



OHIO
REALTORS®

How to Address the Housing Shortage



Issues that We Have Heard



Current Zoning Codes

Not Zoned Properly
Public Hearing Process is too Long
Impact Fees are too expensive
Most of the time non-existent



Debate on the Types of Housing

What should be approved?
Where should it go?
Why do we need more?



Development and Density

Who pays for infrastructure?
We do not need single family housing

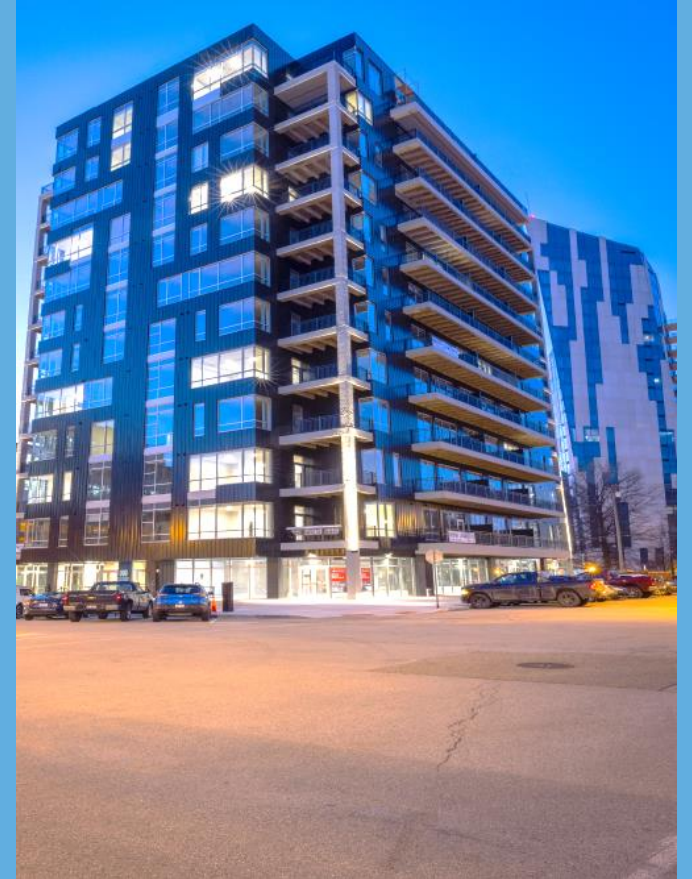


Infrastructure

We do not have the capacity for housing
Traffic light versus a roundabout

Add Mixed-Use Zoning Laws

- Mixed-Use Zoning allows land development for multiple purposes.
- Commercially and industrially zoned lots may, with permission, also build residential units in the same building. Mixed-use zoning expands space available for residential property by allowing land zoned for other purposes to be doubly utilized.
 - Example: California has proposed extensions on its Density Bonus Law which rewards developers for expanding affordable housing. The Density Bonus Law, enacted about 40 years ago, allows construction of additional units outside of the usually applicable density range for lots approved for residential housing.



Urban Sites, The Hayden

Add Mixed-Use Zoning Laws

- Urban Sites, The Barrister



Focus on Different Types of Housing

- Accessory Dwelling Units (ADUs)
- Manufactured vs. Modular Housing
- Adaptive Re-Use

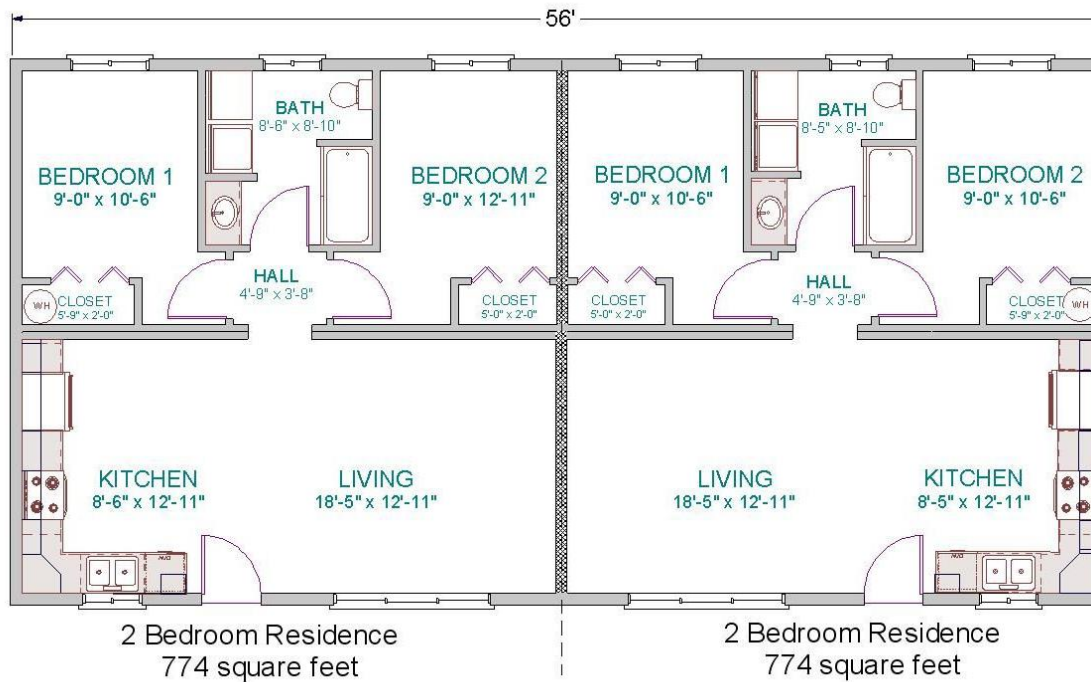


Adapted from the [ABCs of ADUs](#)

Manufactured vs. Modular Housing

- **Manufactured homes** are designed to be portable. Manufactured homes are built in the controlled environment of a manufacturing plant and are transported in one or more sections on a permanent chassis. The chassis cannot be removed, but you can remove or cover up the wheels.
- **Modular homes** are constructed to the same state, local or regional building codes as site-built homes. Other types of systems-built homes include panelized wall systems, log homes, structural insulated panels, and insulating concrete forms.
- Advantages of modular homes
 - **Affordable:** Factory construction drives down the cost of materials and labor, compared to site-built homes.
 - **Faster move-in:** Indoor construction eliminates most weather delays. And while the modules are being built indoors, a crew can simultaneously prep the building site and pour the foundation.
 - **Durable:** After Hurricane Andrew, the Federal Emergency Management Agency found that module-to-module construction held up better than other home types.
 - **Less construction waste:** Less waste at the building site means you'll save on waste disposal costs, too.
 - **Energy efficiency:** Super-tight seals and seams keep drafts out — and your heating and cooling bills low.





Duplex Modular Housing

Single Family Home Modular Housing



Adaptive Re-Use

Adaptive reuse (also called building reuse) refers to the repurposing of an existing structure for new use. For example, converting an old church into a restaurant, an old train station into an office space, or an old windmill into a home. Adaptive reuse architecture breathes new life into historic structures by converting them into something useful for the surrounding area, like low-income housing, student housing, community centers, or mixed-use creative venues.



Urban Sites, The Film Center

Local Government Project - Infill Housing



- OR contracted with Greater Ohio Policy Center (GOPC) to conduct a national scan of infill pre-approval programs in hopes of informing potential policy development in Ohio.
- Phase I: GOPC is providing a report that outlines the places around the country utilizing pre-approval programs and how they are using them.
- A more in-depth analysis of programs that offer potential lessons and applicability in Ohio will be provided and we will offer recommendations for how to best bring this tool to the Ohio market.

Interactive Map

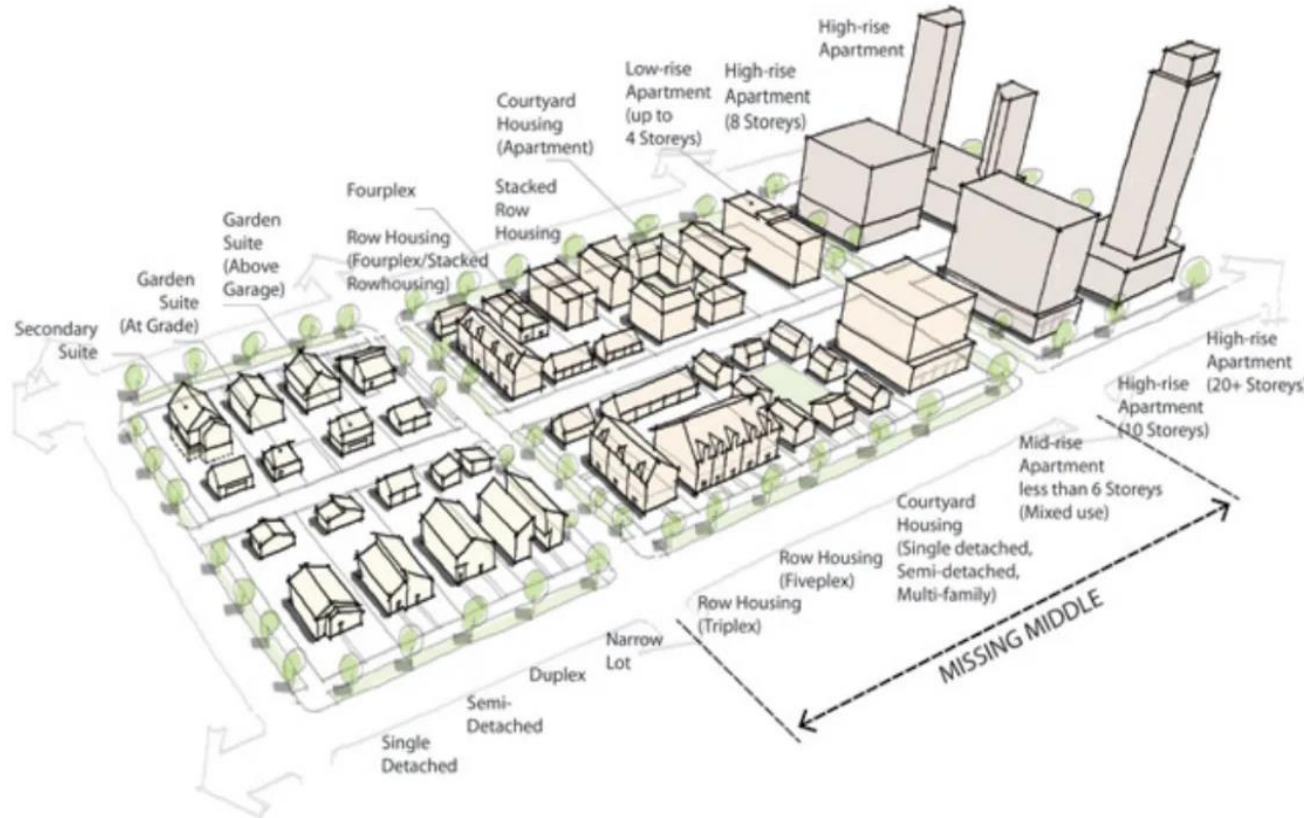
Infill Pre-approved Building Plan programs are in effect in at least 30 municipalities around the country. The vast majority of programs are on the West Coast but programs also exist in the South, Midwest, and in Texas.

Comprehensive Rezoning is Often the Backbone of a Infill Pre-approval Programs.

Infill Pre-approval programs tied to city-owned vacant land present a significant opportunity for Ohio cities. Many Ohio cities own and/or manage significant amounts of vacant land. Adding a pre-approval program to current vacant land dispensation efforts makes sense to adopt as standard practice and can likely be done without comprehensive rezoning.



Infill Housing



- We will be focused on the “Missing Middle”
- This housing refers to array of housing types comparable in size to single-family homes but that contain multiple units and are located in walkable neighborhoods.
- Examples of Missing Middle housing include:
 - Accessory Dwelling Unit (ADU)
 - Duplexes/Fourplexes
 - Courtyard buildings
 - Cottage courts
 - Multiplex or Triplex apartments
 - Townhouses
 - Live/workspace



To Accomplish This

- Phase II - a community would implement a Pre-Approved Building Plan Program as a pilot or demonstration project.
- By January 31, 2024 pilot communities will be identified

Potential Phase III

Phase III – In 2025 we hope to have built the partnerships necessary to build infill housing and focus on a strategy that helps to bring together other entities that advocate for housing.



Questions?

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Thank you!

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