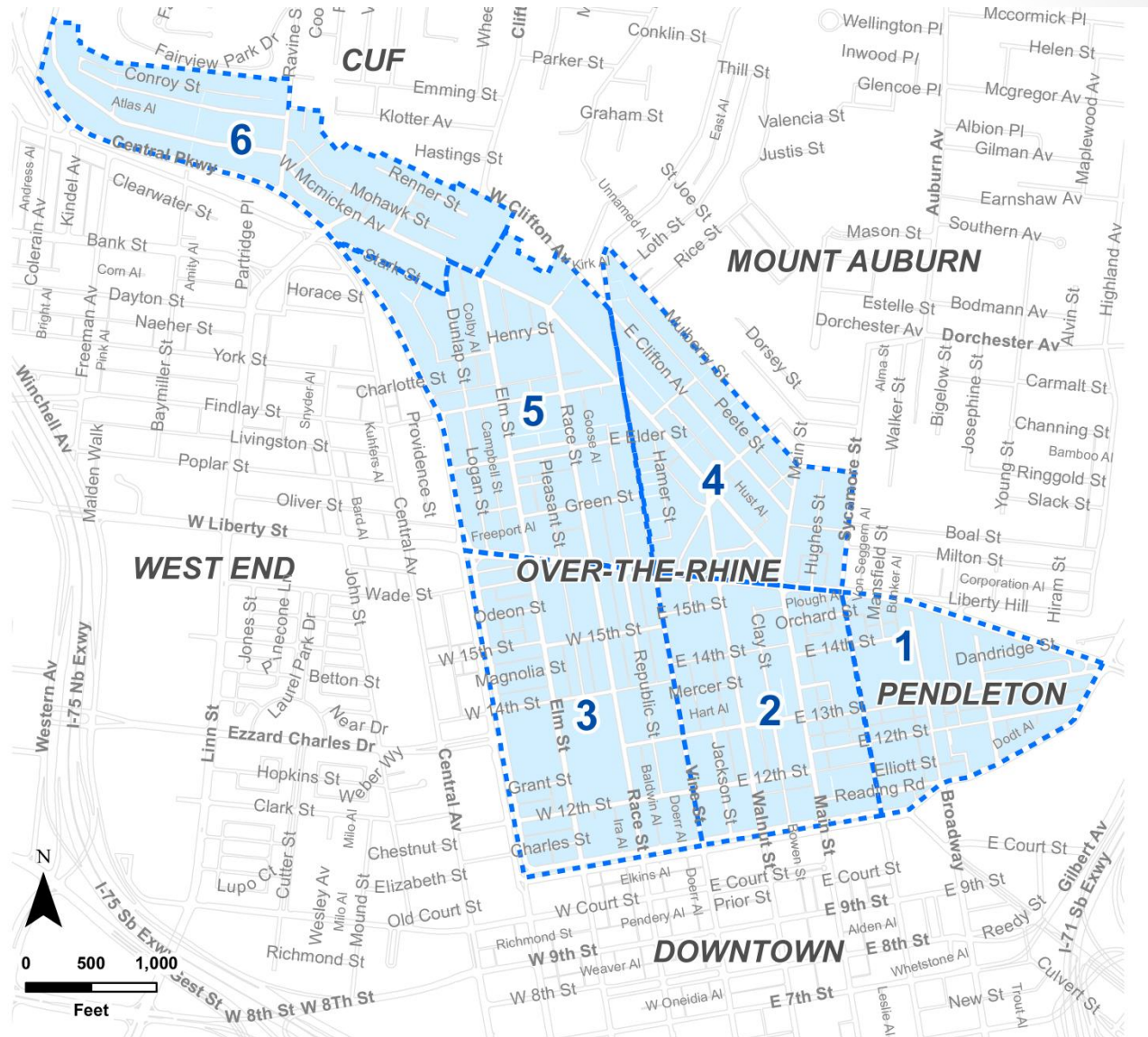


OTR/Pendleton 2015 Housing Inventory

Prepared by the Community Building Institute
January 21, 2016

Study Area and Sub-Areas



Purpose of the Study

1. **Benchmark** housing affordability in Over-the-Rhine
2. Develop **methodology** for tracking changes in housing over time
3. Provide **current information** to Community Council, other stakeholders
4. Gauge how community has **changed** since 2002 Plan was completed

Housing in OTR 2002 to today

	<u>2002</u>		<u>2015</u>	
<i>Population</i>	7,638	(2000 Census)	5,610	(2014 ACS)
<i>Housing Units</i>	5,261	(2000 Census)	5,229	(2015 Inventory)
<i>Occupied</i>	3,594	(2000 Census)	4,040	(2015 Inventory; <u>includes</u> units available to be occupied)
<i>Vacant</i>	1,667	(2000 Census)	1,189	(2015 Inventory; <u>excludes</u> units available to be occupied)
<i>Units Affordable to People in 0%-30% of AMI category</i>	3,235	(Estimated at 90% of occupied)	869	(2015 Inventory)

2002 to 2015 = loss of **73%** of units at **0-30% of AMI**

What is Affordable Housing?

At any income level, housing that costs **no more than 30%** of household income

How much housing is in OTR, and at what income levels is it affordable?

What are occupiable units?

“occupiable” means **currently occupied** or **ready to be occupied without renovation.**

If a building has at least one occupiable unit, all units are occupiable

Categorizing Units

Income categories are based on
percentage of Area Median Income (AMI)
and unit size:

2015 AMI for Family of 4
in Hamilton County is
\$71,200

AMI varies by family size

Assume 1.5 person per bedroom

Categorizing Units

Affordable housing costs at different income levels:

Percentage of AMI	Monthly Housing Cost (30% of Income)				
	<i>Studio</i>	<i>1-BR</i>	<i>2-BR</i>	<i>3-BR</i>	<i>4-BR</i>
<i>Over 100%</i>	<i>\$1,248 or more</i>	<i>\$1,336 or more</i>	<i>\$1,603 or more</i>	<i>\$1,851 or more</i>	<i>\$2,065 or more</i>
<i>61% to 100%</i>	<i>\$749 to \$1,248</i>	<i>\$802 to \$1,336</i>	<i>\$962 to \$1,603</i>	<i>\$1,111 to \$1,851</i>	<i>\$1,239 to \$2,065</i>
<i>31% to 60%</i>	<i>\$374 to \$749</i>	<i>\$401 to \$802</i>	<i>\$481 to \$962</i>	<i>\$555 to \$1,111</i>	<i>\$620 to \$1,239</i>
<i>0% to 30%</i>	<i>\$0 to \$374</i>	<i>\$0 to \$401</i>	<i>\$0 to \$481</i>	<i>\$0 to \$555</i>	<i>\$0 to \$620</i>

OTR is becoming more diverse

2015 Occupiable Units Inventory Results:

Over 100% of AMI 6% of units (253 units)

61-100% of AMI 26% of units (1,054 units)

31-60% of AMI 46% of units (1,864 units)

0-30% of AMI 21% of units (869 units)

Additional information

Subsidized and/or Income Restricted

Estimated at **39%** of current occupiable units (**1,588 units**)

Vacancy

Estimated at **23%** of total current residential units (**1,189 units**)

Multi-Family Units

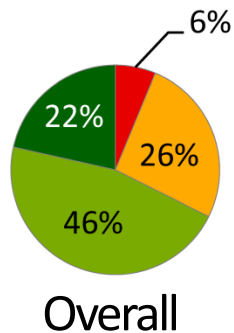
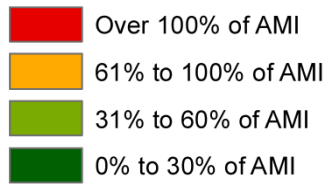
Estimated at **77%** of occupiable units

Renter Occupancy

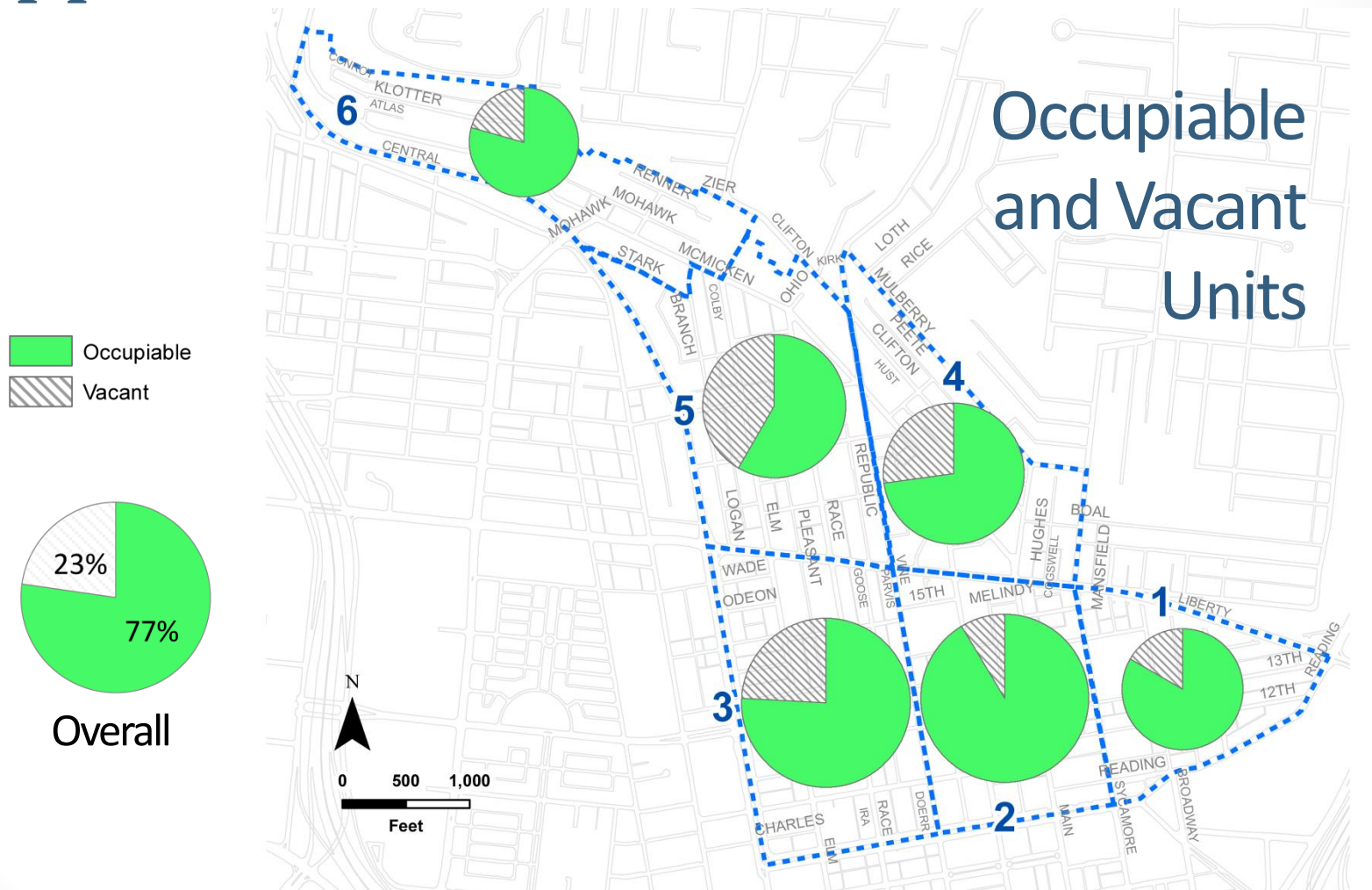
Estimate at **82%** of occupiable units

Change is Moving from South to North

Housing Costs



1,189 vacant units are development opportunities



Data Sources

- Building Data (April-August, 2015)
 - CAGIS
 - Hamilton County Auditor
 - CAGIS Online website
 - Greater Cincinnati Water Works
 - City of Cincinnati
- Subsidies and Restrictions (March-August, 2015)
 - Ohio Housing Finance Agency
 - HUD, CMHA
 - NHPD
 - Owners/Developers

Data Sources

- Rents (June-August, 2015)
 - Owners/Developers (*3CDC, OTRCH, Model, Eagle, and more*)
 - Listing websites:
 - Craigslist
 - Zillow
 - Walkscore
 - Various buildings websites, when available

What does it all mean?

- Data means more informed decisions
- Housing options are more diverse
- Change has varied in different parts of neighborhood
- Vacant units and vacant land will mean more housing in future