING ACTION PLAN GOALS

HR&A proposes three overarching goals for the Housing Action Plan that reflect housing needs and opportunity for impact.

Goals



**1. Support Renter
Stability & Access to
Safe, Quality Housing**



**2. Preserve and Expand
Homeownership**



**3. Create Homes that
Franklin County
Residents Can Afford**

GOAL 1. SUPPORT RENTER STABILITY & ACCESS TO SAFE, QUALITY HOUSING

Goal 1. Support Renter Stability & Access to Safe, Quality Housing

STRATEGIES

A. Eradicate **Sub-Standard Properties**

B. Strengthen **Tenant Protections**, and **Displacement** and **Eviction Prevention**

C. Retain **Affordability** of At-Risk Properties

ACTIONS

1. Create a centralized **code violation** intake system
2. Develop rental housing **condition tracker**
3. Build **enforcement capacity** through cross-department training
4. Establish a **receivership** program

1. Expand **tenant protections** through contracts
2. Target eviction & displacement **outreach**
3. Strengthen eviction prevention and anti-displacement **coordination**

1. Track **expiring affordability**
2. Seek partners to create preservation fund for **naturally occurring affordable housing**

GOAL 1A. ERADICATE SUB-STANDARD PROPERTIES

The County will centralize the reporting and tracking of code violations, making it easier for residents to report code violations and for County staff to effectively enforce and improve habitability.



**PUBLIC
EDUCATION &
OUTREACH
CAMPAIGN**



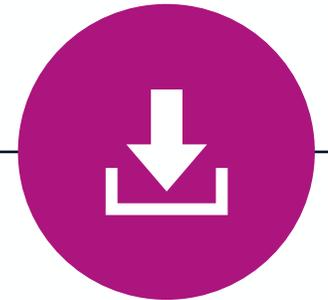
**LAUNCH
CENTRALIZE
TRACKING
SYSTEM**



**IDENTIFY &
PRIORITIZE
PROBLEM
PROPERTIES**



ENFORCE



**TRANSFER
ELIGIBLE
PROPERTIES**

PROMOTE & COMMUNICATE TO RESIDENTS

STRATEGY 1A. Eradicate Sub-Standard Properties

Cities and counties across the county have deployed tools to make it easier to track conditions, encourage residents to report and comply, and transfer nuisance properties to responsible owners.

STRATEGY 1A Illustrative Examples: Eradicate Sub-Standard Properties



Centralized Code Violation System: Peoria, IL Code Enforcement Outreach



Housing Condition Tracker: Minneapolis Rental Property & Code Violations Dashboard



Receivership Program: Baltimore's Vacant to Value Program

GOAL 2. PRESERVE & EXPAND HOMEOWNERSHIP

Goal 2. Preserve and Expand Homeownership

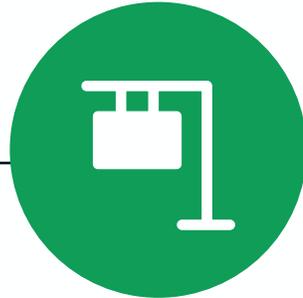
STRATEGIES	<p>A. Add For-Sale Homes Affordable to Middle- and Low-Income Residents</p>	<p>B. Support Existing Homeowners</p>	<p>C. Expand Local Residents' Access to Homeownership</p>
ACTIONS	<ol style="list-style-type: none"> 1. Support heirs and intergenerational transfers 2. Modify tax delinquency process 3. Streamline property transfer process and leverage COCIC 	<ol style="list-style-type: none"> 1. Enroll eligible residents in Homestead and other programs 2. Explore one-time, targeted property tax relief 3. Prioritize residents with aging-in-place & disability-related needs for existing rehab programs 	<ol style="list-style-type: none"> 1. Continue to support pre-purchase programs 2. Improve resource navigation & service connection for financial stability and homeownership 3. Encourage employers to support homeownership & financial well-being for employees

GOAL 2A. ADD FOR-SALE HOMES AFFORDABLE TO MIDDLE- AND LOW- INCOME RESIDENTS

The County will support households in maintaining and accessing homeownership through legal support and tools to return vacant and tax-delinquent properties to productive use.



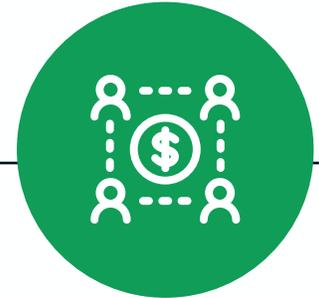
**PARTNER WITH
LEGAL AID
PROVIDERS**



**REVIEW
DELINQUENCY
& DISPOSITION
PROCESSES**



**IDENTIFY PROCESS
IMPROVEMENTS
TO SUPPORT
HOMEOWNERSHIP**



**ENGAGE
PHILANTHROPIC
PARTNERS TO
SUPPORT COCIC**

GOAL 2A. ADD FOR-SALE HOMES AFFORDABLE TO MIDDLE- AND LOW- INCOME RESIDENTS

Communities across the country are using tools such as land banks, title and legal support, and tax foreclosure reforms to create homeownership opportunities for middle- and low-income residents.

Goal 2A Illustrative Examples: Add For-Sale Homes Affordable to Middle- and Low- Income Residents



Protect local ownership:
Cuyahoga Land Bank Deed in Escrow Program



Heirs/intergenerational transfer:
Philadelphia Tangled Title Fund



Expand COCIC:
Detroit Buy Back Program

GOAL 3. CREATE HOUSING THAT FRANKLIN COUNTY RESIDENTS CAN AFFORD

Goal 3. Create Housing that Franklin County Residents Can Afford

STRATEGIES

A. Fully utilize **available resources for housing production**

B. Enhance **support for early-stage housing development**

C. Encourage **production of a wider range of housing types**

ACTIONS

1. Launch **Housing Opportunity Fund** & underwriting processes
2. Leverage **publicly-owned land** for housing production
3. Use **Opportunity Zones** to support private investment in housing

1. Explore **acquisition & predevelopment** financing
2. Support **emerging developers & faith-based institutions'** housing development efforts

1. Adopt & encourage zoning for **missing middle**, ADUs & manufactured homes
2. Make it easier to create **ADUs**, including for **senior homeowners**
3. Support feasibility of **modular** construction
4. Explore regulatory barriers to **Single-Room Occupancy** housing

Housing Action Plan

Housing Opportunity Fund

KEY FINDINGS FROM ANALYSIS

Based on analysis and stakeholder engagement, HR&A identified several key takeaways to guide the redesign of the Magnet Fund.

Rising costs stall 4% LIHTC projects.

Projects that do not receive competitive OLIHTC gap financing from OHFA are stuck and are in need to gap financing that the County could help move forward.

County will likely see fewer 9% LIHTC awards.

Changes to the State's QAP prioritize geographic balance across Ohio limiting the number of awards per county.

Resources are uneven across the County.

Columbus has dedicated affordable housing revenues and programs, while surrounding municipalities and townships have few comparable tools.

Awards were clustered with modest affordability gains.

Projects were largely in Columbus, often paired with City resources and produced modest per-unit gains due to relatively small award sizes.

Infrastructure remains a barrier outside Columbus.

Access and availability of water and sewer infrastructure is largely dictated by Columbus, and even when connections are available costs can be prohibitive.

HOUSING OPPORTUNITY FUND IMPLEMENTATION

To implement the Housing Opportunity Fund, the County will need to move through a series of phases spanning program design, launch and deal sourcing through project awards and ongoing monitoring.



Completed through HAP Development

PRIORITY PROJECT TYPES

HR&A recommends that the Fund focus on 4% LIHTC to catalyze the 4% LIHTC pipeline deals beyond Columbus, in areas with limited local resources and sustain countywide production

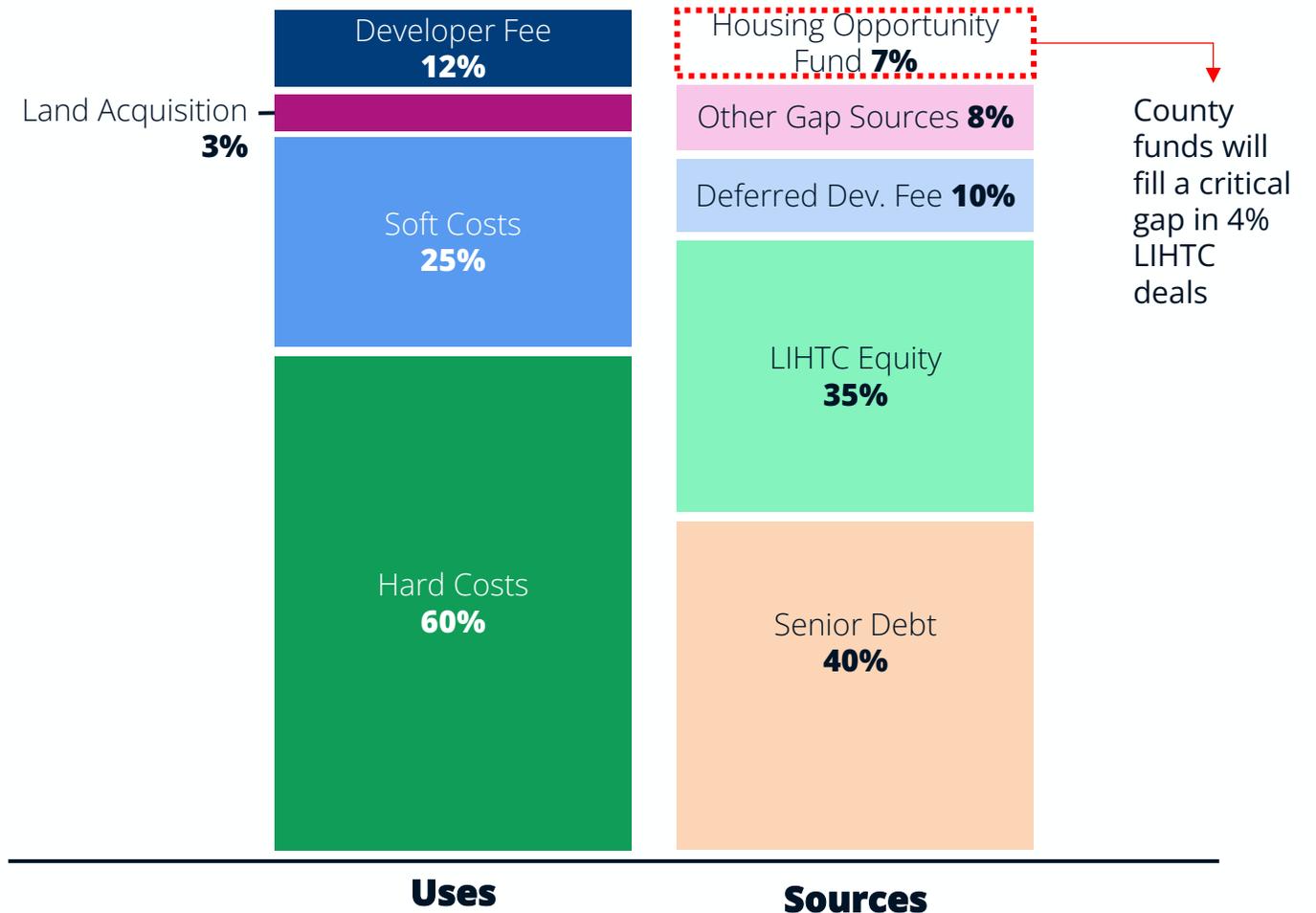
1. 4% LIHTC Projects Outside Columbus

Prioritize gap financing for **4% LIHTC** projects **outside Columbus** where local gap sources are limited. Target **average 60% AMI**, with preference for deeper affordability and 3+ bedroom units.

Why this approach

- Local funding available within Columbus, limited outside
- Continue to leverage available federal resource
- Many County projects not competitive for state gap financing

Illustrative Example of 4% LIHTC Deal with Housing Opportunity Fund



PRIORITY PROJECT TYPES

HR&A recommends that the Fund also prioritize non-LIHTC mixed-income deals to create new opportunities to add affordability without relying on state tax credit programs.

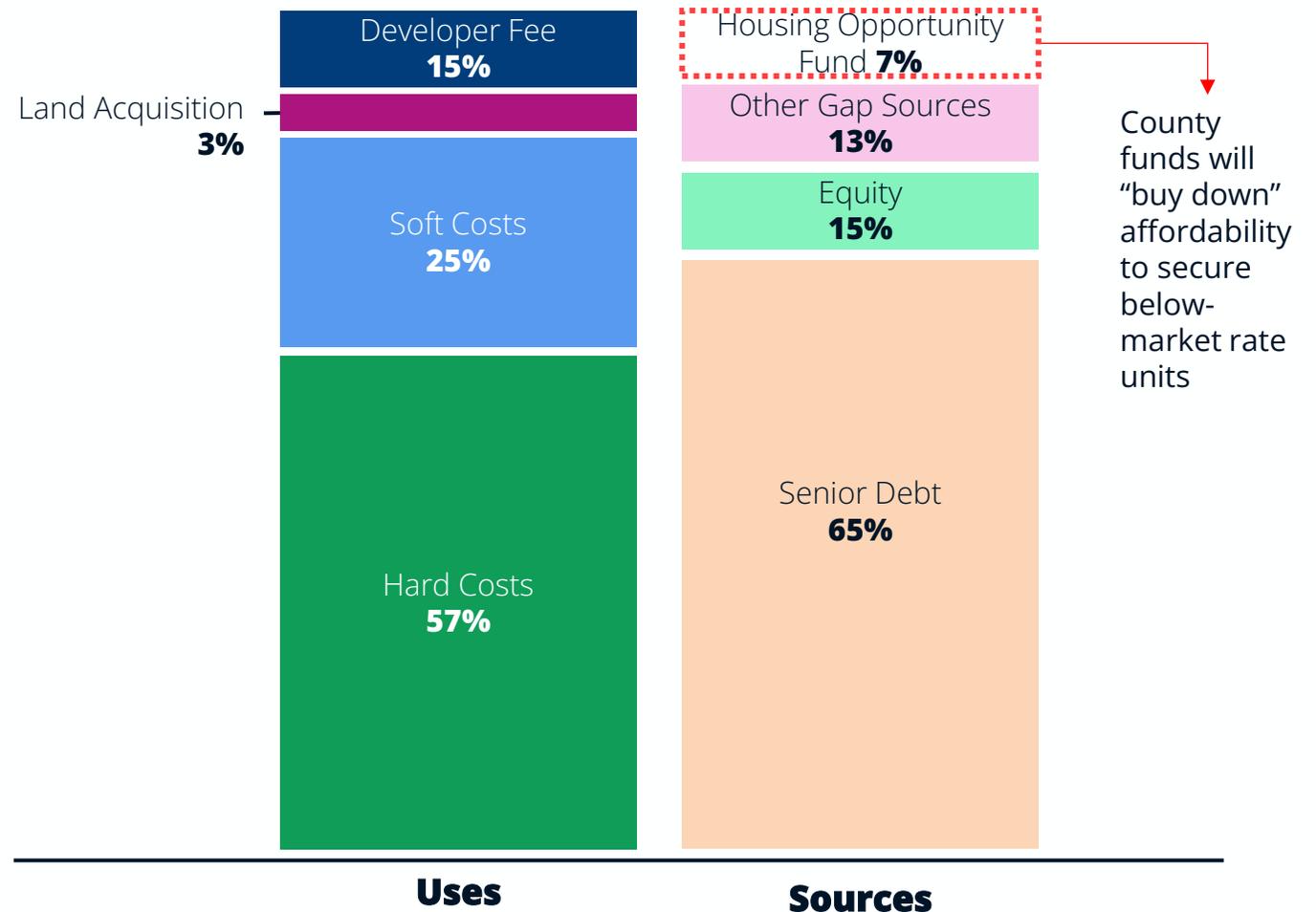
1. Non-LIHTC Mixed Income Projects

Expand eligibility to **non-LIHTC mixed-income** developments to create affordable homes without relying on state tax credits. Support units **up to 80% AMI**, with preference for projects averaging 60% or below.

Why this approach

- Tap new financing sources since LIHTC alone can't meet full countywide needs
- Can leverage market strength, reducing reliance on tax credits and creating new affordable homes in high-opportunity areas
- Mixed-income projects promote inclusion and neighborhood stability

Illustrative Example of Mixed-Income Deal with Housing Opportunity Fund



Housing Action Plan

Public-owned Land Analysis

PUBLIC LAND ANALYSIS OBJECTIVES

HR&A evaluated public-owned assets to identify promising sites for housing development, teeing up the County to advance projects as it shifts from planning to implementation.



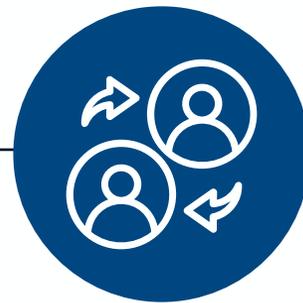
**DEFINE VISION
AND GOALS**



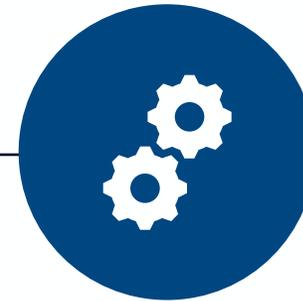
**EVALUATE
ASSETS**



**PRIORITIZE
OPPORTUNITIES**



**ENGAGE
STAKEHOLDERS**



**PLANNING &
FEASIBILITY**



IMPLEMENT

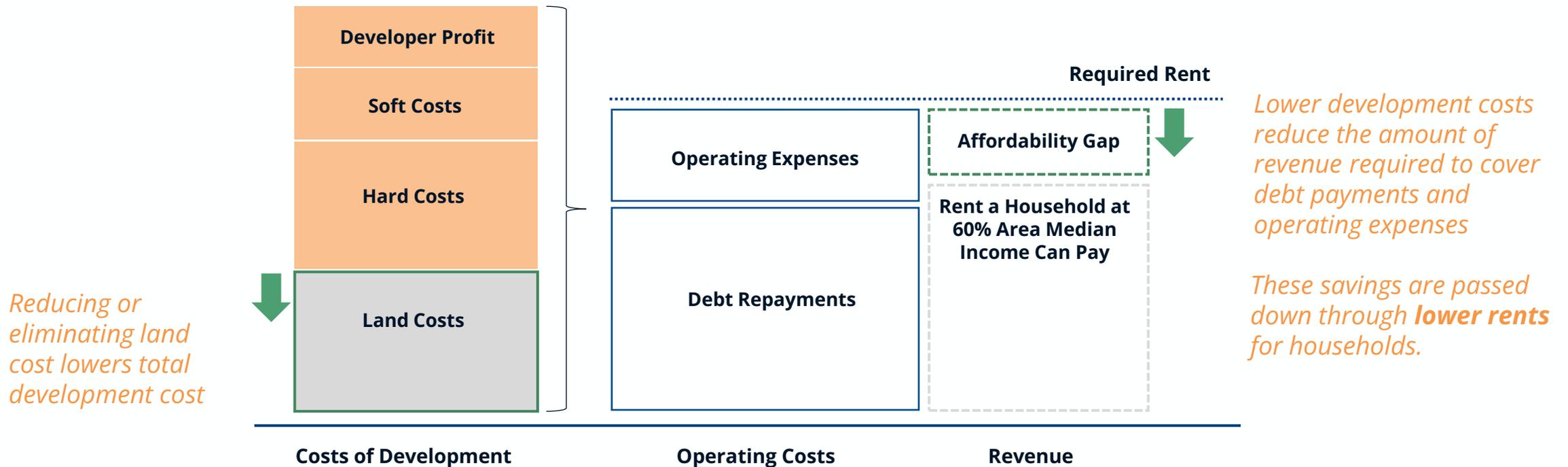
HAP Development

HAP Implementation

PUBLIC LAND AS AN INVESTMENT TOOL

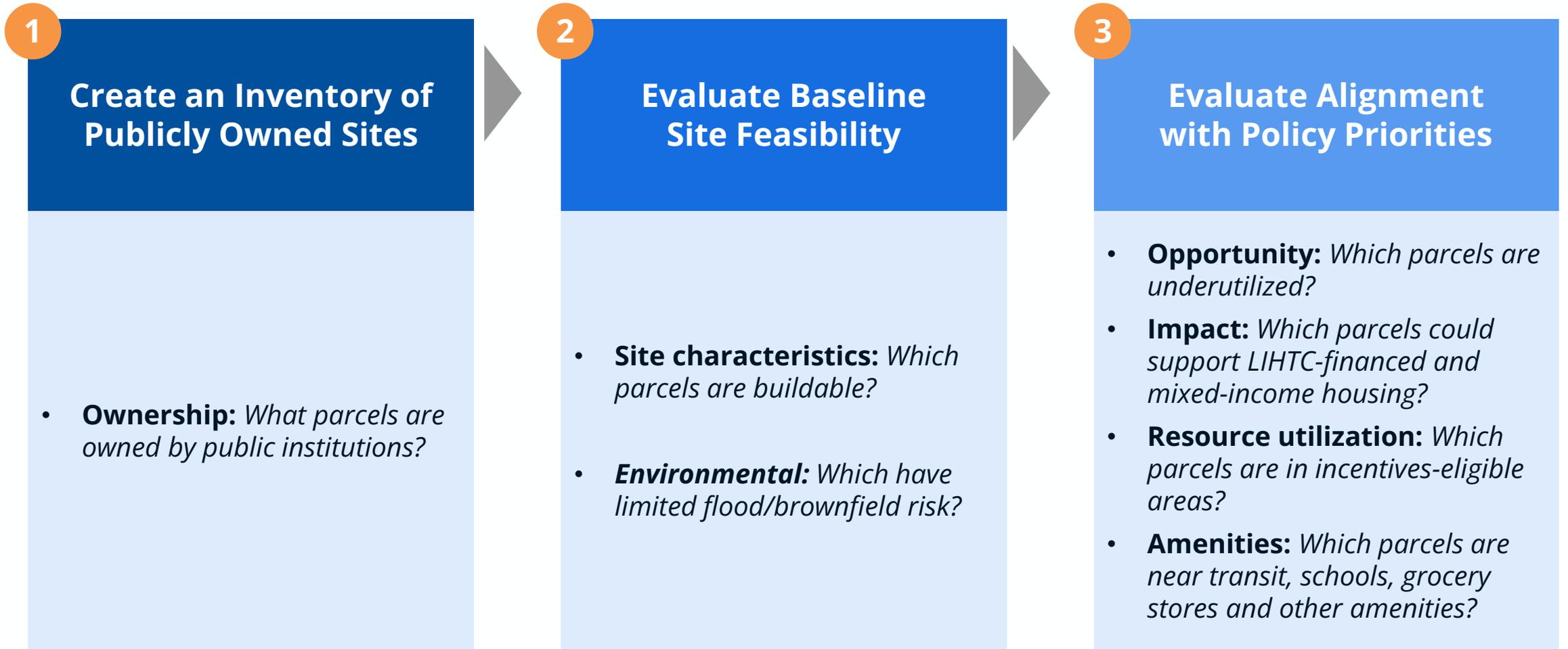
By discounting or contributing publicly owned land, the County and other public entities can lower development costs in exchange for long-term affordability outcomes.

Reducing Land Costs Reduces the Affordability Gap



IDENTIFYING PARCELS SUITABLE FOR HOUSING

The parcel evaluation process created an inventory of publicly-owned sites that meet baseline requirements for development feasibility and align with County policy priorities.



EVALUATION OF PHYSICAL READINESS

Initial screening of parcels for physical readiness narrowed the number of suitable publicly-owned parcels from 5,300 parcels to 465 parcels, distributed across the county.

5,300 Parcels

Tax-Exempt Publicly-Owned Parcels

HR&A prioritization analysis screens out 4,845 parcels that do not meet physical readiness criteria

465

Publicly-Owned Parcels Pass Threshold Requirements

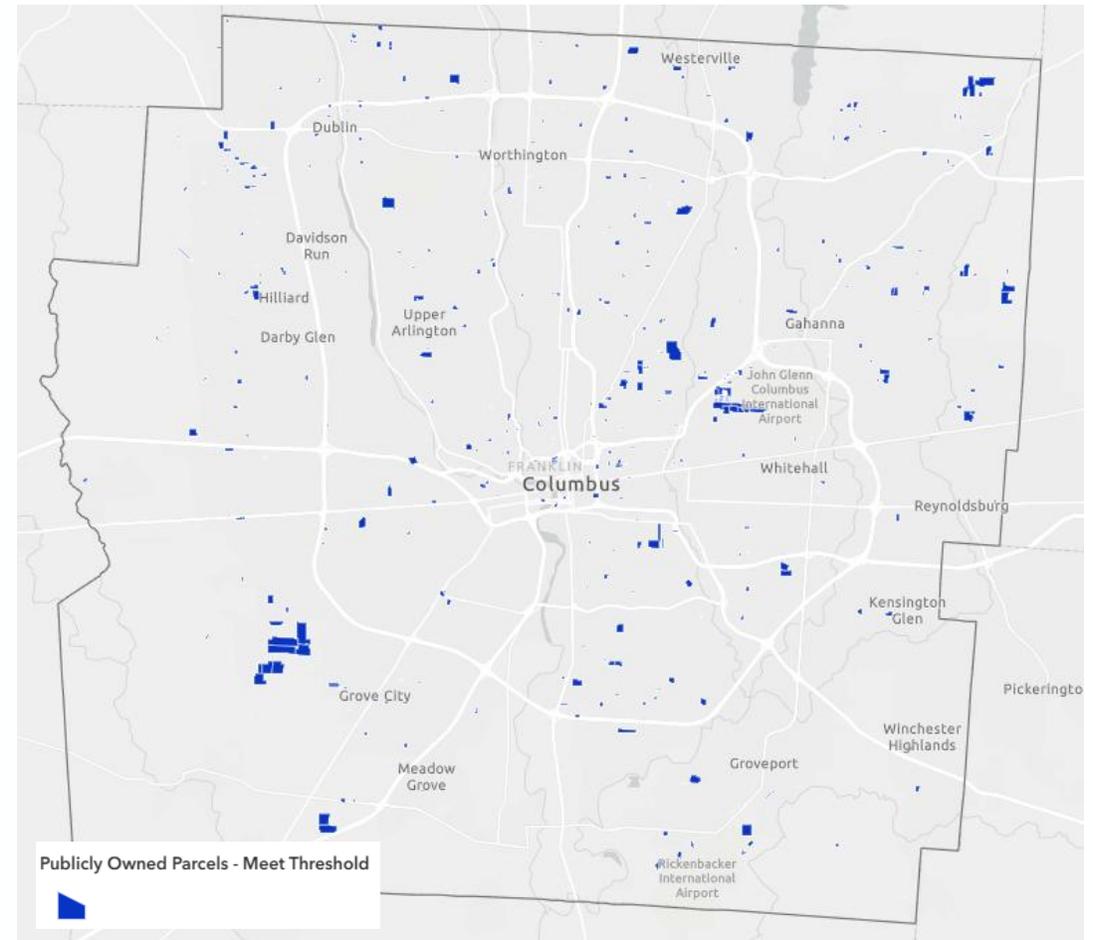
15%
County-owned*

51%
In Columbus

85%
Other Public Owner

49%
Outside Columbus

Publicly-Owned Parcels That Meet Threshold Requirements



*Note: Ownership is based on primary land use code

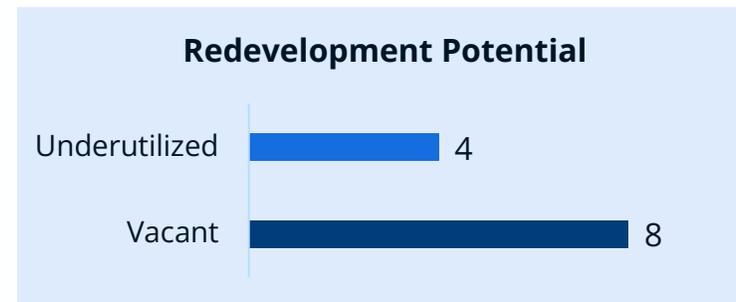
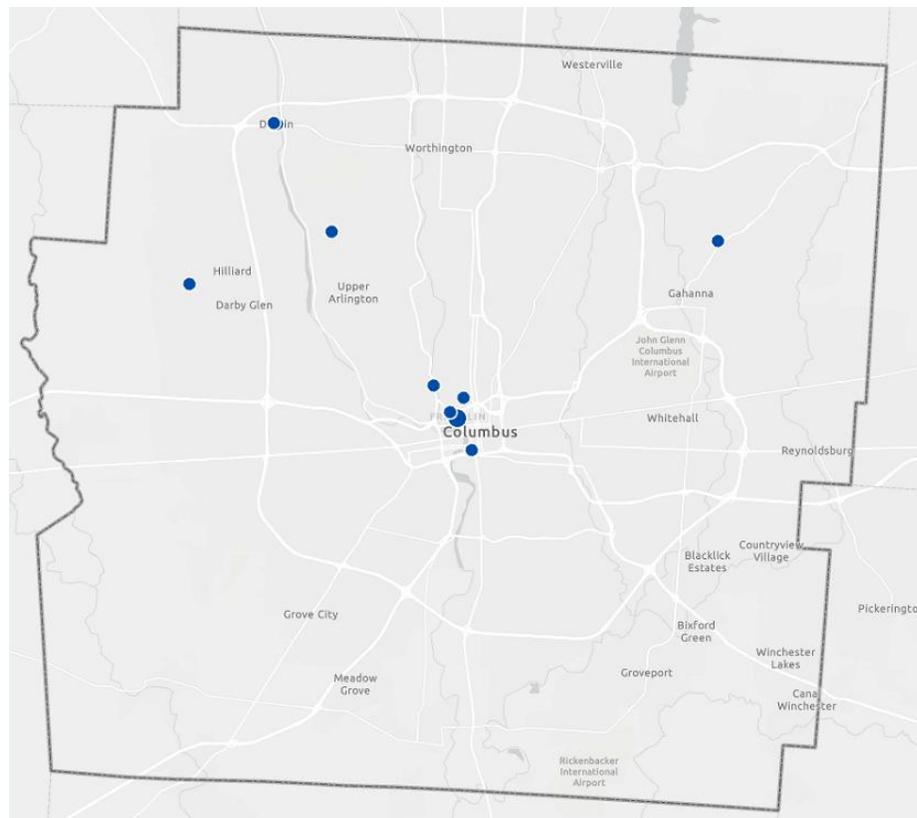
WHICH PUBLICLY OWNED PARCELS ARE BEST POSITIONED FOR A 75-UNIT 4% LIHTC DEVELOPMENT?

There are 12 parcels that meet the evaluation criteria for 75-unit 4% LIHTC development and could be well-suited for affordable housing development.

Evaluation Criteria	
Acreage	0.75 – 2 acres
Redev. Potential	High
Market Strength	High or Low
Market Pressure	High or Low
Access to Amenities	High (4 – 6 points)

We also assume this project needs OHFA gap financing and will need to rate “High” or “Very High” according to OHFA’s Opportunity Index to receive competitive financing.

Parcels That Meet Evaluation Criteria for 75-unit 4% LIHTC



Owner	Parcels
City of Columbus	4
City of Dublin	4
City of Gahanna	1
City of Hilliard	1
City of Upper Arlington	1
Franklin County	1

The County can utilize the public parcel analysis findings to think strategically about Opportunity Zones (OZ) 2.0.

What are Opportunity Zones?

- **Federal tax incentive** designed to encourage private investment in designated communities
- Established in 2017 Tax Cuts and Jobs Act; **extended** in the One Big Beautiful Bill of 2025
- Census tracts are nominated as “Opportunity Zones” by **state governors** and based on median income
- By-right tax benefit for the investor but **no guaranteed investment** for qualifying projects

Tax Benefits of Opportunity Zones

Realized through investment in a Qualified Opportunity Fund (QOF), a vehicle created specifically for OZ investment

- **Temporary Deferral** of taxes on previously earned capital gains that are reinvested in a QOF, up to five years
- **Basis Step-Up** after five-year deferral period; investors receive 10% reduction on their deferred capital gains tax liability
- **Permanent exclusion of taxable income on new gains;** if investors hold QOF investments for at least 10 years, any appreciation is excluded from federal capital gains tax
- The state provides additional tax incentives via **the Ohio Opportunity Zone Tax Credit**

EVIDENCE FROM OPPORTUNITY ZONES 1.0

While not initially designed as a housing investment tool, data from Ohio demonstrates how Opportunity Zones can support mixed-use and multifamily rental development.

OZ Impact in Ohio

Residential Development: 64% of OZ capital supported residential development, followed by commercial development at 20%.

Limited Affordability:

- 78% of OZ-funded units in multifamily developments rented for more than median rent in the census tract,
- 70% of OZ-funded units in multifamily developments rented for 120% of median rent

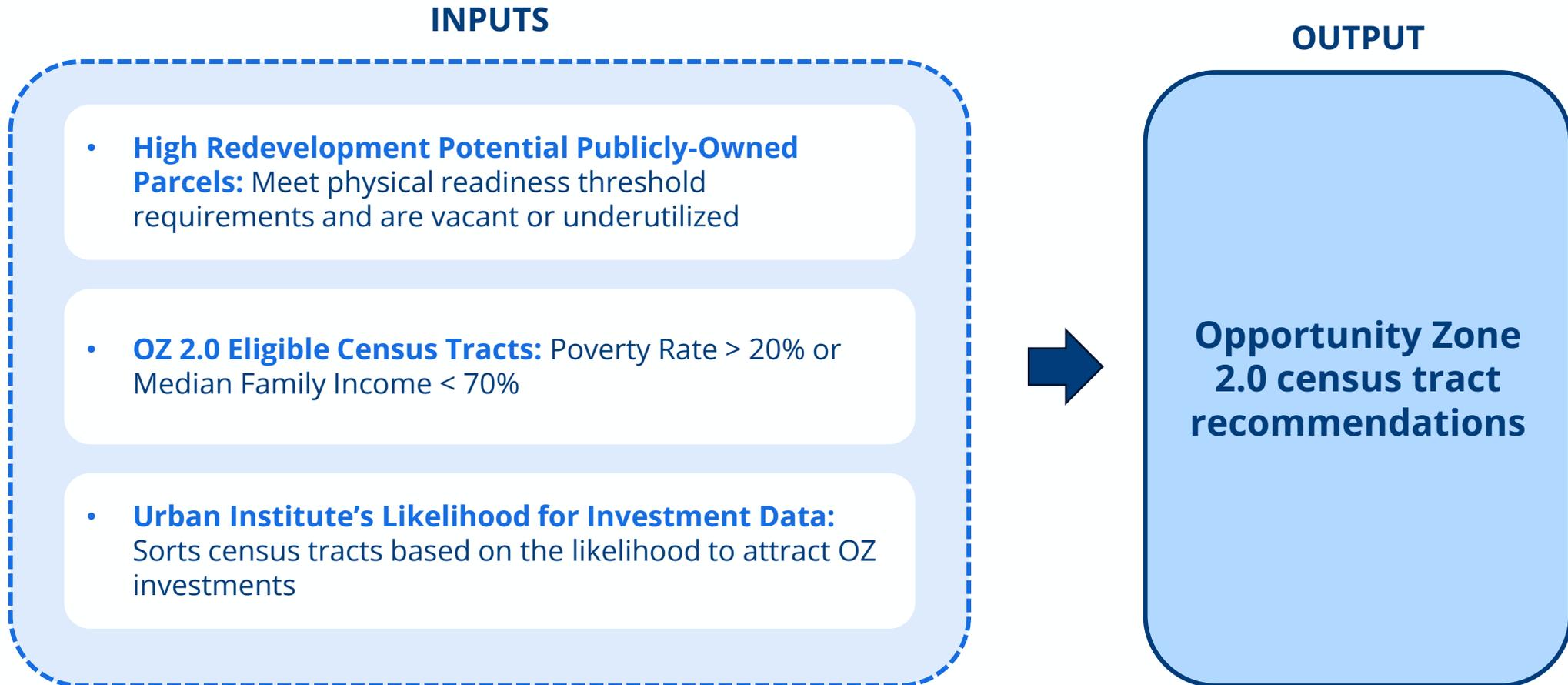
Insufficient Affordable Housing Tool: Affordable multifamily developments require OZ equity and other subsidy sources (OHFA, HUD HOME, etc.)

Key Takeaway:

- Encourage market-rate / workforce housing development and help deliver affordable housing when paired with mission-driven capital
- Designating tracts with public land to position projects for private investment & affordability

METHODOLOGY

HR&A created an initial set of census tracts for OZ consideration to understand where there is opportunity to leverage public land with private OZ investment.



SCORING

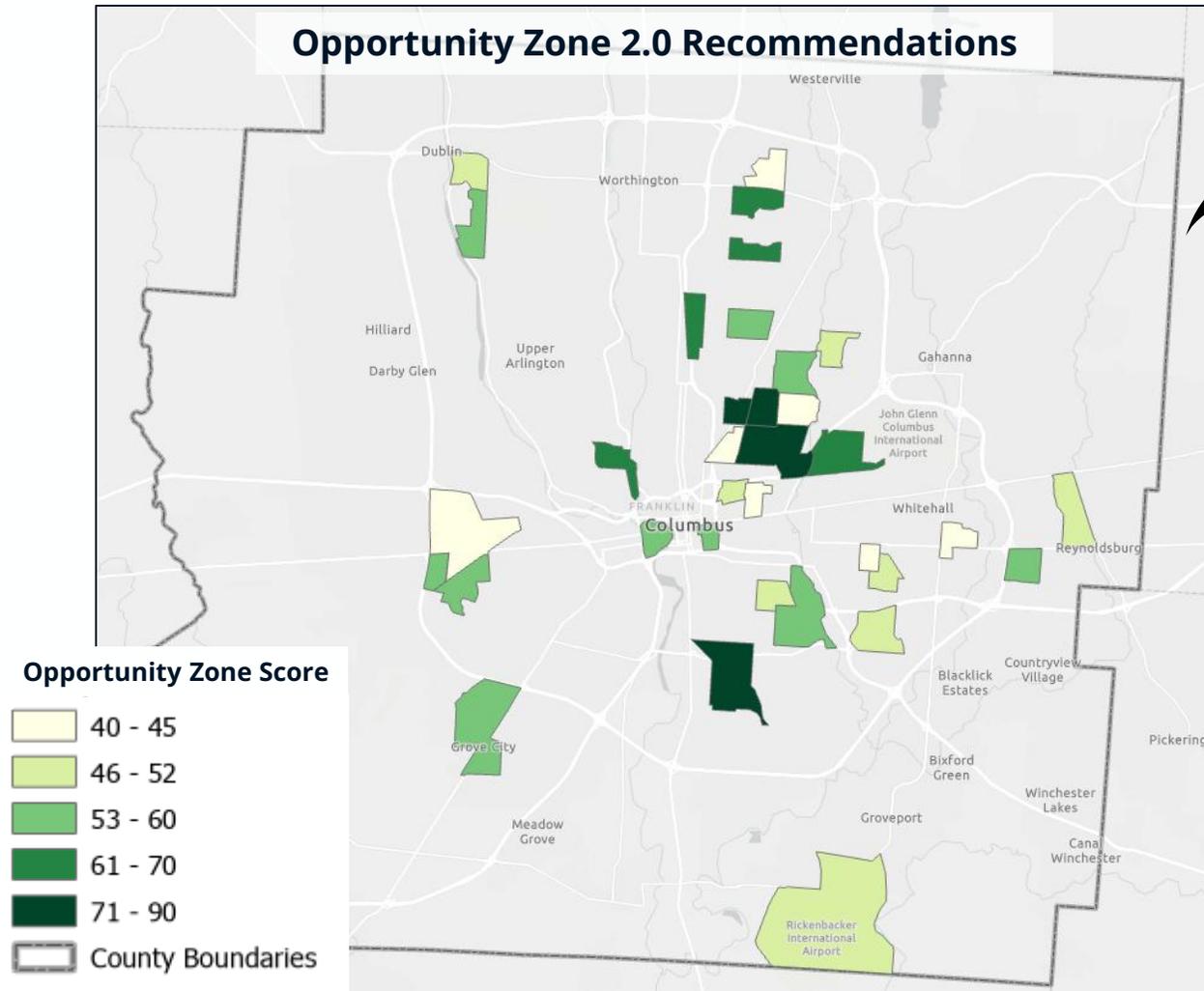
We scored eligible census tracts based on the below criteria to create a ranked list of census tracts recommendations.

Criteria	Definition	Score
Publicly-Owned Acreage	Sum of vacant or underutilized publicly-owned acreage with the census tract	Up to 30 points
Number of Vacant and/or Underutilized Parcels	Count of vacant parcels in each census tract	10 points per parcel
	Count of underutilized parcels in each tract	5 points per parcel
Likelihood of Investment	More likely to attract OZ investment, with larger impact	30 points
	Less likely to attract OZ investment	15 points
	Likely to attract capital even without OZs	5 points

Total Possible Score: 100

OPPORTUNITY ZONE RECOMMENDATIONS

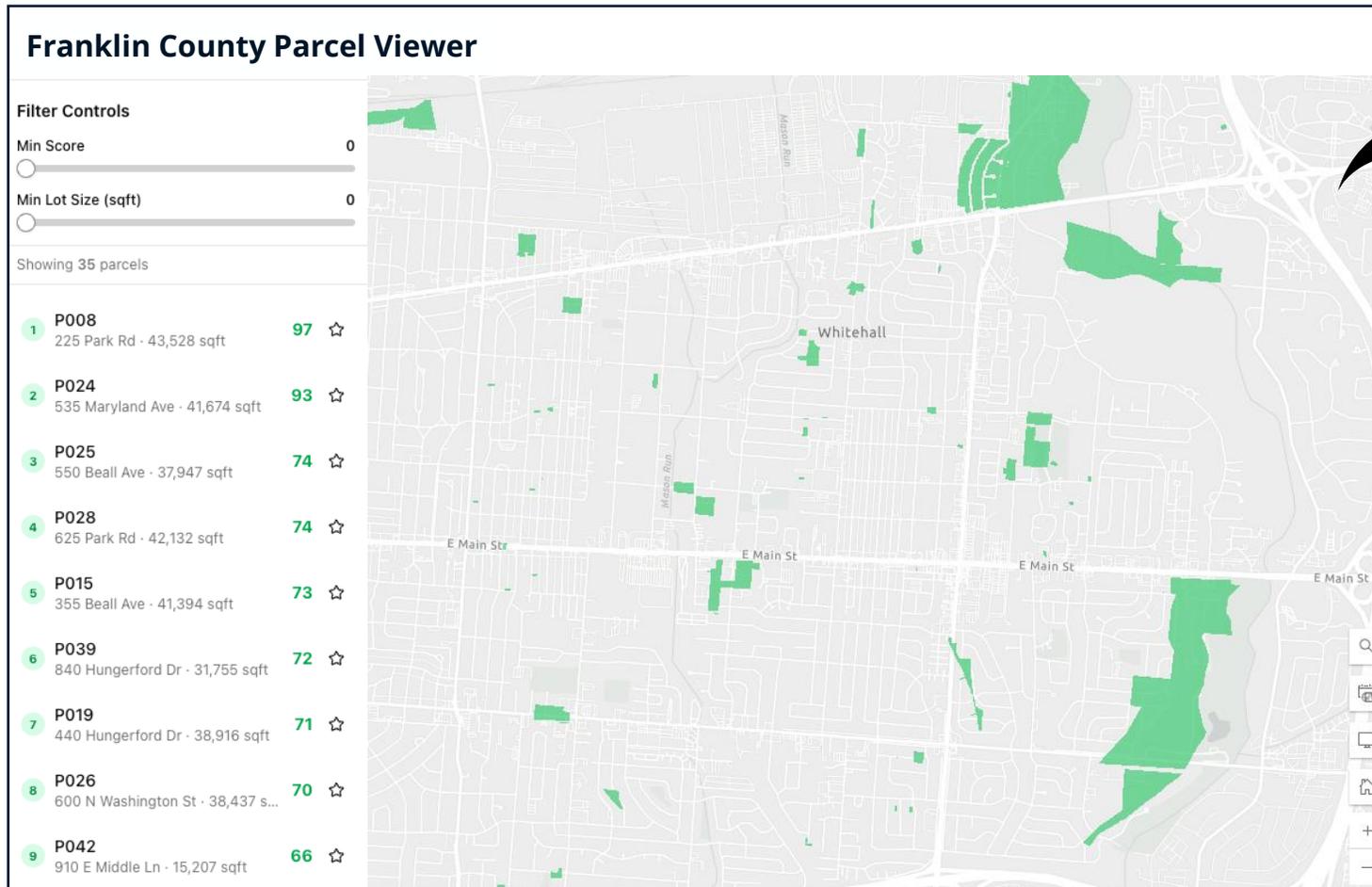
There are 34 parcels that we recommend the County consider for Opportunity Zone nomination. These parcels received a score of 40 or above.



The County can use these initial results to kickstart conversations with local partners to collaborate on nominations to the governor

WEB-BASED PARCEL VIEWER MAP

HR&A will provide an interactive web-based map with the results of this analysis, helping the County and its partners identify high opportunity sites for housing development.



The Parcel Viewer will allow users to filter for parcels based on criteria such as public ownership, lot size, and amenity score, and see information about the parcel like who owns it and how it is being used today.

Q & A

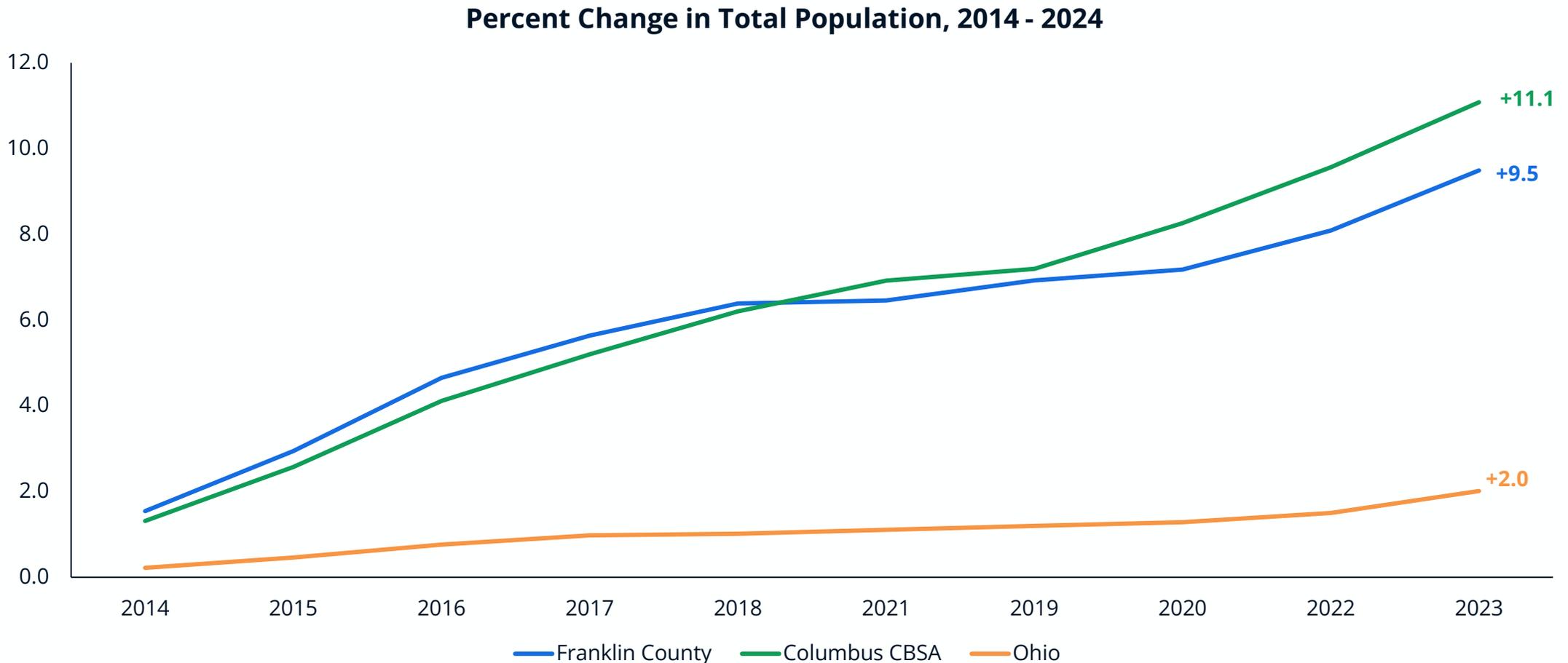
Appendix: Housing Action Plan

Housing Action Plan

Appendix | Existing Conditions Analysis

TIGHTENING SUPPLY & DECLINING AFFORDABILITY | POPULATION GROWTH

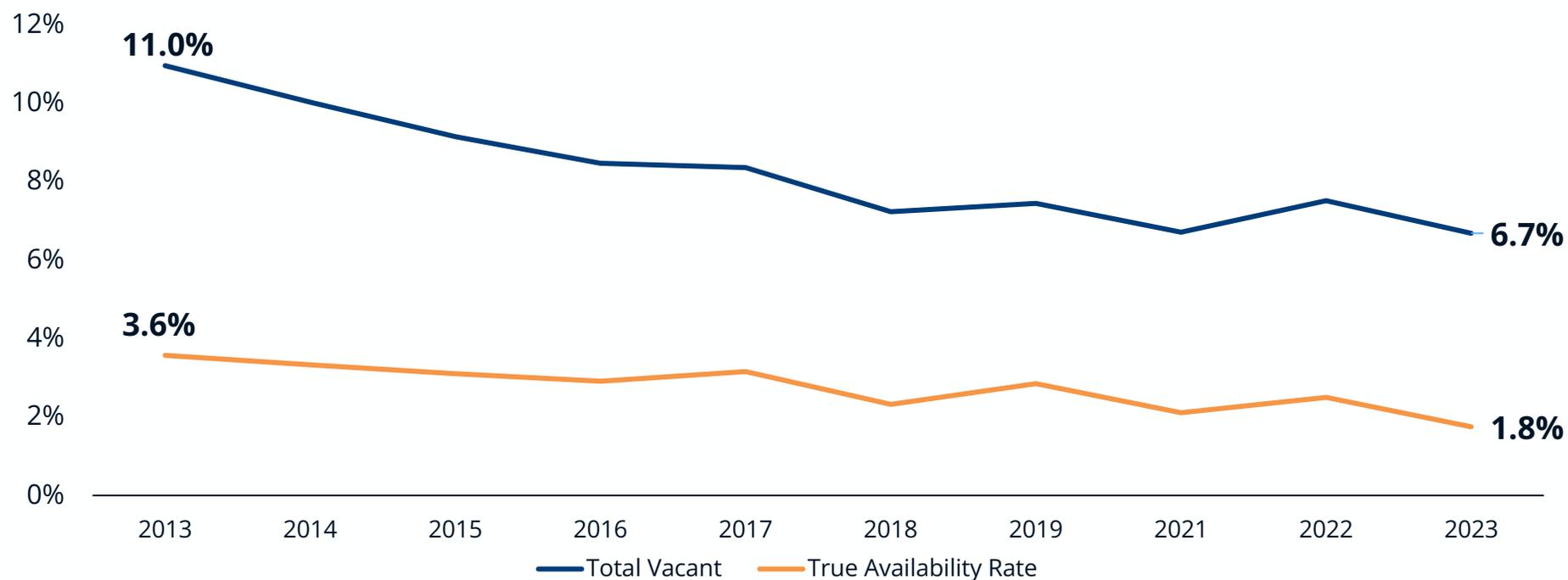
Sustained population growth is driving an increased demand for homes. Franklin County's population grew by +9.5% over the past decade, compared to +2% statewide.



TIGHTENING SUPPLY & DECLINING AFFORDABILITY | INCREASED COMPETITION

Increasing competition for homes, indicated by a low share of vacant and available homes, **puts upward pressure on rents and sales prices**. Just 1.8% of all homes were vacant and available to rent or buy in 2023 compared to 3.6% in 2013. A healthy rate is 5-7%.

Vacancy & Availability Rate, 2013 - 2023



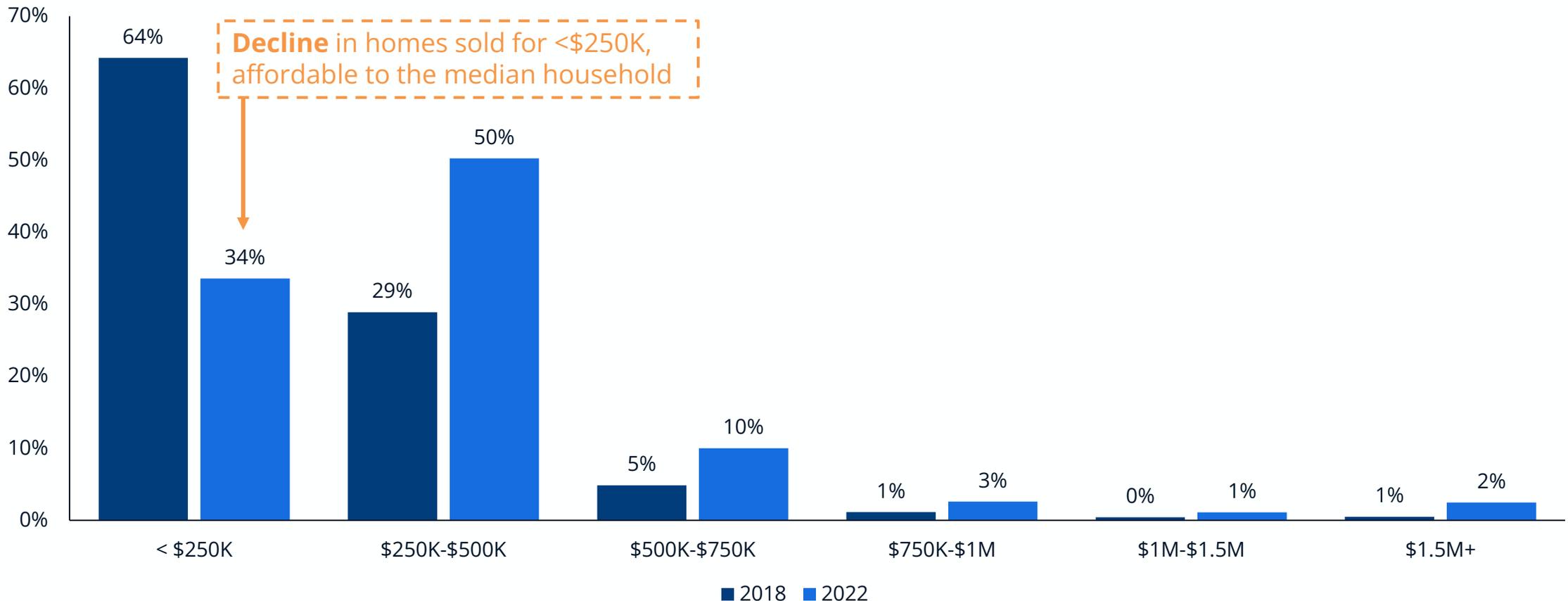
Total Vacancy counts all homes not currently occupied as vacant, including second homes, homes that are temporarily under renovation, foreclosed homes or other short-term vacancies.

True Availability rate reflects the share of homes that are vacant & available for sale or for rent.

TIGHTENING SUPPLY & DECLINING AFFORDABILITY | DECLINE IN AFFORDABLE FOR-SALE HOMES

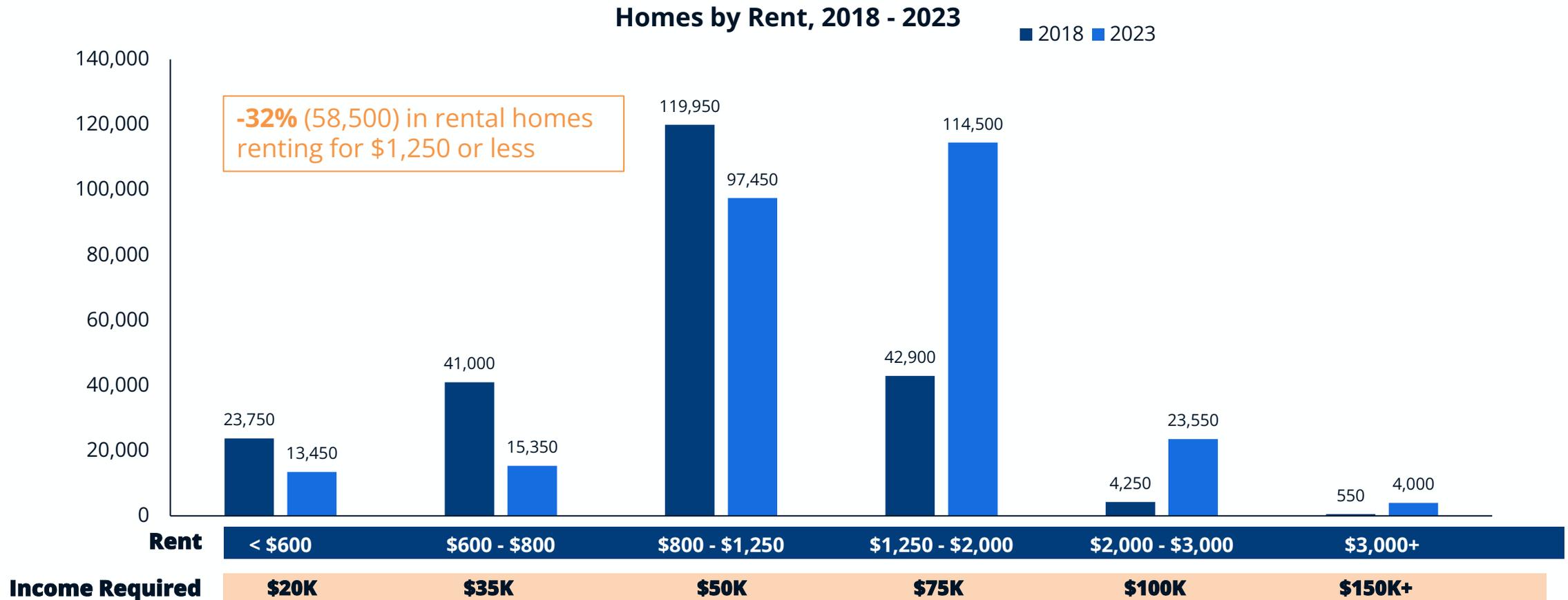
The shrinking number of low-cost homes is driving the growing affordability challenges. In 2018, 64% of all homes sold were priced under \$250,000 and by 2022, that number dropped to just 34%. Rising interest rates and construction costs have contributed to this trend, making it increasingly difficult for first-time buyers to enter the market.

Share of Total Homes Sold by Price Bracket, 2018 v 2022



TIGHTENING SUPPLY & DECLINING AFFORDABILITY | RENTAL HOUSING AFFORDABILITY GAP

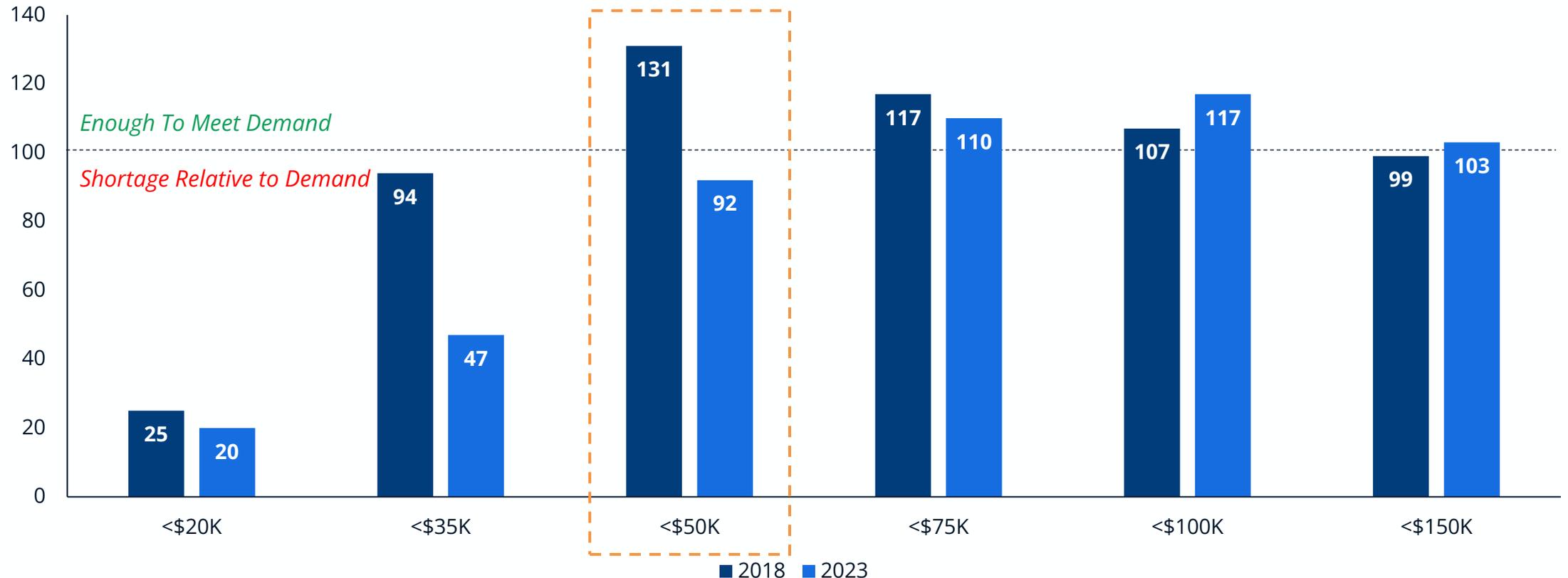
The growing rental affordability gap is driven by rapidly rising rents. The number of rental homes renting for \$1,250 or less—the price affordable to the median renter household earning \$52,000—has declined from 184,700 (79%) in 2018 to 126,250 (47%) in 2023.



TIGHTENING SUPPLY & DECLINING AFFORDABILITY | RENTAL HOUSING AFFORDABILITY GAP

The rental housing affordability gap has grown for moderate-income renter households. There are only **92 affordable rentals for every 100 households earning \$50,000 or less**—a sharp decline from 2018, when the market met the need for all but the lowest-income households.

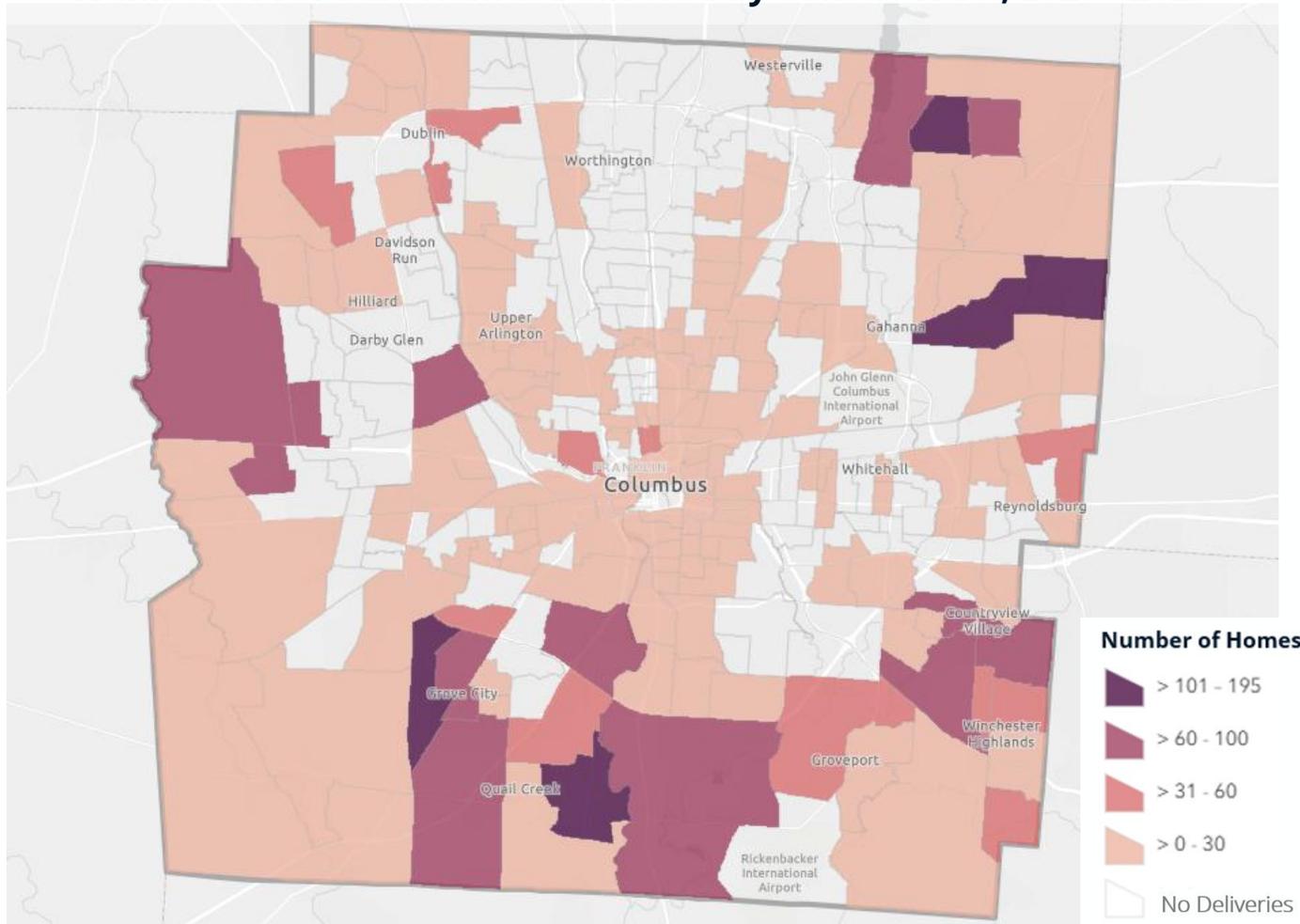
Affordable Rental Homes per 100 Renter Households, 2018 - 2023



VARIATIONS IN MARKET STRENGTH | FOR-SALE DEVELOPMENT

Variations in market strength, land use regulation, and infrastructure result in clustered for-sale housing development in New Albany, Pickerington, Grove City and southern Columbus, and areas without any for-sale homes.

Number of For-Sale Homes Delivered by Census Tract, 2020 - 2025



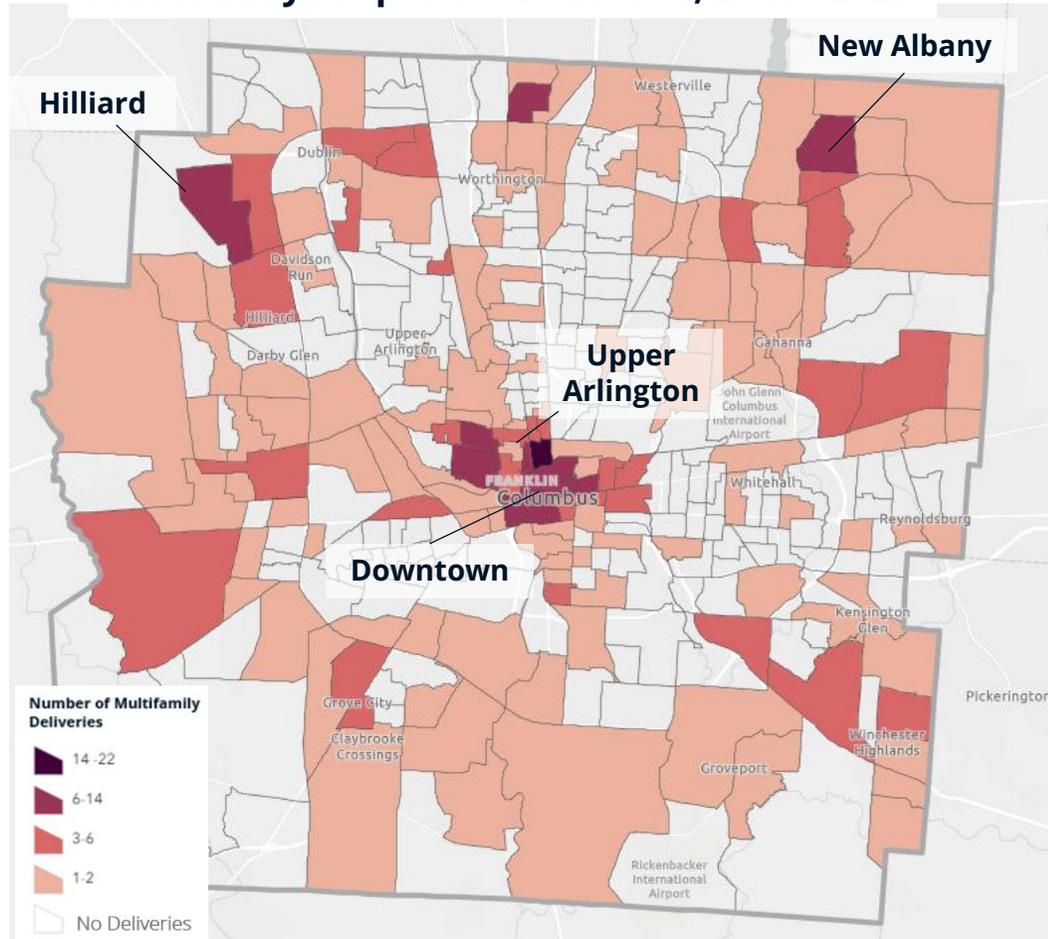
80%

New Homes Delivered in **17%** of Franklin County's census tracts

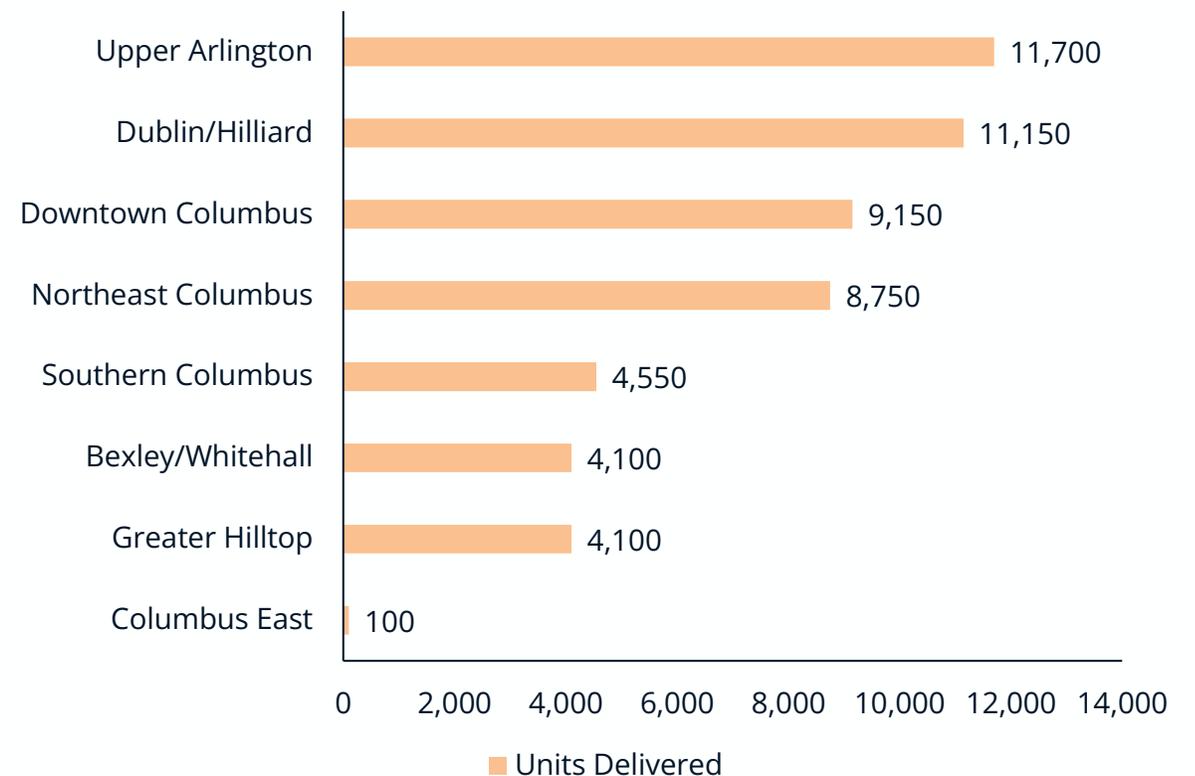
VARIATIONS IN MARKET STRENGTH | MULTIFAMILY CONSTRUCTION

Similarly, **variations in market strength, land use regulation, and infrastructure result in clustered multifamily development**, specifically concentrated in Upper Arlington, Downtown Columbus, Dublin/Hilliard and Northeast Columbus.

Multifamily Properties Delivered, 2014 - 2025



Multifamily Units Delivered by Submarket, 2014 - 2025

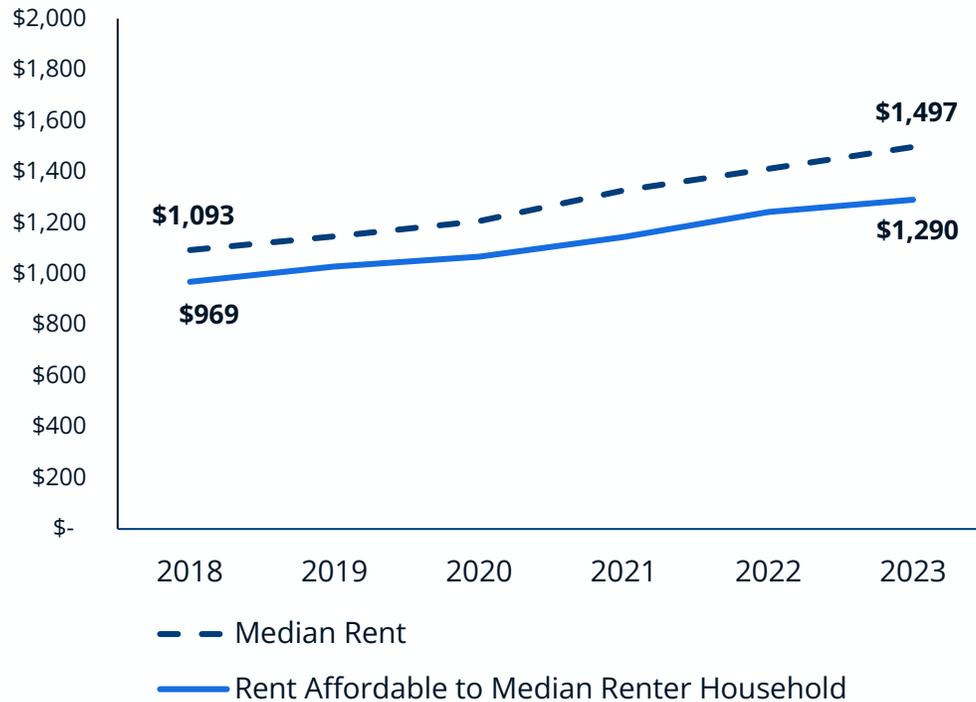


Source: Costar. Note: The Upper Arlington submarket includes areas of Columbus adjacent to The Ohio State University.

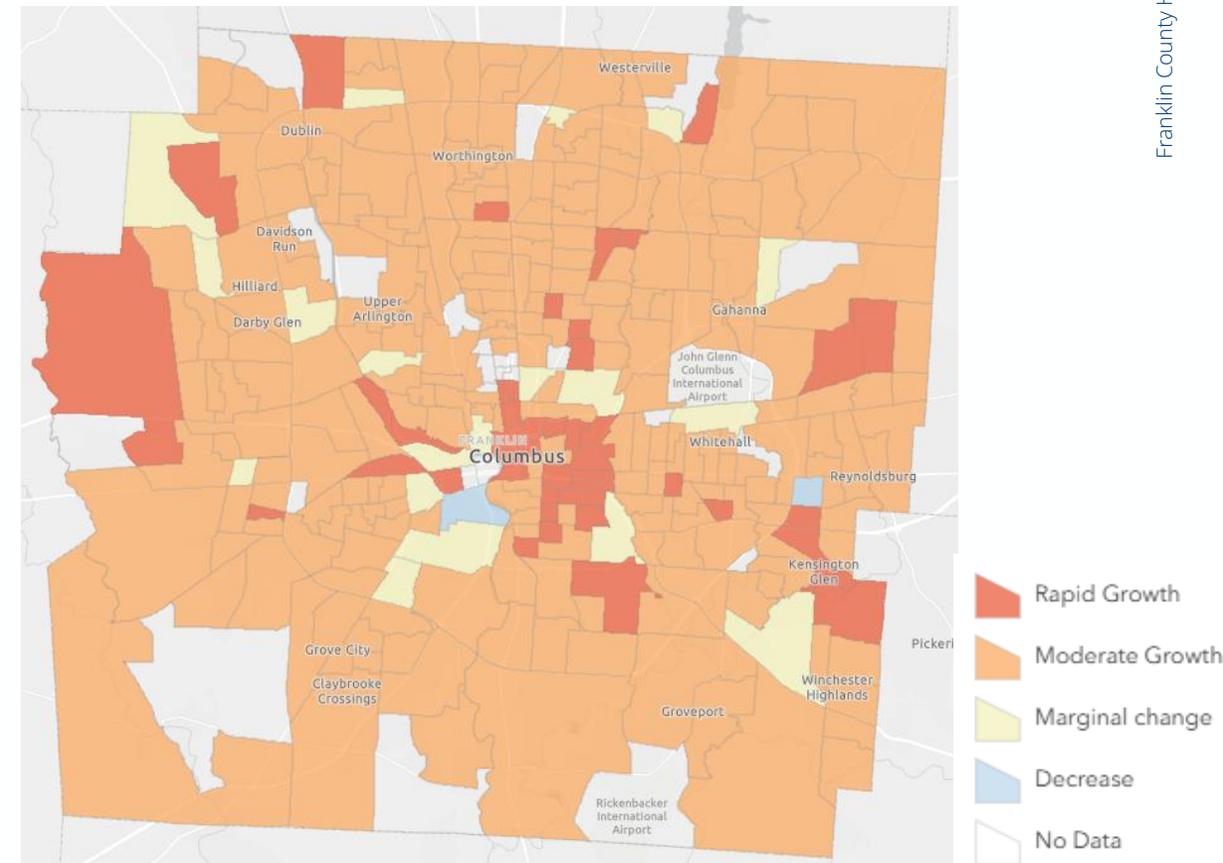
VARIATIONS IN MARKET STRENGTH | RISING HOUSING PRESSURES & DISPLACEMENT RISK

Rising housing pressures and displacement risk for renters has grown unevenly across the county. Urban core areas like the Near East Side and South Columbus saw rapid rent increases relative to the county overall between 2018-2023.

Median Rent v Rent Affordable to Median Renter Household, 2018 - 2023



Change in Median Rent By Census Tract, 2018 - 2023*



Source: American Community Survey, US Census

*Note: Rent growth is categorized relative to the county's average annual rent growth rate during this period. Growth is considered moderate if it is within 1 standard deviation of the county mean.

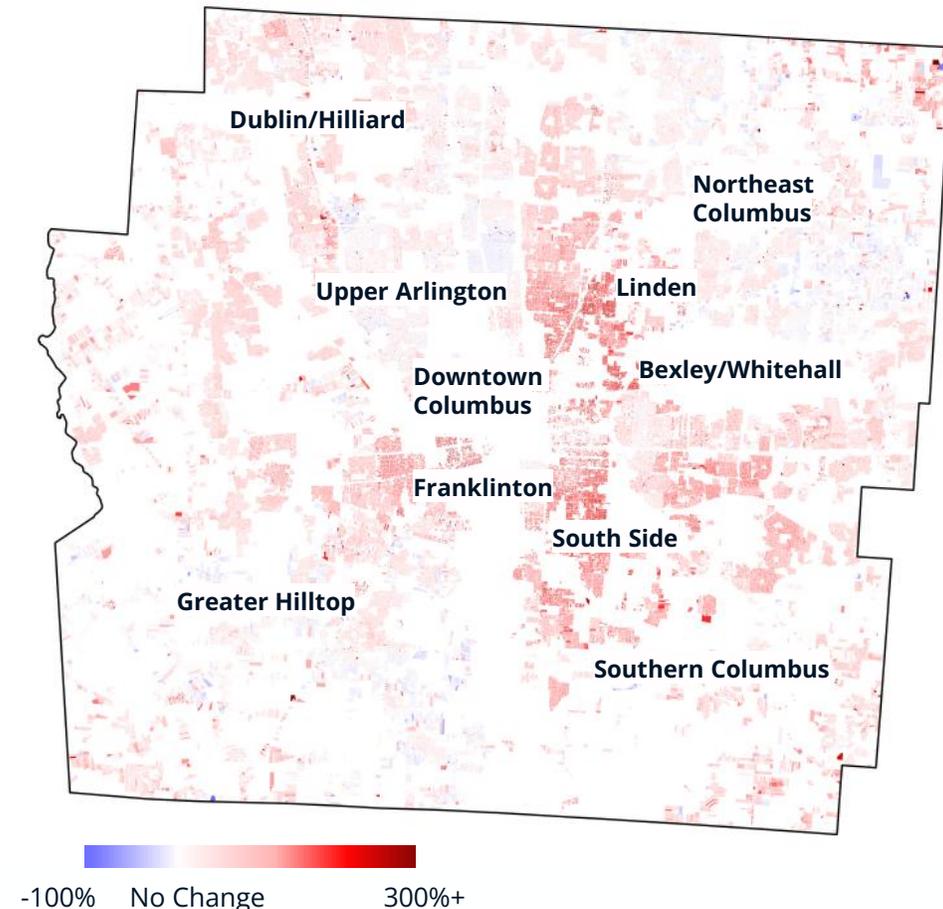
VARIATIONS IN MARKET STRENGTH | RISING HOUSING PRESSURES & DISPLACEMENT RISK

Rising housing pressures and displacement risk for homeowners, specifically increased tax burdens, has been felt unevenly across the county. Homeowners in East, Northeast, and Southeast neighborhoods have been hit the hardest.

Property taxes increased most in neighborhoods with the sharpest rises in home values, such as **North and South Linden, Franklinton, and the South Side.**

- These are communities that have historically had home values and household incomes below the county average but have seen new investment and development in recent years.
- Many homeowners in these areas saw property tax increases of over 150%, raising urgent questions about displacement pressure and long-term affordability.
- As property values rise, longtime homeowners may benefit from increased equity but can also face affordability challenges, including higher property taxes, deferred maintenance, and reduced income available for other needs, which may lead to pressure to sell.

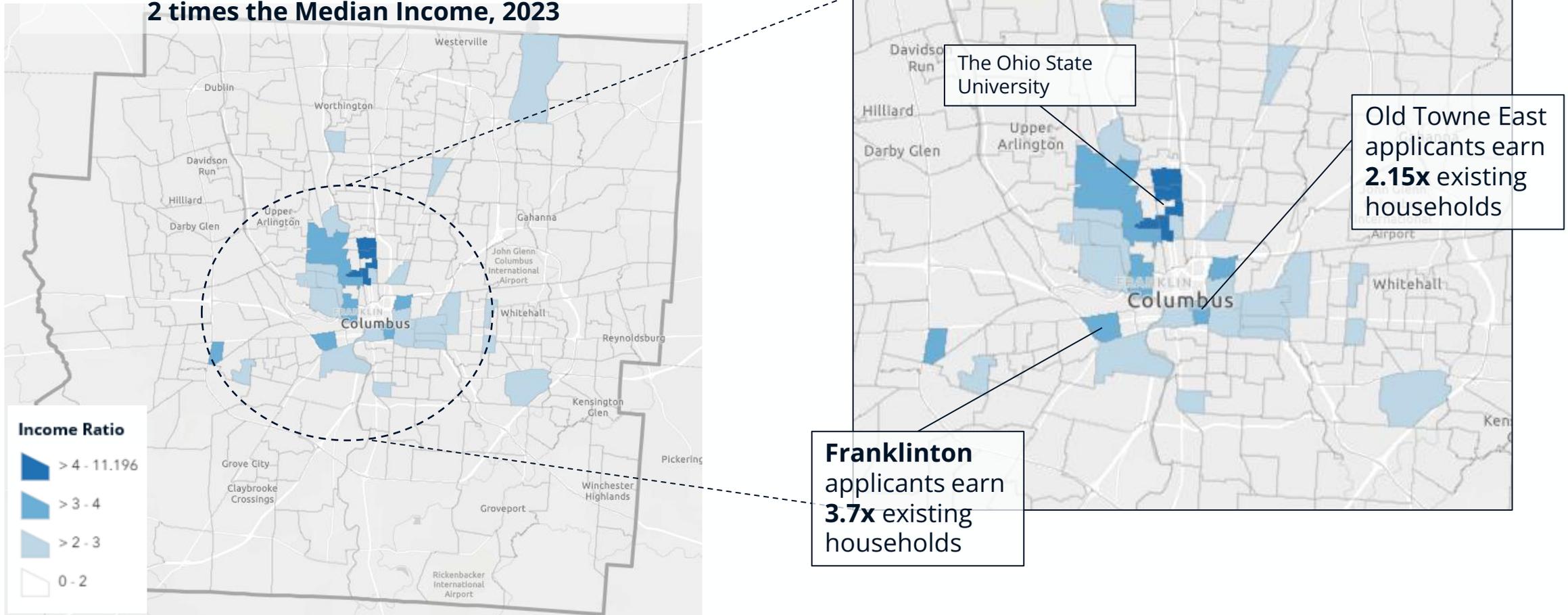
Percent Change in Property Taxes, Single-Family Homes (2022-2024)



VARIATIONS IN MARKET STRENGTH | RISING HOUSING PRESSURES & DISPLACEMENT RISK

New homebuyers with higher incomes than existing residents increase housing pressures and displacement risk for legacy residents, particularly in urban core neighborhoods.

Tracts where Income of Homebuyers is More than 2 times the Median Income, 2023

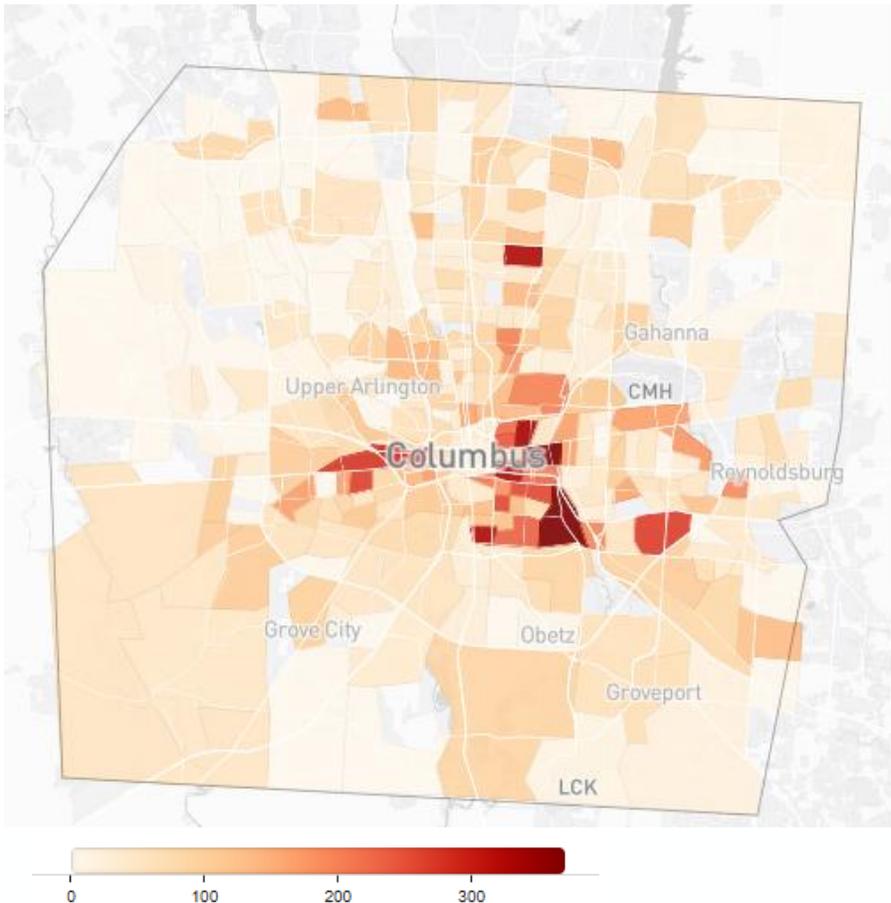


Source: Home Mortgage Disclosure Act; Note: Data near Ohio State University may be skewed due to relatively lower incomes among the student population.

VARIATIONS IN MARKET STRENGTH | DISINVESTMENT & VACANCY

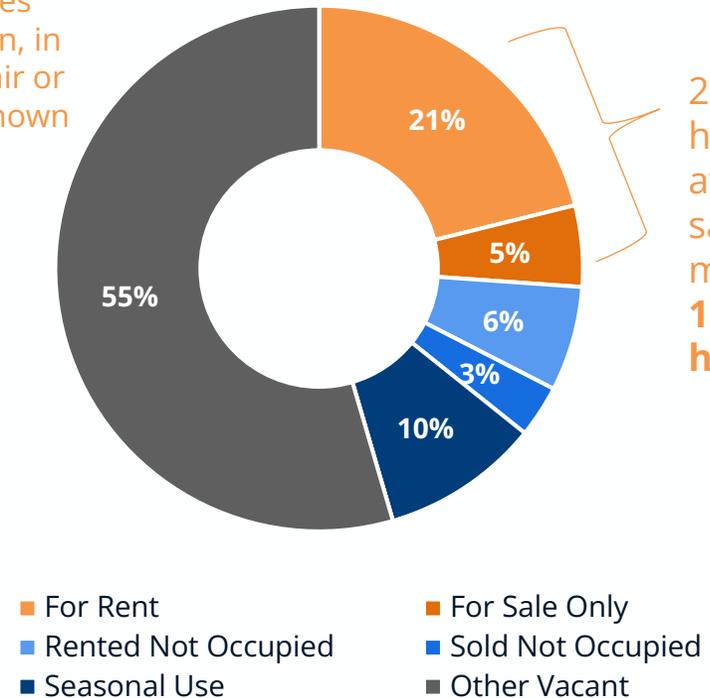
Disinvestment and vacancy remain a challenge in East and South Side areas of Columbus with high concentration of vacant homes that are not on the market due to disrepair, foreclosure, or absentee ownership

Total Homes Classified 'Other Vacant', 2023



Status of Vacant Homes, 2023

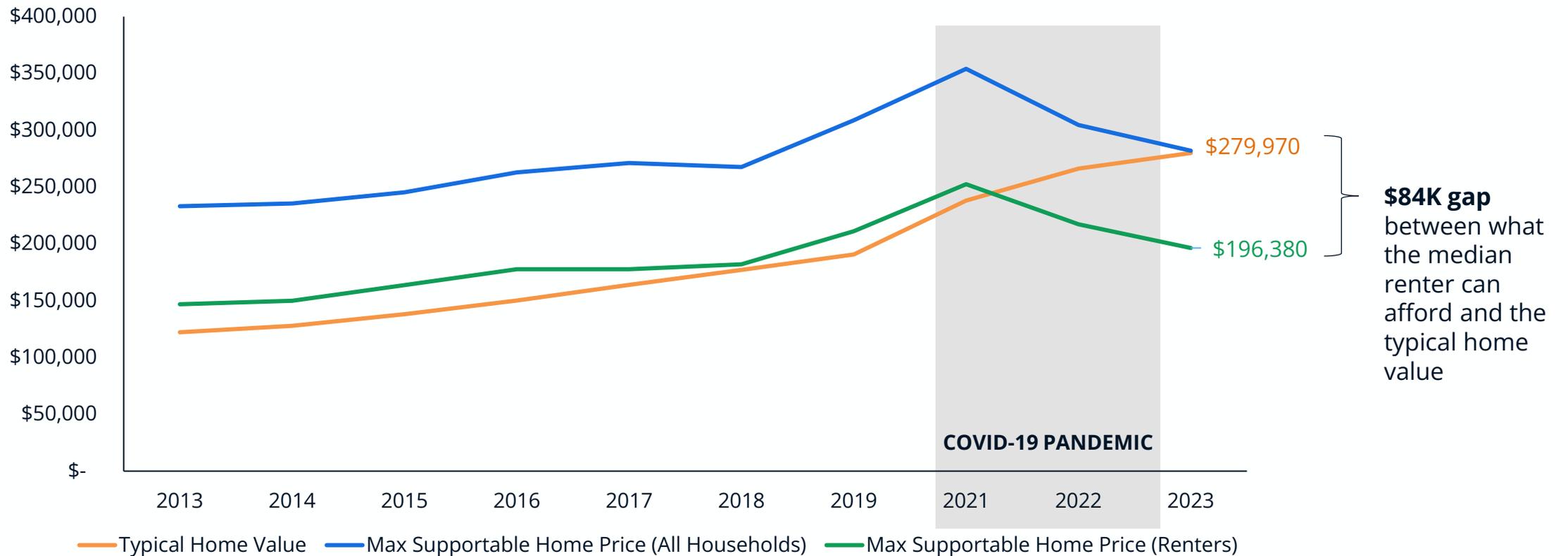
"Other Vacant" may include homes foreclosed on, in need of repair or with an unknown status



HOUSING STABILITY & ACCESS | LIMITED HOMEOWNERSHIP OPPORTUNITIES

There are limited homeownership opportunities as costs rise and the availability of starter homes declines. From 2018 to 2023, home values rose 60%, while median incomes grew just 39%. Combined with rising interest rates, far fewer households can afford the typical home.

Max Home Price Affordable to the Median Household, 2013 - 2023

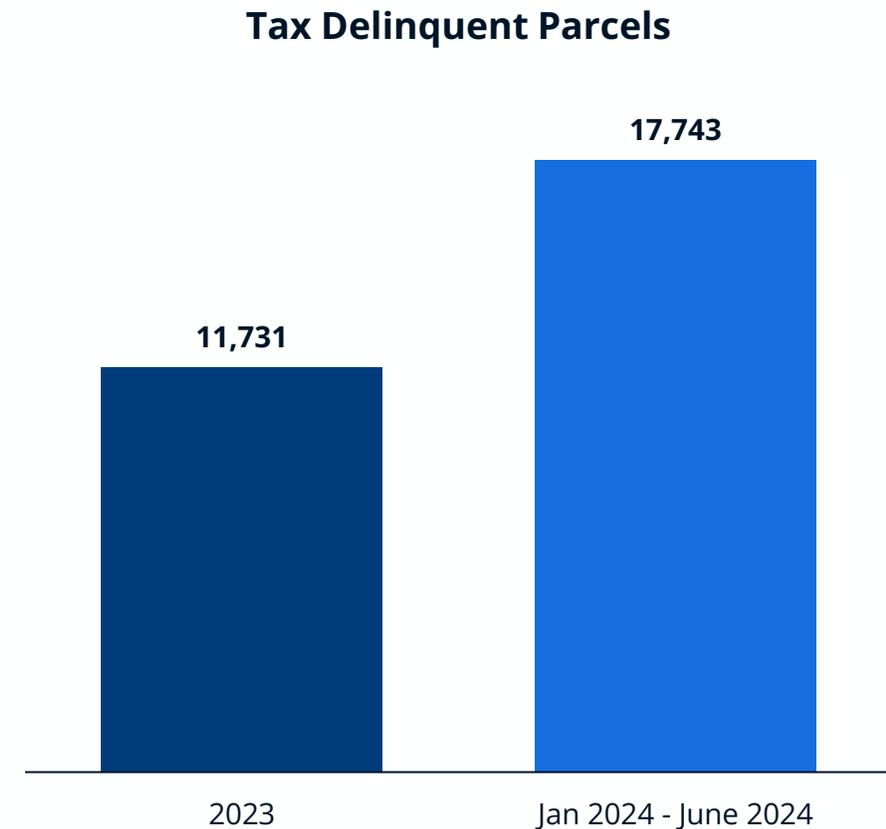


HOUSING STABILITY & ACCESS | EXISTING HOMEOWNERS

A growing share of existing homeowners struggle to afford rising property taxes, increasing the risk of delinquency and foreclosure, especially among households with low or fixed incomes, like seniors.

In 2024, the average single-family homeowner faced an **\$875 increase** in their annual property tax bill—and over **20,000 homeowners** saw their bills **more than double**.

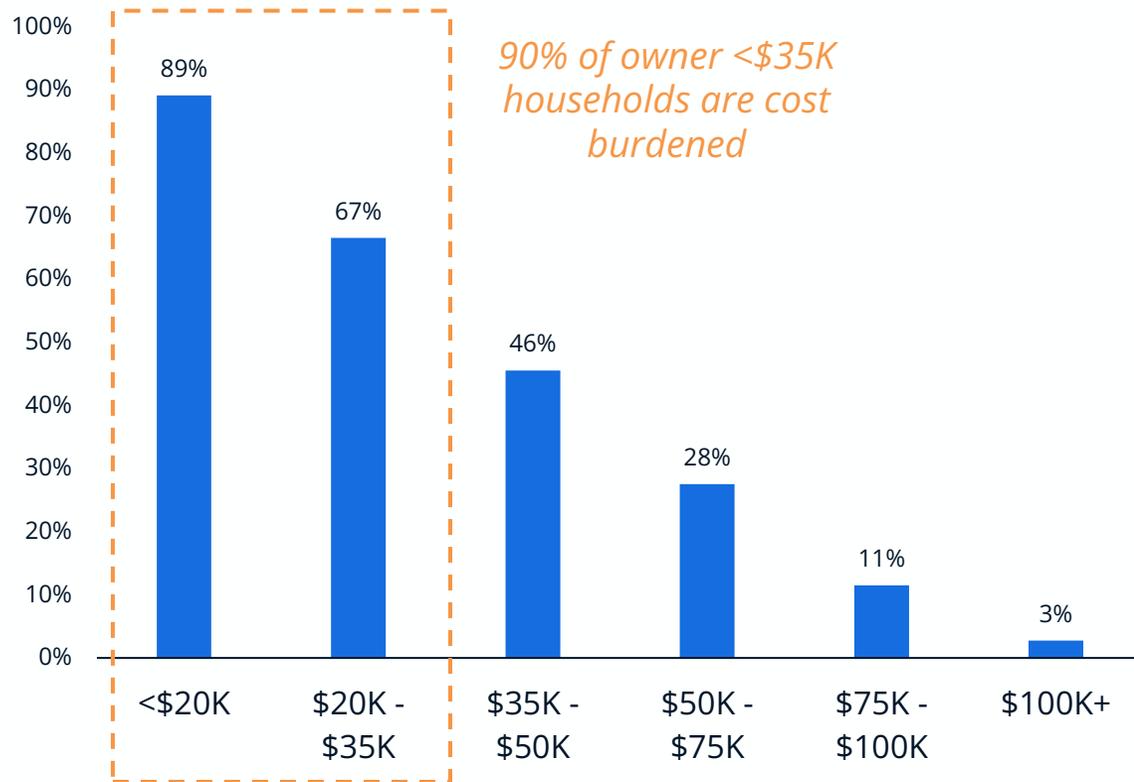
Based on analysis by the Columbus Dispatch, **delinquency has surged**: 17,700 of all parcels city-wide became tax delinquent in the first half of 2024 alone, surpassing the entire total for 2023 (12,000 parcels).



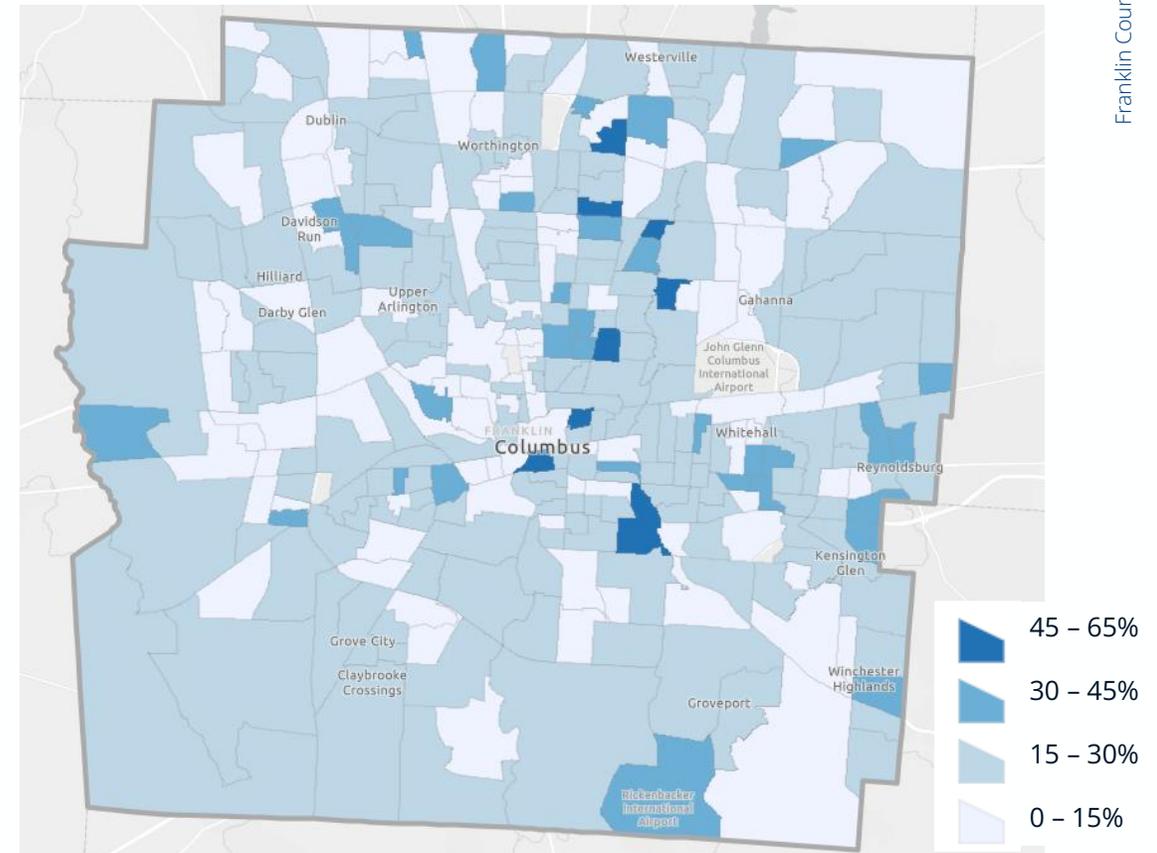
HOUSING INSTABILITY & ACCESS | EXISTING HOMEOWNERS

As a growing share of existing homeowners struggle to afford rising property taxes, lower-income homeowners face severe cost-burden. 90% of owner households earning \$35,000 or less spend more than 30% of their income on housing.

Overall Cost Burden Rates by Household Income, 2023



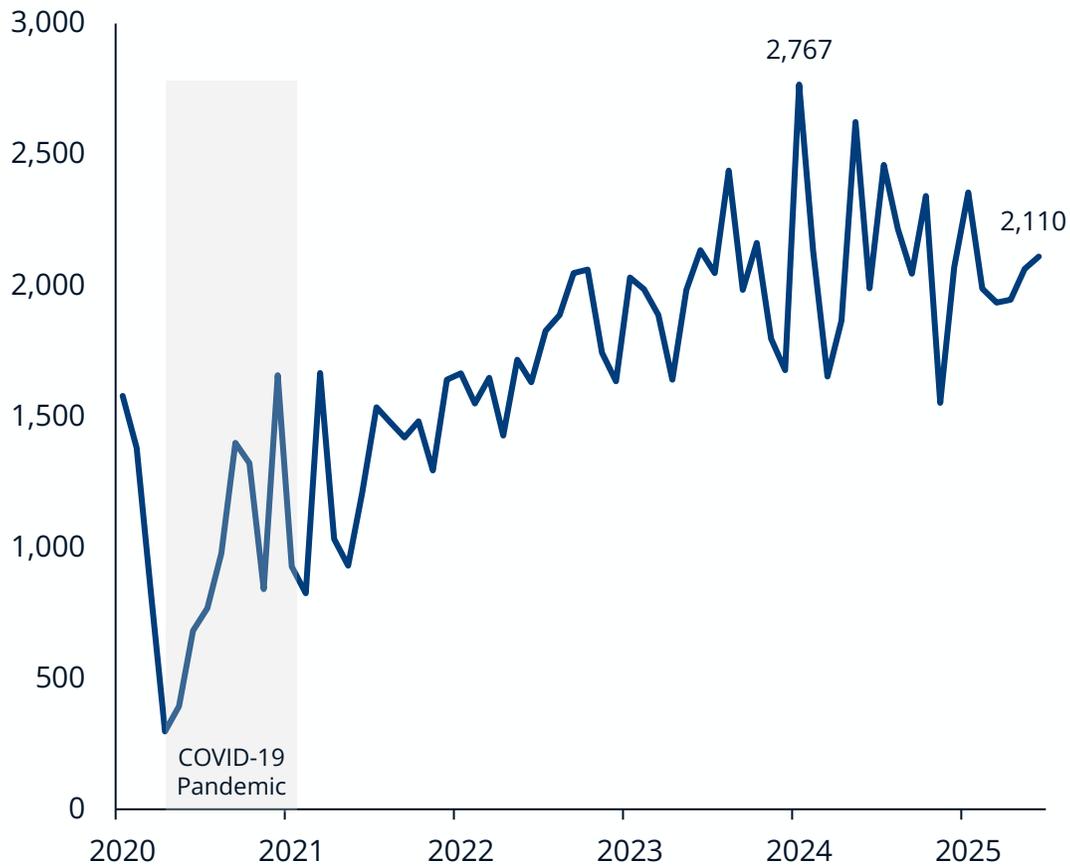
Share of Owner Households that are Cost Burdened, 2023



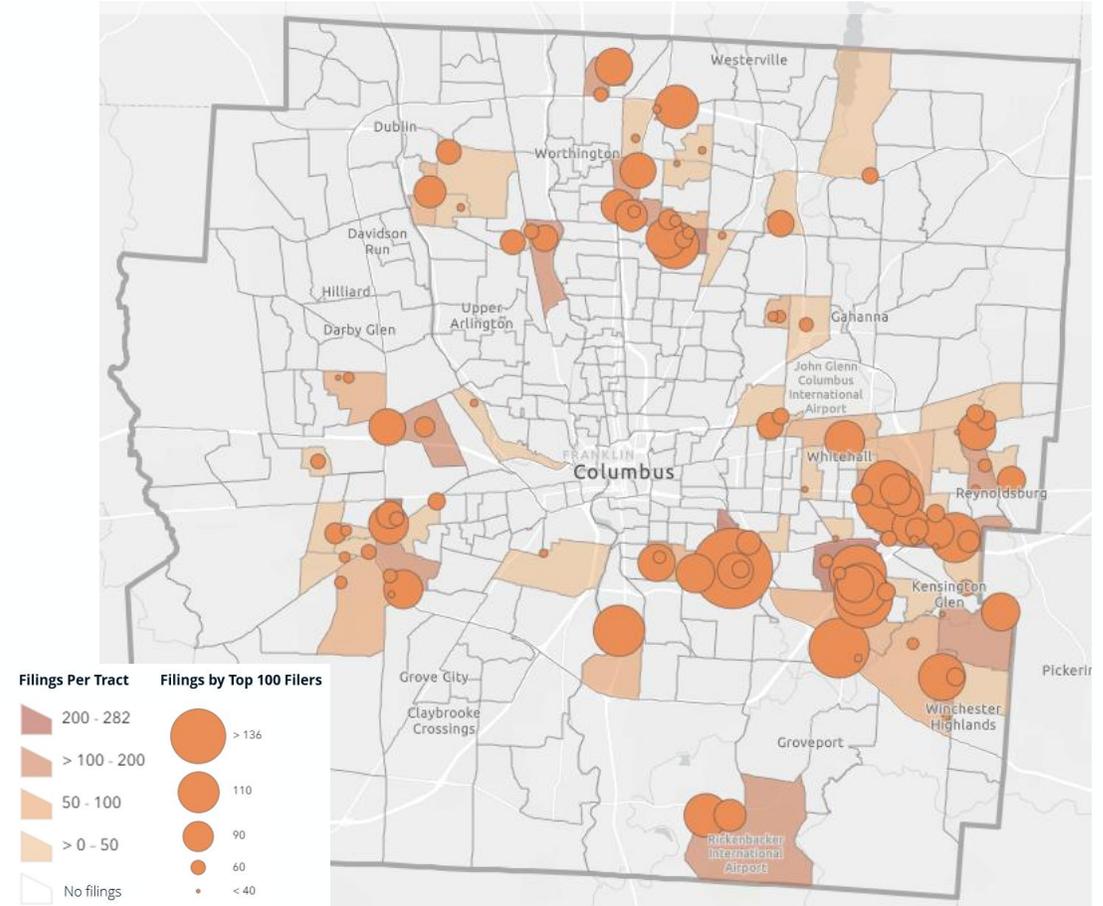
HOUSING STABILITY & ACCESS | EVICTION RATES

Eviction rates are rising, up 30% since January 2020, and concentrated in hot spots. The 100 buildings with highest filing rates account for over 25% of all eviction filings countywide.

Monthly Eviction Filings, 2020 – June 2025



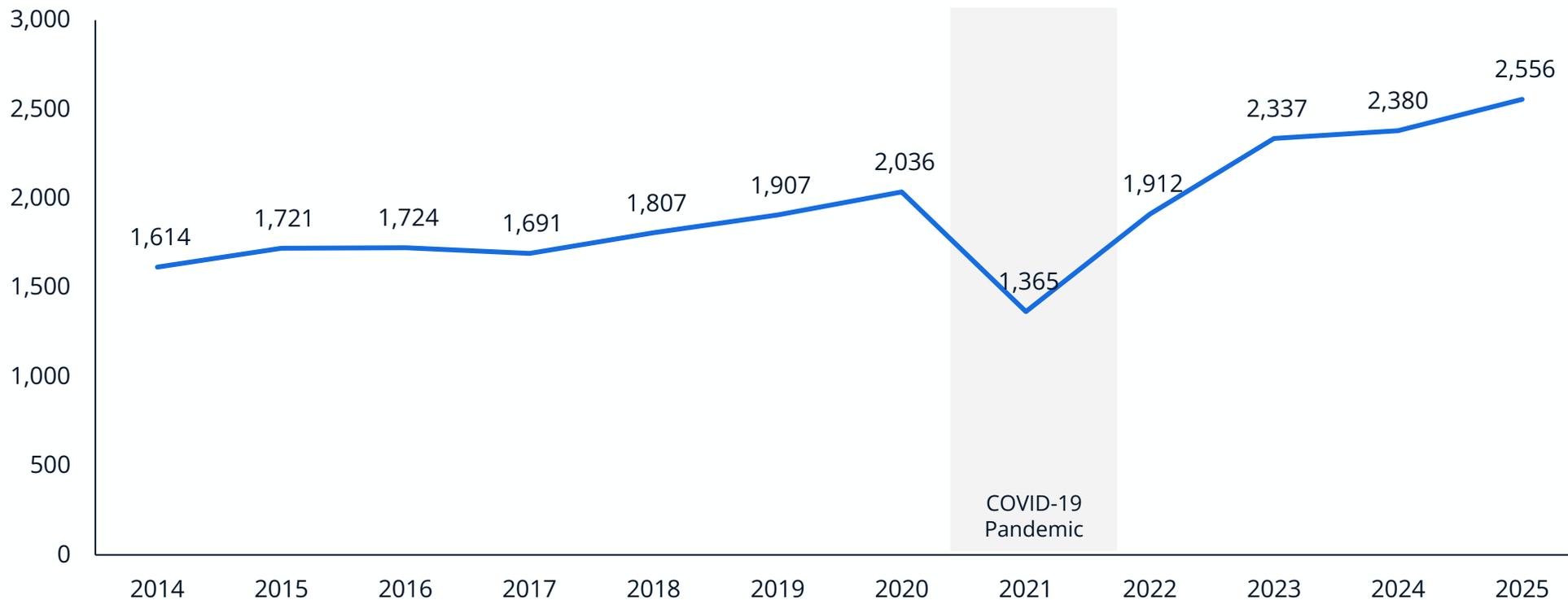
Eviction Filings by Census Tract & Top 100 Properties, 2024



HOUSING STABILITY & ACCESS | HOMELESSNESS

The prevalence of homelessness and length of shelter stays are increasing as rehousing becomes more difficult. In January 2025, 2,556 people were experiencing homelessness in Franklin County, a 25% increase since January 2020, and the average shelter stay peaked at 93 days in 2024.

Point-in-Time (PIT) Estimates of Total Homelessness Population, 2014 - 2024



Housing Action Plan

Appendix | Housing Opportunity
Fund Program Terms &
Compatible Tools

PROPOSED PROGRAM TERMS VS MAGNET FUND

The New Fund will enable the County to build on the strengths of the Magnet Fund design while more efficiently using resources and supporting housing that likely would not be created.

Program	Current Magnet Fund	Proposed New Fund
Purpose	Provide gap financing for “New Affordability” construction	Provide gap financing for “New Affordability” construction that may not otherwise be built, while more efficiently utilizing the County’s limited resources
Product Type	<ul style="list-style-type: none"> • New Affordability 4% LIHTC Projects 	<ul style="list-style-type: none"> • New Affordability 4% LIHTC Projects • Non-LIHTC, Mixed-Income Projects
Eligible Geography	Within at least ½ mile of identified corridors or located within a Concentrated Job Center	Priority will be given to applications outside of Columbus city limits.
Form of Subsidy	Grant	0% interest loan , full repayment at the end of the loan term
Project Award Cap	Maximum award per applicant awarded on a per-unit basis up to \$1.35M	Awards based on eligible affordable units, up to \$50K per unit, with per-unit limits adjusted by AMI level and bedroom size. Maximum award per project set annually based on available funding and program demand
Affordability Requirements	Minimum of 40% of affordable units must be affordable at 50% AMI or below	LIHTC: Total units average 60% AMI or below , with a minimum of 20% of units at >50% AMI or 40% of units >60% AMI. Preference for deeper affordability and family-sized units (3+ BD). Non-LIHTC: Affordable units at or below 80% AMI , preference for average affordability level of 60% AMI. Priority for inclusion of 3+ bedroom units.

PARALLEL TOOLS

Integrating other local financing tools during project review can help the County deploy resources more efficiently, achieve deeper affordability, and strengthen its housing toolkit and pipeline.

Property Tax Abatement

Use County authority to reduce operating costs for affordable developments.

- **Offer CRA exemptions** in unincorporated townships.
- **Partner with CMHA or the Columbus–Franklin County Finance Authority** to create capital lease structures for tax exemption.

Infrastructure Financing

Provide low-cost infrastructure financing to reduce barriers, expand feasible sites, and support smaller and emerging developers.

- **Cover last-mile water, sewer, and utility costs**
- Finance through a **revised Infrastructure Works** program or by leveraging the **Finance Authority's** capacity.

Future Tools: *Acquisition & Predevelopment Fund*

Over time, explore additional tools that help to expand the pipeline for affordable housing projects, such as an Acquisition and Predevelopment Fund.

- **Help lower early-stage development costs**
- **Strengthen the development pipeline**
- **Support emerging and faith-based developers**