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CINDY MARX, WARD 4

Issued 10/13/23

PUBLIC NOTICE HOUSING, PLANNING, & DEVELOPMENT COMMITTEE

The Housing, Planning, & Development Committee will meet Monday October 16, 2023 at 6:00 p.m. in the City Hall Auditorium at 12650 Detroit Ave. The meeting is open to the public.

Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 michelle.nochta@lakewoodoh.net.

The meeting will be livestreamed on the City's website at the following link:

www.lakewoodoh.gov/councilvideos

PUBLIC COMMENT PROTOCOL (Updated 6/21)

The public is invited to comment on agenda items in person or by submitting a written comment in advance of the meeting using the eComment platform available [HERE](#). New users must create an eComment account.

The agenda is as follows:

Approval of the minutes of the July 17, 2023 Housing, Planning & Development Committee meeting.

Communication from Councilmember Bullock regarding Affordable Housing Scenario Planning Report. (*referred to HPD 7/17/23*)

ORDINANCE 20-2023 - AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, authorizing and directing the Director of Planning and Development or the Mayor to enter into an agreement with a licensed real estate broker to market for sale various real properties, pursuant to Section 155.07 of the Codified Ordinances. (*1st read & referred to HPD 9/18/23; 2nd reading 10/2/23*)

Tom Bullock, Chair

Jason Shachner, Sarah Kepple Members

HOUSING, PLANNING, & DEVELOPMENT COMMITTEE



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JOHN LITTEN, WARD 3
CINDY MARX, WARD 4

July 17, 2023

Lakewood City Council
Lakewood, Ohio

Re: Affordable Housing Scenario Planning Action Report

Dear Colleagues,

Over the past decade, affordable housing in Lakewood has become increasingly elusive for a growing number of families and individuals. The availability of subsidized units has decreased, property valuations have increased, and demand is at or near an all-time high.

In response to these trends, City Council's Housing Planning & Development Committee convened a series of meetings in summer 2022 to discuss barriers to housing affordability and potential solutions. Following upon those meetings, the Planning & Development Department partnered with the Lincoln Institute of Land Policy and the Greater Ohio Policy Center to participate in a novel planning exercise around affordable housing. The purpose of the exercise was to answer the following question, "how do we ensure affordable housing for all Lakewood residents now and in the future?" The months-long effort culminated in a [report](#) with data that distills the breadth of the problem, a vision for housing affordability moving forward, and a series of recommendations, along with a timeline for implementation.

To better understand the report and its implications, I invite the Planning Department and its partners to participate in an upcoming meeting of the Housing, Planning, & Development Committee to further examine the report's findings and the process through which it was developed.

Move to refer to Housing, Planning & Development Committee.

Sincerely,

Tom Bullock
Councilmember At Large



City of Lakewood, Ohio

AFFORDABLE HOUSING SCENARIO PLANNING ACTION REPORT

May 2023



Supporting Partners



CITY OF LAKEWOOD
12650 Detroit Avenue
Lakewood, Ohio 44107
www.lakewoodoh.gov

Affordable Housing Stakeholders

This Affordable Housing Action Plan is the product of key stakeholders of the Lakewood affordable housing community contributing their time and thoughts. The City of Lakewood expresses its appreciation to the following individuals and their respective organizations for informing this effort.

- Emma Petrie-Barcelona, EDEN, Inc.
- Carrie Pleasants, Fair Housing Center for Rights & Research
- Lisa Behm, First Federal of Lakewood
- Eliseo Garcia, First Federal of Lakewood
- Carolina Purcell, First Federal of Lakewood
- Laura Jaissle, City of Lakewood Human Services Department
- Mark Walter, Lakewood City School District
- Allison Urbaneck, LakewoodAlive
- Mark McNamara, LakewoodAlive
- Trish Rooney, Lakewood Community Services Center
- Donald Heckelmoser, LSC Service Corporation

*Cover photo courtesy of Aerial Agents.

ACKNOWLEDGMENTS

Mayor

Meghan F. George

City Council

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Sarah Kepple, At-Large Representative, Vice-President
Tom Bullock, At-Large Representative
Tristan Rader, At-Large Representative
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Peter Rancatore, Finance Director
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Emma Walters, University of Illinois Urbana-Champaign

EXECUTIVE SUMMARY

Lakewood is often referred to as the City of Beautiful Homes. It's a well-earned title that the City and its constituents work to maintain and build upon. Within that title is a key focus to keep Lakewood's status as a place where people can find a home they can afford, whether they are owning or renting. That focus on affordability is important for a city that takes pride in welcoming people from all backgrounds, in all stages of life, and of all incomes.

Maintaining affordability has been challenging in recent years. *Single-family median home sale values have nearly doubled since 2016 to \$295,000* and residential *rents have increased 51.96% since January 2020 to \$1,553 per month*. In October 2022, a partnership was formed between the City, the Lincoln Institute of Land Policy (Lincoln Institute), and the Greater Ohio Policy Center (GOPC) to pilot the Lincoln Institute LegacySP toolkit in addressing the City's desire to ensure affordable housing for all now and in the future.

After completing data collection and analysis, the following **key findings** were made:

1. Lakewood is one of the top communities for property value appreciation in Cuyahoga County. The increased sales prices and resulting property values and taxes are threatening housing affordability – the demand and desirability can push people out and limit who can get in.
2. There were 801 United States Department of Housing & Urban Development subsidized units in Lakewood in 2021, representing less than 3% of the total housing units in the City - down from 1,526 subsidized units in 2012, or approximately 6% of all housing units.
3. Lakewood has a deficit of nearly 1,500 housing units for households earning less than 30% of the area median income and a deficit of over 4,700 housing units for households earning more than 80% of the area median income.
4. Lakewood has financial resources to address affordable housing (HOME, CDBG, and tax abatement for 100+ unit projects) and there are many community partners engaged in providing and supporting affordable housing in the community and region.
5. Lakewood is landlocked so opportunities to create new affordable housing are more difficult and with an older housing stock entering its second century, the cost of historical rehabilitation can be expensive.
6. Incentive and financial assistance programs are available and there is community support for maintaining these programs as well as developing new ones.
7. As a bedroom community, changes in the housing market can drastically impact the community.
8. The cost of construction hinders the opportunity for new construction & redevelopment of former buildings/sites.

In January, a workshop, where a cross-section of Stakeholders that are leaders in supporting affordable housing in the community and surrounding area met and developed the following **vision for affordable housing in Lakewood**:

1. We are a community of income and social diversity.
2. We have affordable housing opportunities for families, teachers, nurses, and safety forces.
3. Our housing is safe, clean, of quality, and accessible.
4. Our landlords are accountable and informed – welcoming of vouchers and other programs.
5. We have non-profit and for-profit developers furthering affordable housing opportunities.

6. Ideally, affordable housing includes ownership and rental units, and we recognize ownership may be more challenging.
7. We will carry forward this vision in a manner that maintains our character and neighborhood fabric that defines Lakewood.

This resulted in the identification of the following *recommendations for action*:

1. **Support and maintain infrastructure.** Capital improvement planning and budgeting needs to ensure the existing utility and transportation infrastructure capacity is maintained, modernized, efficient, and resilient.
2. **Continuously evaluate affordable housing programs.**
 - a. Advocate for changes in the minimum thresholds for eligibility of programs.
 - b. Reexamine the tax abatement program for the creation of affordable housing.
 - c. Simplify existing programs that support existing homeowners and renters.
 - d. Ensure the period of affordability is maximized.
 - e. Examine and develop new programs.
3. **Educate.**
 - a. Educate landlords about housing vouchers during the annual mandated training all landlords must complete as part of their Rental Housing License to operate a rental unit in the city.
 - b. Provide credit counseling and education about the responsibilities of home ownership to homebuyers.
4. **Support, Maintain, and Enhance Local Regulations & Enforcement.**
 - a. Eliminate any regulatory barriers to maintaining and creating affordable housing.
 - b. Comprehensively rewrite the Zoning Code
 - c. Support and maintain the Housing Forward Initiative and Rental Housing License Program.
5. **Identify New Support & Opportunities.**
 - a. Identify opportunities to coordinate with and support non-profit organizations to supplement and expand their existing efforts.
 - b. Coordinate with private sector developers that are also active in providing affordable housing.
 - c. Retain a commercial broker to monitor available properties that may be suitable for affordable housing.
 - d. Regularly fund the Land Acquisition Fund to support property acquisition, development, or rehabilitation for affordable housing.

These recommended actions are to be *implemented over the next five years* with continuous evaluation and assessment of effectiveness throughout the term.

planning and an associate dean in the College of Fine and Applied Arts at the University of Illinois at Urbana Champaign.

Lakewood’s pilot use of LegacySP toolkit is helping to develop a national model for legacy cities that are working to address issues impacting their communities.

KEY PARTNERS & RESOURCES

The Lincoln Institute of Land Policy

The Lincoln Institute of Land Policy seeks to improve quality of life through the effective use, taxation, and stewardship of land. A nonprofit private operating foundation whose origins date to 1946, the Lincoln Institute researches and recommends creative approaches to land as a solution to economic, social, and environmental challenges. Through education, training, publications, and events, we integrate theory and practice to inform public policy decisions worldwide.

The Lincoln Institute organizes their work around six goals:

1. low-carbon, climate-resilient communities and regions;
2. efficient and equitable tax systems;
3. reduced poverty and spatial inequality;
4. fiscally healthy communities and regions;
5. sustainably managed land and water resources; and
6. functional land markets and reduced informality.

Greater Ohio Policy Center

The Greater Ohio Policy Center (GOPC) is a statewide nonprofit organization with a mission to improve Ohio’s communities through smart growth strategies and research. Their vision is a revitalized Ohio. GOPC is highly respected for its data driven, nonpartisan policy analysis, research expertise, and policy development, and regularly provides expert analyses to public, private, and nonprofit leaders at the local, state, and national level.

LegacySP Toolkit

As described in the LegacySP toolkit¹, scenario planning allows planners and the public to understand the future effects of present-day decisions. However, scenario planning tools have mostly been applied within large growing cities and regions and assume future growth as a baseline. This oversight in scenario planning practice hinders its applicability across different regions and places, specifically those experiencing population loss and economic disinvestment (legacy cities). These legacy cities require scenario planning processes that are flexible, practicable, and emphasize collaborative decision making and social learning over sophisticated modeling and digital tools.

In the summer of 2022, the Lincoln Institute selected the City of Lakewood to pilot an exploratory scenario planning toolkit (LegacySP) specifically targeted towards use by legacy cities. LegacySP was developed for the Lincoln Institute by Emma Walters, a graduate student in the Department of Urban and Regional Planning at the University of Illinois at Urbana Champaign, and Arnab Chakraborty, a professor of urban

¹ Walters, Emma, and Arnab Chakraborty. 2022. "LegacySP: A Scenario Planning Toolkit for Shrinking Regions." *Lincoln Institute of Land Policy*. January. <https://www.lincolinst.edu/publications/working-papers/legacysp>.

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INTRODUCTION & BACKGROUND

Much like the national real estate market over the last decade, the City of Lakewood has experienced a tremendous rise in housing demand that has resulted in record increases in residential sale and rent prices. While there are many benefits to being a desirable, sought after community, there are significant challenges that are created in maintaining housing affordability. Understanding and counteracting these market forces ultimately led to a partnership between the City, the Lincoln Institute of Land Policy (Lincoln Institute), and the Greater Ohio Policy Center (GOPC). The goal of this partnership was to pilot the Lincoln Institute LegacySP toolkit in addressing the following guiding question:

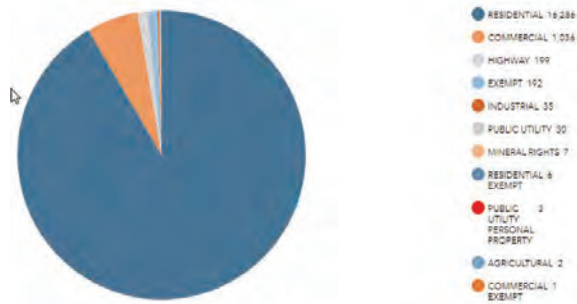
“How do we ensure affordable housing for all Lakewood residents now and in the future?”

The Importance of Housing in Lakewood

With a U.S. Census estimated population of 50,104 people in 2022 and being the densest city in Ohio, the City of Lakewood has long prided itself as being an inclusive community that is available to anyone that chooses to live or do business within the city. From expansive multi-million-dollar homes overlooking the cliffs of Lake Erie to low-income senior rental efficiency units, the City has a diverse, housing stock.

Over 91% of the 17,795 parcels in the City are used for residential purposes with 43.9% being owner-occupied (2017-2021 U.S. Bureau of Census). The City's area is approximately 5.66 square miles, broken down by property class type as follows:

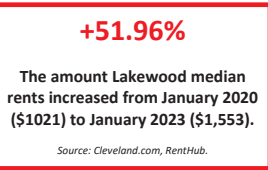
Parcel County by Property Class Type



Source: Cuyahoga County Fiscal Office.

1

increased dramatically. The Multiple Listing Service (MLS) reported that the single-family home median sale price in the City has increased from \$135,000 in 2015 to \$295,000 in 2022. In the multi-family market, the opportunity to sell at record prices often resulted in rent rates increasing substantially when leases renewed following the transfer of ownership. According to RentHub, in January 2023 the average median residential rent in Lakewood was \$1,553 per month, an increase of \$1,96% over January 2020 when median rent was \$1,021.



Median Sale Price of Single-Family Homes in Lakewood 2016-2022



Source: Multiple Listing Service.

These market impacts have been demonstrated in property valuations. The City saw 8% growth in housing value as of the 2015 Cuyahoga County triennial update (versus 2012), the third highest improvement in the county. This was followed by a **22.5% increase in the 2018 sexennial reappraisal for residential property (highest increase in the County) followed by another 27% increase in the 2021 triennial update (second highest increase in the county).**

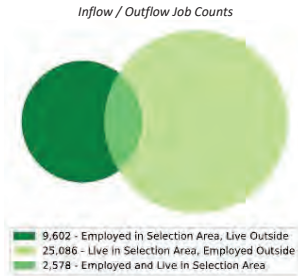
The impacts of these increases have resulted in higher property taxes making it difficult for those on low and/or fixed incomes to remain in their homes. Also, the sale and resulting rental prices have created barriers for lower income households from accessing housing in Lakewood. Meanwhile, the City's applications for housing assistance have continued to decrease year over year as a result of housing turnover and increased housing costs. Additionally, community partners, such as the Lakewood Community Service Center, are struggling to find housing units in Lakewood capable of supporting very low and extremely low-income households (less than 50% and less than 30% of the area median income, respectively).

Additional evidence of a rapidly changing housing market can be found in the availability of federally subsidized units available in Lakewood. According to the US Department of Housing & Urban

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The local economy benefits from the City's location on Lake Erie on the Westside of Cleveland and easy access to the interstates, downtown job centers and Cleveland Hopkins International Airport. This makes the community an attractive location for business. There are approximately 1,000 brick and mortar businesses and approximately 4,300 employers overall that provide over 12,000 local jobs.

Over 25,000 Lakewoodites leave the community each day to support businesses in the Cleveland metropolitan area. In fact, Lakewood has the highest outflow of employment (-15,484 employees) of the 59 communities located in Cuyahoga County (Cuyahoga County Planning Commission, 2022 Data Book).



Source: U.S. Census Bureau, On The Map.

With over 27,000 housing units, this makes housing the City's largest economic engine, and that strength comes from a diversity of housing types and styles at price points to meet the needs of a diverse community. The majority of the 13,000 one- and two-family homes were built before the depression and are of a quality that will last for another century if well maintained.

It is for these and many other reasons that Lakewood was designated "one of the Best Hometowns in Ohio" by *Ohio Magazine* and as the "Best Suburb in Cleveland" by *Cleveland SCENE Magazine* for five years straight.

Current Housing Market in Lakewood

Over the last decade, the accessibility of Lakewood from a housing standpoint has been changing. The location of Lakewood coupled with a strong and robust housing stock has created a tremendous amount of competition for housing in the city. With demand at or near all-time highs, sale prices and volumes

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Development Picture of Subsidized Households, **there were 801 subsidized units in Lakewood in 2021, representing less than 3% of the total housing units in the City. This is down from 1,526 subsidized units in 2012, or approximately 6% of all housing units.**

In addition to changing the income diversity of Lakewood, all of these factors are significantly weighing on naturally occurring affordable housing (NOAH) units that have been the primary supplier of housing for lower income households in the Lakewood. NOAH² refers to residential rental properties that are affordable yet are unsubsidized by any federal program. Their rents are relatively low compared to the regional housing market. The cost to maintain a NOAH unit in the current labor and material pricing markets during a time when record or near record sale prices are being realized has resulted in the perceived and real loss of many NOAH units in the community.

Recent and Expected Housing Developments in Lakewood

Over the past five years, there has been significant investment in residential development in Lakewood. The \$14 million Center North project that converted an antiquated office high-rise to 183 apartment units was completed in 2018. The \$17 million McKinley Place project added 40 townhome units in 2019. Rockport Townhomes completed 51 townhouse units in a \$12 million development in 2018. The Mews, a \$2.5 million nine-unit townhome complex, was completed in 2020. Also in 2020, the \$4 million Marlowe townhomes project was approved and will include the construction of 16 new units on a former Catholic school property. The former Marathon gas station on Lake Avenue is also being redeveloped into four, for sale residential units with first floor master bedrooms at a total project cost of \$3 million.

As a built-out inner ring suburb, the City does not typically have significant acreage to redevelop for new projects. However, the community is able to see gains when opportunities arise to reposition key real estate due to strategic partnerships and a clearly articulated Community Vision. In 2019, the City updated the Affordable Housing Strategy in support of legislation that created a 100%, 15-year property tax abatement for new development of 100 dwelling units or more that provided affordable housing.

The City owns 5.7 acres of vacant land in the downtown area that was previously the home of Lakewood Hospital. The former hospital was demolished in 2019, and the site is currently being prepared for redevelopment. Recently, the City selected CASTO and North Pointe Realty to lead the redevelopment of this property into a dense, mixed-use project. The estimated project value is over \$100 million. Upon approval of the development agreement and plans, construction on the 5.7 acres may begin in 2023 and will include retail, residential (both market rate and affordable up to 120% of the area median income), and a public plaza.

The former Spitzer Car dealership site at Detroit Avenue and Bunts Avenue has been approved for 120 market rate and affordable up to 120% area median income apartment units in two separate multi-story structures with amenities such as a community room and a fitness center. The estimated construction value of the project is \$25 million. The developer, Jerome Solove Development Inc., has obtained the necessary approvals from the City Boards and Commissions and has submitted plans to the Building Department. Construction is scheduled to begin in 2023.

² NOAH Impact Fund. n.d. What is NOAH? Accessed March 2023. <https://noahimpactfund.com/impact-investing-affordable-housing-minnesota/what-is-noah/>.

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NewBrook Partners has proposed to redevelop the former Barry Buick car dealership on Detroit Avenue into a 2.7-acre mixed-use project in western Lakewood. The \$30 million development will include approximately 200 market rate and affordable up to 120% area median income apartment units and retail space and is expected to begin construction in 2023.

Programs Supporting Affordable Housing

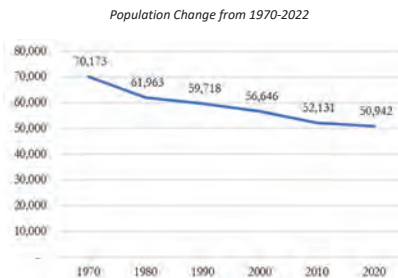
To assist in supporting the next century of housing and in response to the impacts of the Great Recession, the City launched Housing Forward in 2011 to better coordinate proactive code enforcement and reinvestment in the housing stock. The initial city-wide housing survey in 2011 has since been updated triennially in 2013, 2015, 2018, and 2021. The survey is a disciplined strategy to focus the City's attention on the properties that have major code violations or need small improvements.

In addition to educating property owners on best practices to improve their homes, the City is making significant efforts to connect homeowners to resources for improvements through the Division of Community Development. Since 2015, over \$1.7 million has been invested into 171 residential homes in the city through its homeowner rehabilitation programs.

The City has partnered with private developers to construct and rehabilitate houses. The City has invested nearly \$1.2 million in HOME funds from 2015 through 2022 to renovate 25 properties as part of the City's Affordable Housing Strategy.

Current Supply and Demand of Affordable Housing

The population of the city peaked twice, once in the 1930s and again in the 1970s. Since that time, Lakewood has lost over 20,000 residents (approximately 28% of the population) and currently has 50,104 residents based on the U.S. Census Bureau 2022 estimate. Population loss has been stabilizing over the last decade and is projected to fully stabilize with current housing redevelopment projects that will add hundreds of units over the next several years.



Source: U.S. Census Bureau.

Despite this population loss, there are significant gaps in the housing market, particularly in rental housing. According to five-year estimates (2015-2019) prepared by the U.S. Department of Housing and Urban Development (HUD), **Lakewood has a deficit of nearly 1,500 housing units for households earning less than 30% of the area median income and a deficit of over 4,700 housing units for households earning more than 80% of the area median income.** Unfortunately, HUD does not provide another income category break beyond the 80% threshold to better understand this issue given the stated market trends. Anecdotally, this may indicate a housing shortage for moderate to middle income households (80-150%).

Supply of Rental Housing Units by Household Income (2015-2019 Estimates)

	Household Income <= 30% HAMFI	Household Income >30% to <=50% HAMFI	Household Income >50% to <=80% HAMFI	Household Income >80% HAMFI
Affordable Units	1,150	6,790	5,470	660
Total Owners	2,630	2,365	3,420	5,424
Carry Over/(Deficit)	(1,480)	4,425	2,050	(4,764)
Cumulative Carry Over/(Deficit)		2,945	4,995	231

Source: HUD Comprehensive Affordable Housing Strategy

There is a significant unmet demand for owner-occupied units for households earning more than 80% of the area median income. Again, HUD does not provide another income category break beyond the 80% threshold to better understand this issue given the stated market trends. Similar to rental housing, this may also indicate a housing shortage for moderate to middle income households (80-150%).

Supply of Owner-Occupied Housing Units by Household Income (2015-2019 Estimates)

	Household Income <= 50% HAMFI	Household Income 50-80% HAMFI	Household Income >=80% HAMFI
Affordable Units	3,890	4,820	2,072
Total Owners	1,359	1,180	8,085
Carry Over/(Deficit)	2,531	3,640	(6,013)
Cumulative Carry Over/(Deficit)		6,171	158

Source: HUD Comprehensive Affordable Housing Strategy

As HUD releases future data estimates on this topic, it will be important to track the impact of recent market trends on the housing supply. Based on sale and rent price increases, there is an expectation that, where possible, the over supplied housing in the 30-80% area median income range will shift to serve households earning more than 80% of the area median income. Additionally, the referenced housing redevelopment projects that will be constructed over the next several years primarily target the greater than 80% area median income household.

Housing Cost Burden on Low to Extremely Low-Income Households

The median household income in 2021 in Lakewood is \$57,588 versus \$61,938 in the state of Ohio (U.S. Census Bureau 2021 ACS 5-Year Estimates). Annually HUD determines household income limits for eligibility in their programs based on household size. The 2022 limits in effect for the Cleveland-Elyria, Ohio Metropolitan Statistical Area are in the table below.

2022 HUD Income Limits

FY 2022 Income Limit Area	Median Family Income	FY 2022 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Cleveland-Elyria, OH MSA	\$85,480	Very Low (50%) Income Limits (\$)	29,900	34,200	38,450	42,700	46,150	49,550	52,950	56,400
		Extremely Low Income Limits (\$)*	17,950	20,500	23,050	27,750	32,470	37,190	41,910	46,630
		Low (80%) Income Limits (\$)	47,850	54,650	61,500	68,300	73,800	79,250	84,700	90,200

Source: HUD.

The cost burden of housing on a household is tracked by HUD and provides valuable insight into the impact of housing costs on a community. In Lakewood, rental households earning 30% or less of the area median income are disproportionately impacted by housing costs with 73.4% of households spending more than 50% of their annual income on housing costs. While still challenging, 60.2% of households earning more than 30% but not more than 50% of the area median income are spending between 30% and not more than 50% of their annual income on housing costs.

Housing Cost Burden as Percentage of Annual Income for Renters (2015-2019 Estimates)

HUD Area Median Family Income	Cost burden < 30%	Cost burden > 30% to <=50%	Cost burden > 50%	Total
Household Income <= 30%	410	290	1,930	2,630
Household Income >30% to <=50%	570	1,425	370	2,365
Household Income >50% to <=80%	2,725	640	55	3,420
Household Income >80% to <=100%	1,510	90	-	1,600
Household Income >100%	3,795	25	4	3,824

Source: HUD Comprehensive Affordable Housing Strategy

Housing Cost Burden as Percentage of Annual Income for Homeowners (2015-2019 Estimates)

HUD Area Median Family Income	Cost burden < 30%	Cost burden > 30% to <=50%	Cost burden > 50%	Total
Household Income <= 30%	4	145	485	634
Household Income >30% to <=50%	300	190	235	725
Household Income >50% to <=80%	685	400	95	1,180
Household Income >80% to <=100%	650	115	10	775
Household Income >100%	7,015	280	15	7,310

Source: HUD Comprehensive Affordable Housing Strategy

The following table summarizes the housing cost burden in the Lakewood community. Renters are disproportionately impacted by housing costs as a percentage of annual income.

Housing Cost Burden by Household Tenure Type

	Owner	Renter
Cost Burden <=30%	8,660	9,005
Cost Burden >30% to <=50%	1,130	2,474
Cost Burden >50%	845	2,364
Cost Burden not available	35	215

Source: HUD Comprehensive Affordable Housing Strategy

EXPLORATORY SCENARIO PLANNING PROCESS

Over the last several years, various conversations have been taking place regarding the difficulties of supporting and maintaining affordable housing in the community. However, these conversations were disparate and not outcome focused. With the assistance of the Lincoln Institute, the Greater Ohio Policy Center, and Professor Chakraborty, the City undertook a series of exercises to understand current conditions and opportunities and then convened a one-day workshop. The workshop included a cross-section of Stakeholders that are leaders in supporting affordable housing in the community and surrounding area. This included representatives from a broad spectrum of organizations representing multiple perspectives on affordable housing. Utilizing the LegacySP toolkit, the exercises and workshop focused on the guiding question of, "How do we ensure affordable housing for all Lakewood residents now and in the future?"

SWOT: Analyzing Affordable Housing in Lakewood

Prior to identifying and engaging with Stakeholders in the planning process, City staff conducted an internal SWOT (strengths, weaknesses, opportunities, and threats) analysis facilitated by the Greater Ohio Policy Center and Professor Chakraborty. One on one interviews with stakeholders also informed the SWOT analysis. A SWOT analysis identifies attributes and forces that are strengths, weaknesses, opportunities, or threats to the issue being analyzed, affordable housing in this case. This exercise is commonly used by City Planners to help understand positive attributes while also understanding challenges. Conclusions from the SWOT about Lakewood and its ability to ensure affordable housing for all Lakewood residents include:

Strengths

1. Being a lakefront City that is walkable and accessible by bike, car, and mass transit is a significant draw for residents.
2. The city has a strong (quality) housing stock (pre and post pandemic).
3. Lakewood is a bedroom community and housing is the top economic driver.
4. Lakewood has financial resources to address affordable housing (HOME, CDBG, and tax abatement for 100+ unit projects).
5. There are many community partners engaged in providing and supporting affordable housing in the community and region.

Weaknesses

1. Lakewood is landlocked so opportunities to create new affordable housing is more difficult.
2. With an older housing stock entering its second century, the cost of historical rehabilitation can be expensive.
3. Outside of the city government structure, Lakewood lacks an unofficial "champion" – for housing and other policy concerns in the city.
4. There are many partners involved in housing however the efforts are not always coordinated.
5. Tax abatement supporting affordable housing is tailored to high volume, new construction projects (100+ units), which may make Lakewood less attractive to smaller scale affordable housing developers or entities that do rehab.

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Opportunities

1. Due to our strengths, developers are interested in building/developing in Lakewood and people want to live here.
2. Redevelopment of former sites into housing creates new opportunities that would not otherwise exist in the community.
3. The Lincoln Institute LegacySP project is an opportunity for Lakewood to look at housing and address affordability needs.
4. Incentive and financial assistance programs are available and there is community support for maintaining these programs as well as developing new ones.
5. Support by the community to do something about affordable housing.

Threats

1. Lakewood's strengths are also a threat – the demand and desirability can push people out and limit who can get in.
2. As a bedroom community, changes in the housing market can drastically impact the community economically.
3. The cost of construction hinders the opportunity for new construction & redevelopment of former buildings/sites.
4. Lakewood is one of the top communities for property value appreciation in Cuyahoga County. The increased sales prices and resulting property values and taxes are threatening housing affordability.
5. Older housing stock that dominates the streets of Lakewood can be more complex and costly to rehabilitate and modernize, creating a disincentive.

Identifying Stakeholders Influencing Affordable Housing in Lakewood

The City identified key Stakeholders that might be impacted by outcomes or be leaders in ensuring the success of initiatives related to affordable housing. In addition to providing valuable insight and input into the planning process, these individuals and their organizations are key decision makers, influencers, and/or change makers in the community.

To the extent possible, a 360-degree perspective was desired. This resulted in the City prioritizing agencies and individuals representing financial institutions, affordable housing developers and providers, social service providers, community organizations with a housing focus, the Lakewood City Schools, and tenant advocacy organizations. The following organizations and individuals were invited to participate in the workshop, and several also participated in early one-on-one interviews.

- EDEN, Inc.: Emma Petrie-Barcelona,
- First Federal of Lakewood: Lisa Behm, Eliseo Garcia, and Carolina Purcell,
- Fair Housing Center for Rights & Research: Carrie Pleasants
- Human Services Department: Laura Jaisle
- Lakewood City School District: Mark Walter
- LakewoodAlive: Allison Urbanek and Mark McNamara
- LSC Service Corporation: Donald Heckelmoser

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Overall, participants in the workshop later advised that the Stakeholder group achieved its intended purpose. It was suggested that potential attendees for future efforts could include a representative from CHN Housing Partners, Cuyahoga Metropolitan Housing Authority, Cuyahoga County, representative of the church community, Legal Aid Society, and a local owner of a naturally occurring affordable housing unit.

Pre-Workshop Interviews with Select Stakeholders

Several weeks prior to the workshop, the City contacted several of the key stakeholders for input on changes they have seen in affordable housing in Lakewood, the current supply of affordable housing in Lakewood, and the role naturally occurring affordable housing (NOAH) plays in Lakewood. The following are the results from the interviews.

Interview Questions & Responses: Changes in Affordable Housing in Lakewood

How has the availability of affordable housing changed over time – both quantity and spatially?

- Availability of affordable housing continues to shrink.
- Rents increased by 28% in 2021.
- Over 500 affordable units lost in 2021.

Can we identify the factors causing this change and what are they?

- Restrictive land use and zoning.
- Desirable place to live resulting in high demand and low supply - people being priced out.
- Investors and developers buying affordable units, renovating, and raising rents.
- Many affordable leases are month-to-month and new owners terminate after purchase.
- Low cost of living in Cleveland area has attracted higher income buyers from high-cost cities.
- Generational housing where lack of maintenance has occurred.

Interview Questions & Responses: Supply of Affordable Housing in Lakewood

Given these trends how long will the current affordable housing supply last?

- City is challenged to gain affordable housing units.
- The pace of losing affordable units appears to be slowing - likely because there are increasingly fewer affordable buildings left.
- Affordable housing owned by mission driven non-profit owners may last forever.
- Multi-family developers with affordable housing tax abatements will likely transition their developments to market rate after their compliance period is over (15 years).
- Not long – currently there is low inventory of properties for sale and these properties are not in an affordable price range.

How do we maintain and increase affordable housing options in our community?

- Need more proactive approach to citing bad landlords from the City.
- Require rehab and repair escrow funds for developers/landlords.
- Education on accepting vouchers and destigmatizing these users.
- Maximize existing housing programs to build in long-term affordability.
- Expand education on how to maintain a house.
- Focus on family affordable living not just senior or 1-2 person living.
- Continue partnerships with affordable housing organizations.
- Use housing codes to create opportunity.

Interview Questions & Responses: Role of Naturally Occurring Affordable Housing in Lakewood

What role does naturally occurring affordable housing (NOAH) play in our community?

1. It makes up 50-75% of most community's affordable market.
2. Creates opportunity for mom & pop multi-family property owners to live in one unit and rent out the other unit(s).
3. Provides housing options for various populations like veterans, indigent, extremely low-income people.

Where are NOAH units in Lakewood?

- Primarily Birdtown and near the Lakewood/Cleveland border on West 117th.

What are the factors impacting viability of NOAH?

- Landlords, maintenance and upkeep.
- Much of the NOAH is substandard and in underserved neighborhoods with little in the way of local amenities.
- Stereotypes.
- Generational housing passed down through family.

These questions and responses were shared with the Stakeholders at the workshop. There was agreement with the group that affordable housing supply in the community was threatened and that the reasons for it were multi-faceted. There was also agreement that the City and the Stakeholders are presently challenged to maintain the current supply of affordable housing given market forces, preemptions by State of Ohio laws, and limited availability of opportunities to create new affordable housing.

Workshop: Defining Lakewood's Future of Affordable Housing

Stakeholders met in-person for a full day workshop. Based on the data analysis and interview results, a series of questions were developed to prompt stakeholders to define a vision for the future of Lakewood

as it relates to affordable housing. These questions were explored in small group exercises whereby the stakeholders were divided into two equal groups.

Small Group Discussion: Defining Lakewood's Future Question Prompts

- How would you describe the current housing needs/circumstance in Lakewood, for renters and owners?
- How do you envision Lakewood if the current housing trends continue?
- What impact does climate resiliency conversations/policies have on housing, both positive and negative?
- How does the goal of a healthy Lakewood intersect with housing?
- What would you like to see instead?
 - When do you see these future goals becoming reality?
 - Who can help make this a reality? Who may need persuading? Who is responsible for making this goal a reality?

Following the small group discussions, a full group discussion was facilitated from which the following vision statements and key factors impacting the vision were offered.

Vision Statements

1. We are a community of income and social diversity.
2. We have affordable housing opportunities for families, teachers, nurses, and safety forces.
3. Our housing is safe, clean, of quality, and accessible.
4. Our landlords are accountable and informed – welcoming of vouchers and other programs.
5. We have non-profit and for-profit developers furthering affordable housing opportunities.
6. Ideally, affordable housing includes ownership and rental units and we recognize ownership may be more challenging.
7. We will carry forward this vision in a manner that maintains our character and neighborhood fabric that defines Lakewood.

Key Factors Impacting the Vision

1. Local government can only do so much. Public-private partnerships between the City and non-profit housing organizations can lead this effort and the City can remove zoning barriers to affordable housing.
2. New developments are occurring whereby new affordable housing units are being created.
3. Lakewood is walkable with access to transit making access to services easier than other areas.
4. Achieving climate resiliency and sustainability often competes with housing affordability. Managing affordability and maintaining equity will be a challenge.
5. Lakewood's housing stock is of an age where lead paint is prevalent. Abatement is imperative and expensive.

6. The housing stock is vertical limiting the ability of residents to age in place.
7. There has been discussion regarding accessory dwelling units in the community. Forty-six percent (46%) of all city parcels are currently zoned R-2 (Single and Two-Family) Residential District. There are more parcels zoned to allow two-dwelling units than any other type of parcel in the city. Of the 8,339 parcels zoned R-2 District, just 2,545 currently have a two-dwelling unit structure. This leaves nearly 6,000 properties that are zoned for two units and only have one.
8. Amendments to the zoning code allowing for the primary lot coverage to be 35% as opposed to the current regulations which cap primary structure lot area coverage at 25%, leaving, on a typical lot, an additional 10% of otherwise buildable land which – even though it may adhere to all other zoning requirements – is unusable.
9. State preemptions on home rule authority for cities limits the ability of the City to provide rent control and stabilization.
10. Landlords need to be educated about voucher programs.
11. Code enforcement is key to ensuring safe, clean, accessible, and quality housing.
12. Advocacy is key to changes at the federal, state, and county levels to unlock tools and resources that can support affordable housing.
13. Current market supply and demand model is a major challenge. Find opportunities to increase supply and therefore reduce demand and prices.

Workshop: Planning Through Scenarios

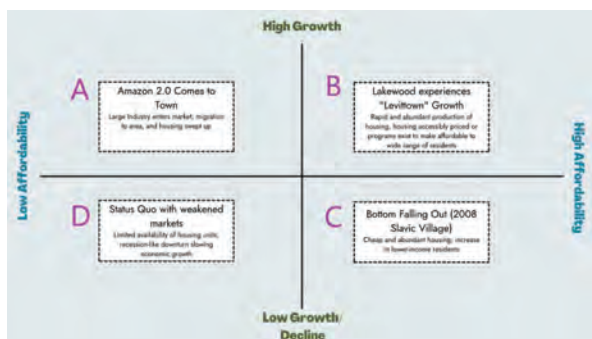
Scenario planning allows stakeholders to consider future uncertainties through the exploration of multiple possibilities. Contrast this with traditional planning that is focused on a singular future. The City of Lakewood usually employs traditional planning techniques when considering park, streetscape, redevelopment, and other similar projects focused implementing a defined future.

Exploratory Scenario Planning VS Traditional Planning



Stakeholders were asked to contemplate four predetermined scenarios and determine the opportunities and challenges that each scenario presented in achieving the desired future. The four scenarios examined futures with low housing affordability versus high housing affordability and with high economic growth versus low/ declining economic growth.

Planning Scenarios



It is important to note that Stakeholders expressed concerns about the title of Scenario B: Bottom Falling Out (2008 Slavic Village), specifically the parenthetical text. While the housing crisis that brought on the Great Recession impacted the Slavic Village neighborhood, Stakeholders noted that the "redlining" of the neighborhood had detrimental effects on the neighborhood that exacerbated the housing crisis. For the purposes of the scenario planning exercise, the focus of this particular scenario was the oversupply of cheap housing in low growth/ declining economic conditions.

Stakeholders discussed potential impacts and strategies related to affordable housing in each scenario. Specific commentary was provided on:

1. Attitudes (social barriers, ex: what beliefs that are currently held that could keep us from succeeding?)
2. Systems (institutional barriers, ex: policies, programs, funding, etc.)
3. People (who may stand in the way?, ex: who needs to be convinced?)
4. Trends (what quantitative/qualitative data would need to shift or be stabilized?)
5. Strategies that may help prepare, avoid, achieve, and mitigate.

Following the prompts provided above, the following are the summarized results of the Stakeholder discussion of each scenario.

Summarized Stakeholder Scenario Responses

<p>A: Amazon HQ 2.0 (High Growth and Low Affordability)</p> <ol style="list-style-type: none"> 1. City is built to support higher density and more people. 2. Traditional federally funded housing programs could be jeopardized by higher community income level. 3. Rethink the existing affordable housing tools in the toolbox. 4. Remove regulatory barriers and incentivize affordable housing. 5. Require affordable housing as an exaction. 6. Support non-profits to preserve land and units for affordability. 7. Educate landlords on housing assistance programs. 	<p>B: "Levittown" (High Growth and High Affordability)</p> <ol style="list-style-type: none"> 1. City is built to support higher density and more people. 2. Code enforcement must be robust to ensure safe, quality housing. 3. Homebuyer education must be required for homebuyers. 4. Ensure regulations protect the quality and character of Lakewood. 5. Opportunity to acquire land and units for long-term affordable housing. 6. Support non-profits to preserve land and units for affordability.
<p>D: Status Quo with Weakened Markets (Low Growth and Low Affordability)</p> <ol style="list-style-type: none"> 1. Traditional federally funded housing programs could be jeopardized by higher community income level. 2. Rethink the existing affordable housing tools in the toolbox. 3. Remove regulatory barriers and incentivize affordable housing. 4. Opportunity to acquire land and units for long-term affordable housing. 5. Support non-profits to preserve land and units for affordability. 6. Educate landlords on housing assistance programs. 	<p>C: Slavic Village (Low Growth and High Affordability)</p> <ol style="list-style-type: none"> 1. Need new programs to retain and attract residents and business. 2. Rethink the existing business support programs. 3. Code enforcement must be robust to ensure safe, quality housing. 4. Ensure regulations protect the quality and character of Lakewood. 5. Homebuyer education must be required for homebuyers. 6. Opportunity to acquire land and units for long-term affordable housing. 7. Support non-profits to preserve land and units for affordability.

Responses can be categorized into robust and contingent. Robust responses are those that work well across multiple scenarios and can be utilized as a part of a plan under most future circumstances or scenarios. These responses are preparation and proactive action that should take place although the future cannot be predicted.

Contingent responses are those that are put in place under certain circumstances where there is a large amount of uncertainty or unknowns in the situation - they are plans tailored for specific futures.

Robust Responses

1. **Infrastructure.** City is built to support higher density and more people.
2. **Continuously Evaluate Affordable Housing Programs.** Traditional federally funded housing programs could be jeopardized by higher community income levels. Rethink the existing affordable housing tools in the toolbox.
3. **Educate.** Educate landlords on housing assistance programs. Homebuyer education must be required for homebuyers.
4. **Support, Maintain, and Enhance Local Regulations & Enforcement.** Remove regulatory barriers and incentivize affordable housing. Ensure regulations protect the quality and character of Lakewood. Code enforcement must be robust to ensure safe, quality housing.

5. **Identify New Support & Opportunities.** Support non-profits to preserve land and units for affordability. Opportunity to acquire land and units for long-term affordable housing.

Contingent Responses

1. **Adopt Affordable Housing Mandates.** Require affordable housing as an exaction during time of high growth and low affordability.
2. **Develop New Programs for Residents & Businesses.** When affordability is high there will be a need for new programs to retain and attract residents and business, including rethinking the existing business support programs.

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- e. **Examine and develop new programs.** Lakewood is not alone in finding solutions to maintaining housing affordability. The City needs to continually evaluate other tools and resources that are available. For example, Cleveland, Columbus, and Yellow Springs have established community land trusts. Community land trusts are non-profit organizations that own land and typically provide residential housing on that land and help ensure that housing stays affordable permanently. Additionally, as the City accepts a Climate Action Plan, new programs that ensure equity in the implementation of the plan will be needed.

3. **Educate.** Federal law does not prevent landlords from rejecting housing vouchers. While some states and localities have enacted income protection laws that increase voucher acceptance, the State of Ohio and Lakewood have not taken such action. The amount of HUD subsidized housing in the community is woefully insufficient given the need for affordable housing in the community. The City should first take a proactive approach to gain greater landlord acceptance of housing vouchers in the community.

This can be done by **educating landlords about housing vouchers** during the annual mandated training all landlords must complete as part of their Rental Housing License to operate a rental unit in the City. The City could also consider reduced housing license fees for those landlords that accept housing vouchers. Through this more proactive approach, the misconceptions about housing vouchers can be dispelled. However, if this approach does not show a marked increase in subsidized units in three years, the City should consider income protection legislation.

Similarly, **credit counseling and education about the responsibilities of home ownership should be provided to homebuyers.** While home ownership creates an opportunity for wealth generation, housing markets are cyclical and costs to repair major systems of a home can be burdensome if not properly planned.

4. **Support, Maintain, and Enhance Local Regulations & Enforcement.** The City must understand and **eliminate any regulatory barriers to maintaining and creating affordable housing.** Immediately, the City needs to eliminate the zoning restriction that prevents a one-family unit located in the R-2 (Single and Two-Family) District from being expanded to a two-family unit. This alone will create the opportunity for over 6,000 additional units in the City. This could add supply, and, in theory, help offset housing demand thereby stabilizing prices. These units may also be affordable and support shared living. In the medium to long term the City needs to **comprehensively rewrite the zoning code** in order to modernize it and ensure the dated regulations allow for the community desired by the community.

Additionally, the City is fortunate to have established property maintenance compliance programs through the Housing Forward Initiative and Rental Housing License Program. These programs are imperative to proactively enforce health and safety codes and ensuring that housing in the community is maintained to a minimum standard of care and quality. **The Housing Forward Initiative and Rental Housing License Program must be supported and maintained.**

5. **Identify New Support & Opportunities.** There are many non-profit organizations in the Cleveland region that are supporting for-sale and for-rent affordable housing opportunities. The City needs to **identify opportunities to coordinate with and support non-profit organizations to supplement and expand their existing efforts.** These include CHN Housing Partners, Cuyahoga Metropolitan

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RECOMMENDED ACTIONS

Based on the **robust responses** that are applicable across multiple scenarios, the following recommendations are made to ensure affordable housing for all Lakewood residents now and in the future:

1. **Support and Maintain Infrastructure.** The City of Lakewood is built to support an additional 20,000 people. Recognizing household sizes are continuing to decrease and Lakewood is a fully built-out community, affordable housing opportunities will only exist through redevelopment. As such, capital improvement planning and budgeting needs to ensure the existing utility and transportation infrastructure capacity is maintained, modernized, efficient, and resilient. Any proposed reductions in sewer, water, or mobility capacity need to be evaluated for negative impacts on the ability to provide affordable housing in the community.
2. **Continuously Evaluate Affordable Housing Programs.** As the demographics of the community change and income levels increase, the City will likely continue to receive less federal funding to support maintaining existing and building new affordable housing. This will require more reliance on local funds and regulations to ensure Lakewood continues to have housing for all. Additionally, existing programs need to be evaluated to ensure they are accessible and achieving the intended benefit. In this regard, the City should consider the following:
 - a. **Advocate** for changes in the minimum thresholds for eligibility of programs. As an example, currently the maximum sale price for an existing home is \$149,900 for eligibility in the City's first-time homebuyer downpayment assistance program. This amount was determined nearly 10 years ago. There are currently no single-family homes for sale in the community at or below this threshold, and the condominium units that are available have association and common maintenance fees that make the housing costs ineligible for low-to-moderate income buyers. Changing outdated eligibility thresholds will ensure programs are accessible.
 - b. **Reexamine the tax abatement program** for the creation of affordable housing. Currently, only new development projects larger than 100 dwelling units are eligible. This results in an extremely limited number of sites in the community where the abatement can be implemented. Tax abatements are a valuable and successful tool for creating affordable housing. Such changes need to consider impacts to other taxing authorities, such as the Lakewood City School District, that may be impacted by changes.
 - c. **Simplify existing programs** that support existing homeowners and renters. The City of Lakewood has a host of programs that include no-interest loans, forgivable loans, and grants and funding for weatherization, home repairs, rental restoration, accessibility, and other similar purposes. This can be confusing for residents and landlords applying for such programs. There should also be clear parameters for eligibility of loans, forgivable loans, and grants.
 - d. **Ensure the period of affordability is maximized.** As investments are made into homes and rental units, the term of maintaining affordability needs to be maximized to the extent reasonable and practical for the investment amount.

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Housing Agency, and Greater Cleveland Habitat for Humanity, to name a few. Similar efforts should be made to **coordinate with private sector developers that are also active in providing affordable housing.**

As a built-out community, the City is challenged to find land and building opportunities to create long-term affordable housing. When opportunities do become available, they may not be readily advertised. The City should **retain a commercial broker to monitor available properties that may be suitable for affordable housing.**

Once properties are identified as being available, the City will need to have financial resources to acquire the property or potentially support non-profit partners in the same. The City maintains a Land Acquisition Fund, however, there is not a regular revenue stream to support the fund. Like the City's Economic Development Account, the City should consider how to **regularly fund the Land Acquisition Fund to support property acquisition, development, or rehabilitation for affordable housing.**

In the event the community continues to experience low affordability or if conditions change and there are too many affordable housing units in the community with little or no growth, additional actions may be needed. For those conditions the following **contingent recommendations** are made:

1. **Adopt Affordable Housing Mandates.** In the event low affordability of housing perpetuates, the City should consider mandating a portion of new or redeveloped units to be set aside as affordable. It will be important to coordinate such a mandate with the larger economy as doing so could stagnate growth opportunities and have other undesired consequences.
2. **Develop New Programs for Residents & Businesses.** In the alternative, if conditions result in high affordability with no growth, the City may need to consider programs that retain and attract residents. Existing programs, such as the first-time homebuyer down payment assistance program, will help, however new opportunities, including those for businesses that may be experiencing a lower buying power of the community, will be needed.

A next step in the coming months will be to identify several broad indicators or metrics to help the city and other stakeholders track change and recognize when either of these contingent recommendations may need to be activated.

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IMPLEMENTATION COST-TO-VALUE & SCHEDULE

The following tables examine the cost-to-value (investment expense matrix) of each recommended action and provide a 5-year implementation schedule. As it relates to the cost-to-value, cost includes financial and/or staff time and capacity meaning the higher the financial cost or higher the time commitment the more expensive the action is to implement. Return on value is correlated to the perceived ability to maintain or create new affordable housing opportunities in the community. A high return on value is perceived to have a substantive impact on this goal.

Investment Expense Matrix

	Low Return on Value	High Return on Value
Expensive to Implement	<ol style="list-style-type: none"> 1. Advocacy 2. Homebuyer credit counseling and home ownership education program. 	<ol style="list-style-type: none"> 1. Support and maintain infrastructure. 2. Reexamine the tax abatement program. 3. Comprehensive rewrite the zoning code of the City. 4. Regularly fund the Land Acquisition Fund to support property acquisition, development and redevelopment of affordable housing. 5. Affordable housing mandates (if conditions warrant implementation). 6. New programs to attract residents and businesses (if conditions warrant implementation).
Inexpensive to Implement		<ol style="list-style-type: none"> 1. Examine and develop new affordable housing programs. 2. Maximize affordability period. 3. Educate landlords about housing vouchers. 4. Eliminate regulatory barriers to affordable housing. 5. Maintain Housing Forward Initiative and Rental Housing License Program. 6. Coordinate with and support non-profit organizations to supplement and expand their efforts. 7. Retain a commercial broker to monitor available properties for potential affordable housing development.

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Recommended Action Implementation Schedule 2023-2028

	2023	2024	2025	2026	2027	2028
Support and Maintain Infrastructure	On-Going					
Continuously Evaluate Affordable Housing Programs						
Advocacy	On-Going					
Reexamine the tax abatement program						
Simplify existing programs						
Maximize affordability period	On-Going					
Examine and develop new programs	On-Going					
Educate						
Educate landlords on housing voucher programs	On-Going					
Homebuyer credit counseling and home ownership education programs	On-Going					
Support, Maintain, and Enhance Local Regulations & Enforcement						
Eliminate regulatory barriers to affordable housing						
Comprehensively rewrite the Zoning Code						
Maintain Housing Forward Initiative and Rental Housing License Program	On-Going					
Identify New Support & Opportunities						
Coordinate with and support non-profit organizations to supplement and expand their efforts	On-Going					
Retain a commercial broker to monitor available properties that may be suitable for affordable housing						
Regularly fund the Land Acquisition Fund to support property acquisition, development, and redevelopment of affordable housing	On-Going					
Adopt Affordable Housing Mandates (if conditions warrant implementation)						If Needed
Develop New Programs for Residents and Businesses (if conditions warrant implementation)						If Needed

This report memorializes the exploratory scenario planning process in Lakewood around affordable housing. This document, developed with essential feedback and comments from affordable housing experts and practitioners, provides an important touchstone as the city and other partners begin implementing on the vision of ensuring there is quality affordable housing for all Lakewood residents now and in the future.

1st read and referred
to HPD 9/18/2023
2nd reading 10/2/2023

ORDINANCE NO. 20-2023

BY:

AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, authorizing and directing the Director of Planning and Development or the Mayor to enter into an agreement with a licensed real estate broker to market for sale various real properties, pursuant to Section 155.07 of the Codified Ordinances.

WHEREAS, the City is the owner of various properties located in Lakewood; and

WHEREAS, this Council has determined it is in the best interest of the City to sell said real property and that such sale shall further the interest of the City and its residents; and

WHEREAS, as set forth in Section 2.12 of the Third Amended Charter of the City of Lakewood, this Council by a vote of at least two thirds of its members determines that this ordinance is an emergency measure and that it shall take effect immediately, and that it is necessary for the immediate preservation of the public property, health, and safety and to provide for the usual daily operation of municipal departments, in that these properties should be marketed for sale as soon as is reasonably possible to encourage owner occupancy of the properties; now, therefore,

BE IT ORDAINED BY THE CITY OF LAKEWOOD, OHIO:

Section 1. The Director of Planning and Development (“Director”) or Mayor is hereby authorized and directed, on behalf of the City, to solicit proposals from licensed real estate brokers and to enter into an agreement with the broker deemed most responsive determined by the Director, to market the real properties, pursuant to Section 155.07 of the Codified Ordinances, as detailed below:

Address	Permanent Parcel Number
1457 St. Charles, Lakewood, OH (lot)	314-04-030
1471 St. Charles, Lakewood, OH	314-04-033
1477 St. Charles, Lakewood, OH	314-04-034
1472 Belle, Lakewood, OH	314-04-042
1476 Belle, Lakewood, OH	314-04-041
1369 Westlake, Lakewood, OH (lot)	311-30-127

Section 2. Either the Director, Mayor, the Director of Law or their designee is hereby authorized and directed to enter into agreements and execute all ancillary and related instruments for the sale of said real property upon presentation of an acceptable offer as determined by the Director.

Section 3. The Director specifically is authorized to negotiate and or make counterproposals to any offer to purchase said real property, and shall, upon the close of the transaction, report to Council the details of the sale.

Section 4. The Director shall make no representations or warranties concerning the conditions of the property, including, but not limited to the property's environmental condition, mechanical systems, dry basements, foundations, structural integrity or compliance with code, zoning or building requirements.

Section 5. It is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all such deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 6. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare in the City and for the usual daily operation of the City for the reasons set forth and defined in the preamble to this ordinance, and provided it receives the affirmative vote of at least two thirds of the members of Council, this ordinance shall take effect and be in force immediately upon its adoption by the Council and approval by the Mayor, or otherwise it shall take effect and be in force after the earliest period allowed by law.

Adopted: _____

John Litten, President of Council

Maureen M. Bach, Clerk of Council

Approved: _____

Meghan F. George, Mayor