



City of Lima, Ohio

Housing Assessment

Public Meeting – November 21, 2019



Key Information from the Resident Survey



Response to Survey

- 436 people took the survey
- The majority of the respondents (72%) were residents of the City of Lima. Some respondents were from Allen County outside of the City.
- People came from all age groups, income groups, ethnicities, and household sizes.
- Some were homeowners, and some were renters.
- The majority had lived in the area for over 20 years.



Housing Discrimination

- The majority of respondents (72%) were familiar with fair housing services provided in the community.
- Less than a third (31%) of the respondents had encountered housing discrimination, or knew of someone who had encountered it locally.
- The discrimination encountered came in a number of forms.
- Rental property managers/owners were the most named group associated with the encountered discrimination.



Of the 10 housing related needs listed, the following were rated the highest in importance for the City of Lima



- **Primary**
 - Revitalization of neighborhoods (5.55 out of 6)
 - Neighborhood safety (5.42 out of 6)
- **Secondary**
 - Better tenant treatment of rental units (4.99 out of 6)
 - Stronger Code enforcement (4.96 out of 6)
 - More and better housing for sale (4.77 out of 6)
 - More and better rental housing (4.72 out of 6)

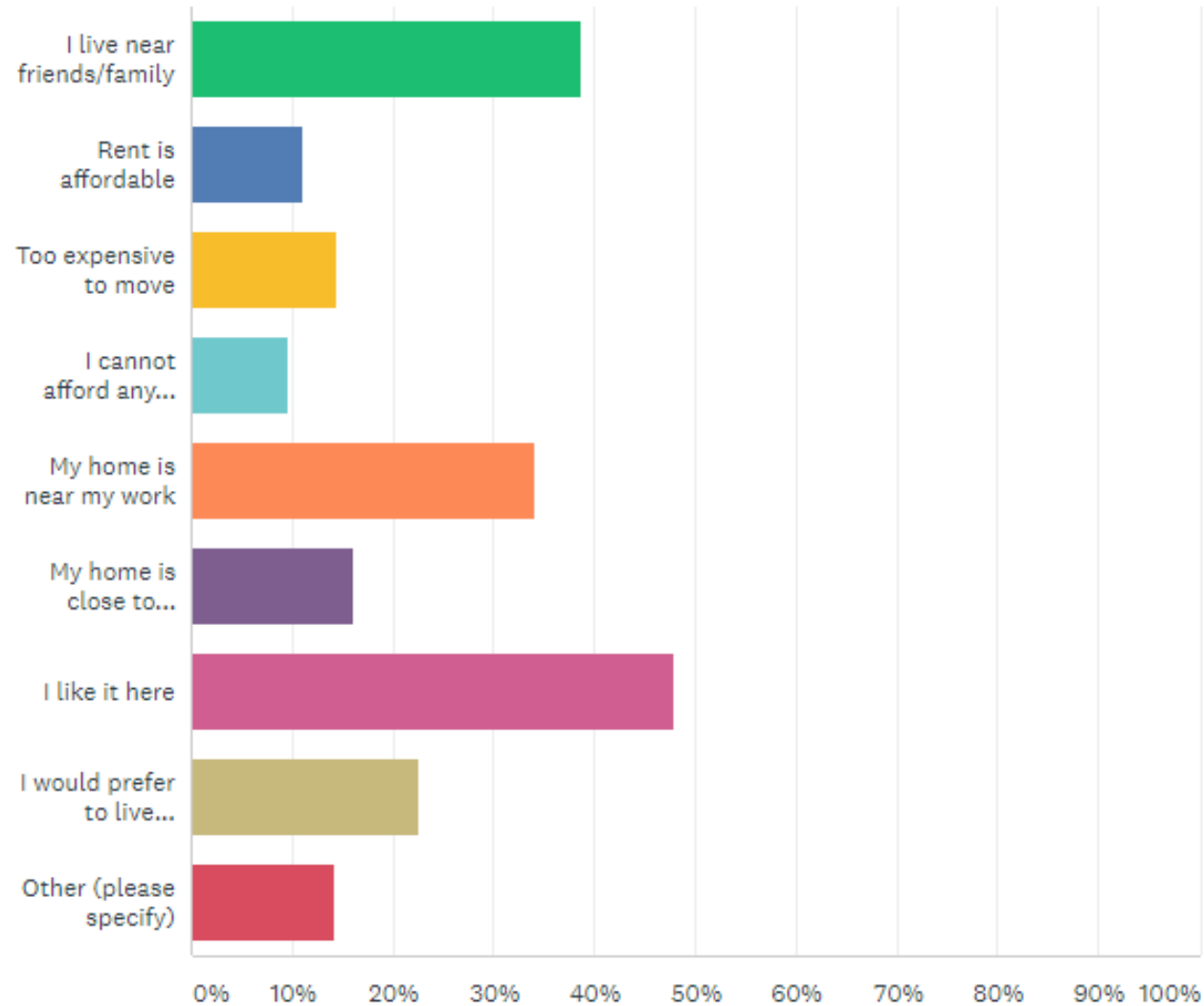


Of the 14 listed elements, the following were selected by respondents as most adversely affecting the marketability and value of housing in the City of Lima

- Blight and decay of neighboring properties (373)
- Vacant buildings and storefronts (327)
- Crime/neighborhood safety (288)
- Drug use within the community (274)
- Misperceptions about the community (254)
- Lack of community pride (251)
- Lack of economic growth (224)

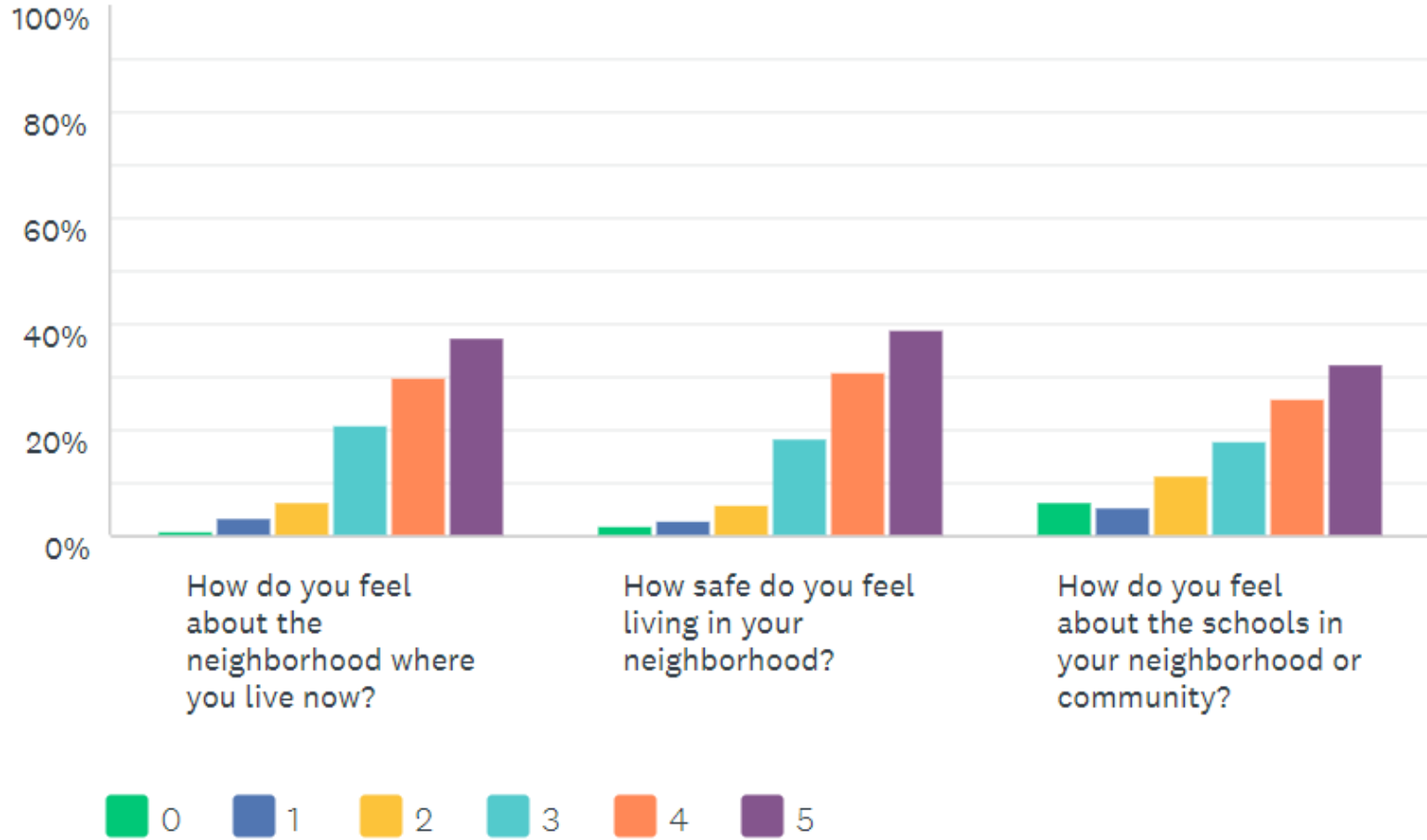


Why do you stay where you live?



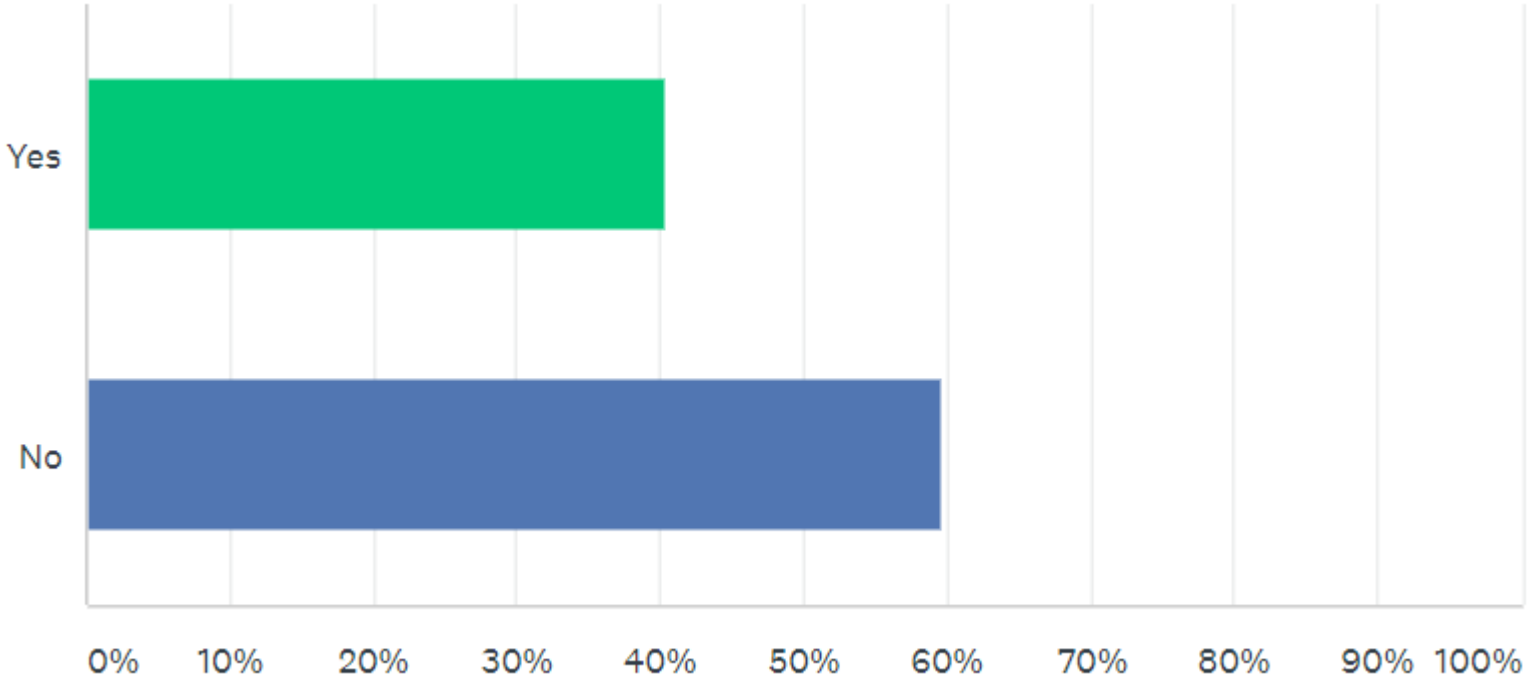


How respondents felt about their neighborhood, safety, and schools



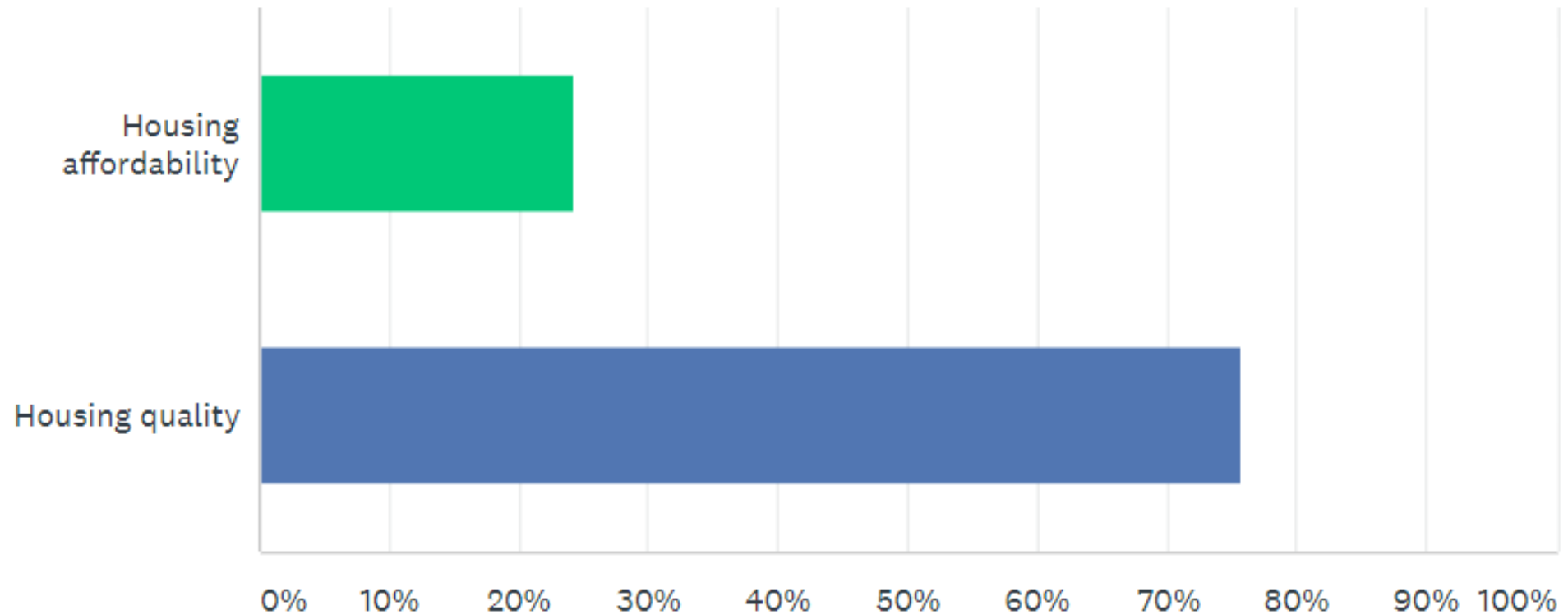


For the purposes of this survey blight is described as housing in a neighborhood that is abandoned, vacant, dilapidated, unsafe, or unsightly. Do you have blight in your neighborhood?



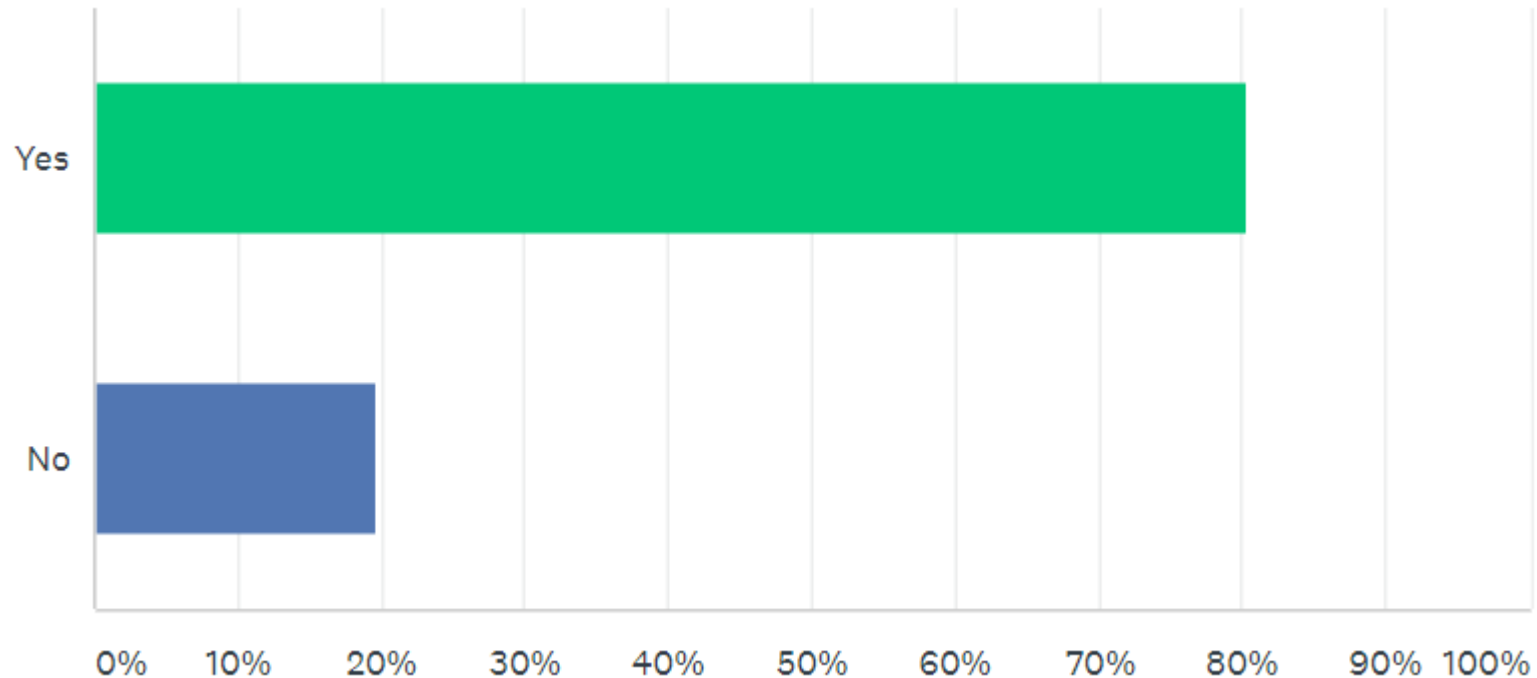


Which of the following is most important for the City to tackle?





For the purpose of this survey, an affordable home is defined as a home that has components of public investment and that costs no more than 30% of household income for low-income families and individuals. Should affordable homes be available in neighborhoods throughout Lima?





Respondents preferred affordable homes that were...



- Single family
- homeowner

Respondents primary concerns about affordable housing were...

- It would not be well maintained
- It would decrease property values
- It would be badly designed

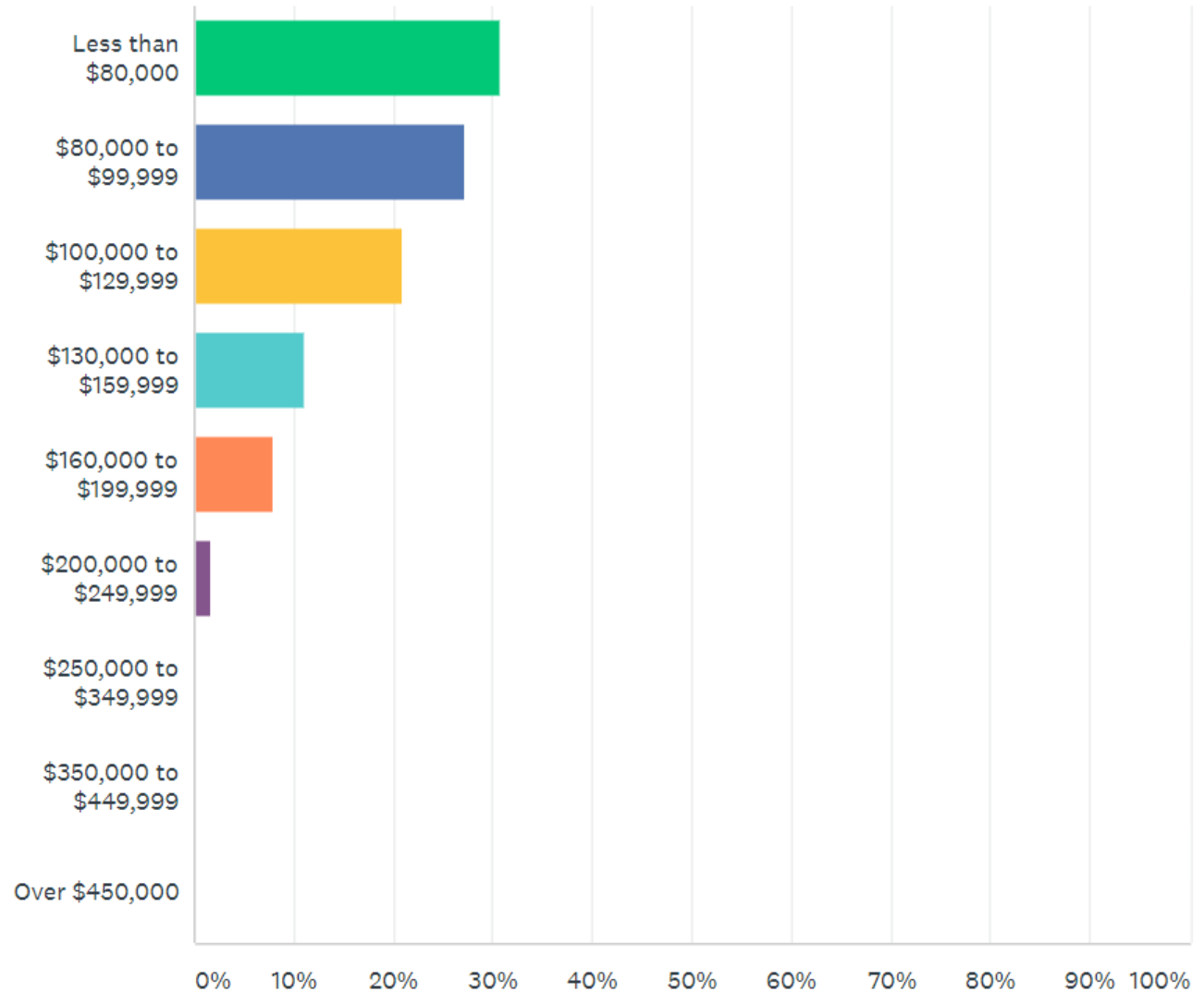


Primary types of housing desired in the City of Lima by respondents

- Starter homes for young adults and first-time home buyers
- Housing affordable for residents living on a fixed income, like social security
- Housing that meets the needs of residents who are losing mobility and need housing with no stairs
- Housing affordable to residents working in Lima public service like teachers
- Respondents also expressed a preference for housing for sale over rental housing, and identified 3 bedroom houses as the size of housing most needed.

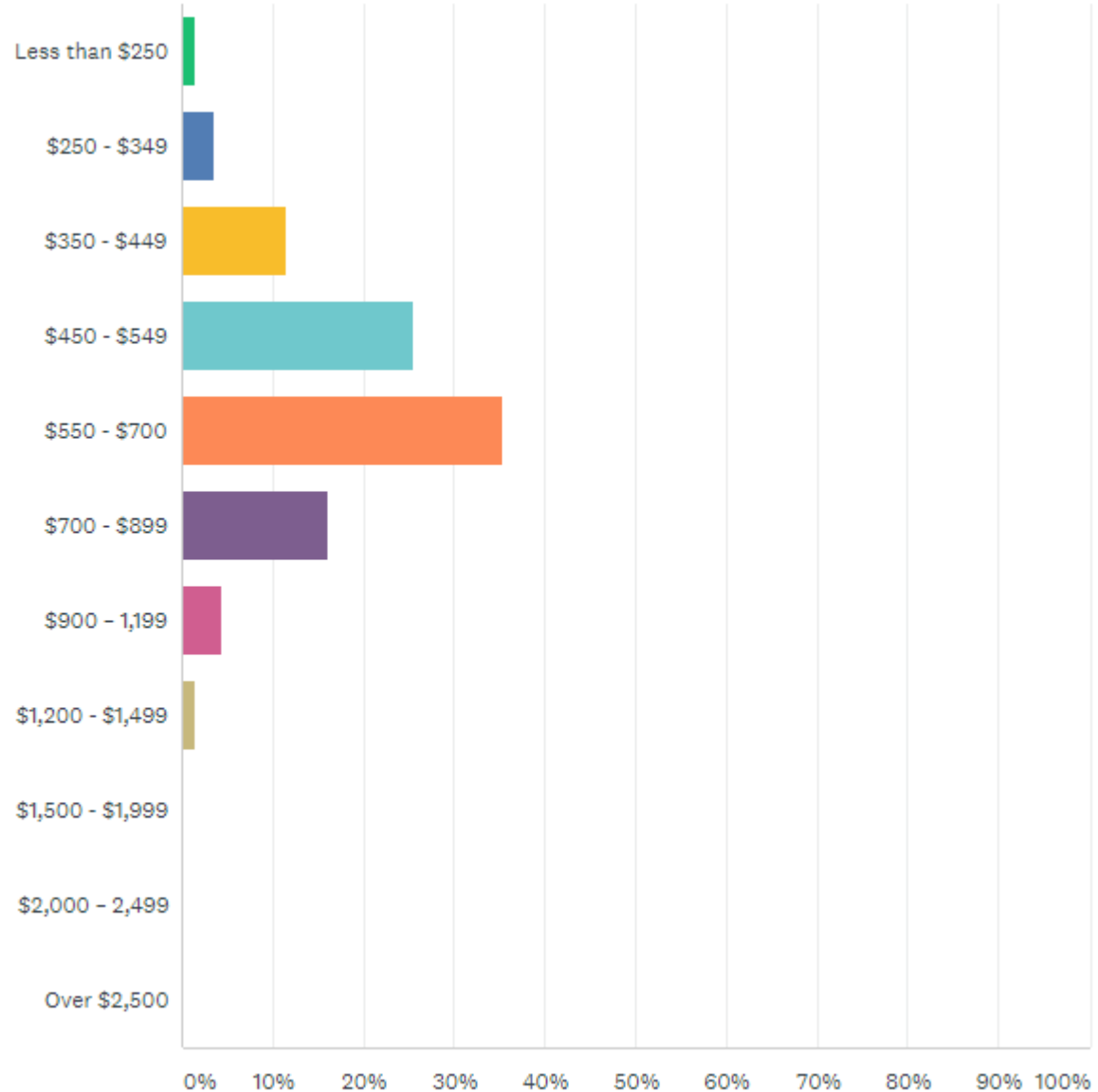


Considering size and quality, what did respondents say was the right price point for new houses for sale in the City of Lima?





Considering size and quality, what is the right rent for new units in the City of Lima?





The top three reasons that respondents said that they were not purchasing a home in Lima

- I can't find a home that doesn't need a lot of work done to it.
- I can't find a neighborhood to which I feel comfortable moving
- I am afraid that I will not be able to resell it for what I would invest in it.



The four biggest challenges that respondents said they faced in renting a home or apartment in Lima

- The condition of the property is poor
- The neighborhood(s) feel(s) unsafe
- The neighborhood(s) are blighted
- The neighbors do not keep up their property

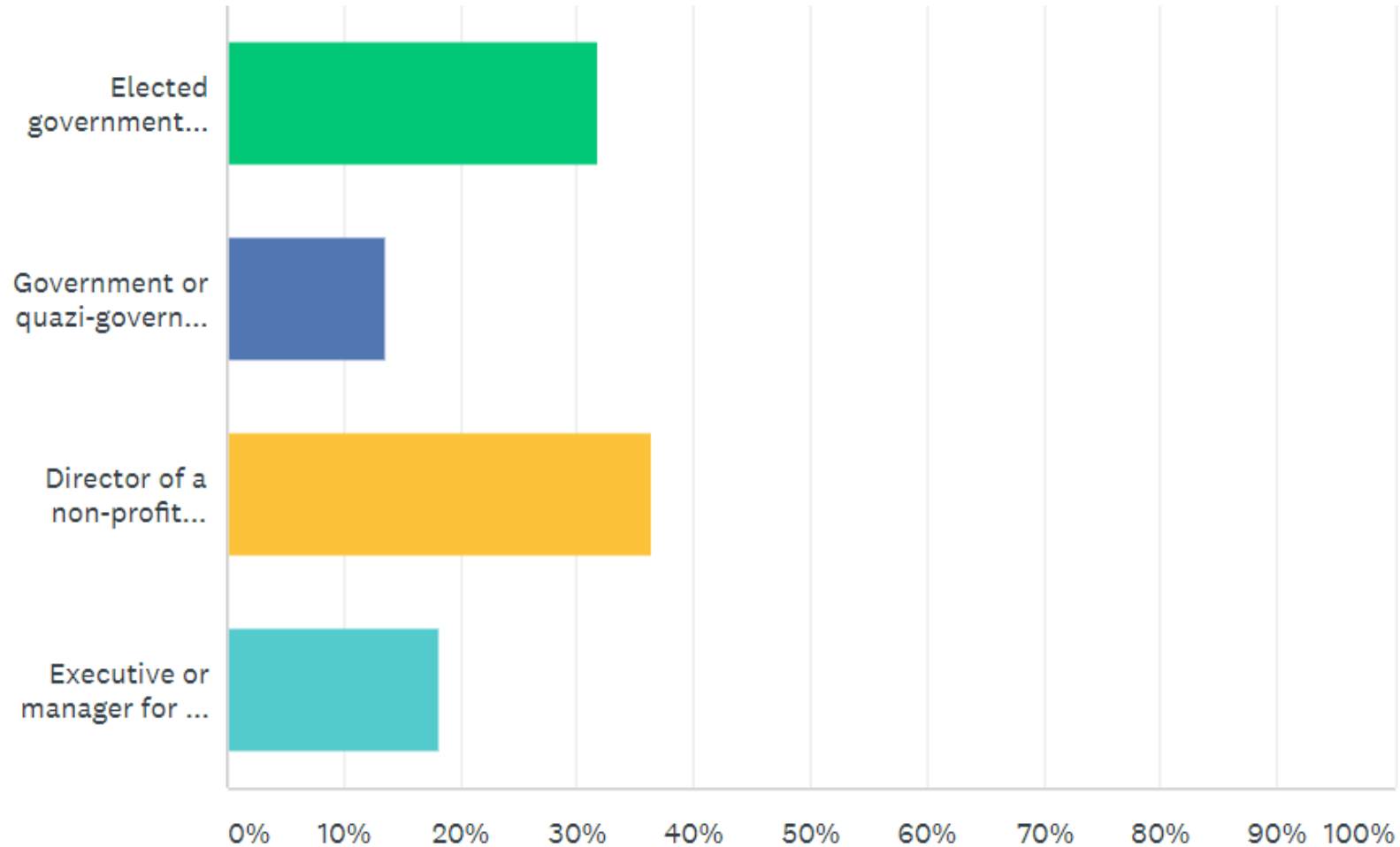


Key Information from the Stakeholder Survey

25 respondents



Which of the following best describes you?





Which housing problems did respondents say most needed addressed in the City of Lima?



- **Primary**
 - Revitalization of neighborhoods (10.95)
 - Improvement of existing, aging, functionally obsolete housing stock (10.36)
 - Improved condition of rental property (9.91)
- **Secondary**
 - More and better rental housing (8.55)
 - Unhealthy housing conditions (8.50)
 - More and better housing for sale (7.77)
 - Vacant homes (7.59)
 - Housing for low income households (7.59)
 - Supply of workforce housing/starter homes (7.55)



Of the 15 listed elements, the following were selected by respondents as most adversely affecting the marketability and value of housing in the City of Lima

- **Primary**
 - Blight and decay of neighboring properties (13.41)
- **Secondary**
 - Neighborhood safety/crime (10.71)
 - Vacant commercial/industrial buildings and storefronts (9.64)
 - Misperceptions about the community (9.38)
 - Lack of economic growth (9.24)
- **Tertiary**
 - Drug use within the community (8.9)
 - A lack of community pride (8.86)
 - A lack of private investment (8.00)



According to respondents, how can the City make better use of its partnerships to meet the housing needs and market in the community?

- A number of ideas were generated
- A recurring theme was to incentivize private sector investment



According to respondents, what type of housing is most needed in the City of Lima (top 5 types listed)?

- Market rate housing ranked the highest
- Workforce housing
- Rental housing
- Homeownership
- Special needs/homelessness



Inferences from the Data



Housing stock in the City of Lima

- The percentage of vacant, unoccupied units is high
- The housing stock is comparatively old
- The average house is somewhat small
- A fair number of houses have been converted to two or more units
- A relatively high percentage of units are substandard
- The value of the housing stock is low



Neighborhoods and the community

- Maintenance of housing has room for improvement
- Blight is a problem
- Long term resident stability has room for improvement
- Neighborhood safety is a concern
- There is a perception problem



Partnerships and private investment in housing



- There are a number of agencies and community partners associated with housing, who should be resources in meeting housing needs
- Little housing has been built in recent years
- There are a few recent housing developments of note
- There are a number of barriers to private investment in housing
- There are also potentially unmined market segments that could be opportunities for new housing development



Public investment and coordination of resources

- Lima has an opportunity to leverage current funding that can support housing development
- Some of the local challenges and characteristics also create opportunities for additional funding
- We must identify and address internal and external barriers to housing development through good housing policy



Economic growth and housing

- Economic growth can impact housing
- Housing can impact economic growth
- Both can be impacted by demographics, social characteristics, politics, policies, and other community dynamics



Market rate housing, single family development, and homeownership

- Opportunities for housing development
- Barriers to market rate housing and homeownership
- Addressing perceptions and setting expectations



Need for good quality, affordable, rental housing

- The ongoing need for rental housing
- Rental housing challenges
- Rental housing strengths and opportunities
- Addressing affordability and housing for all



SOLUTIONS

We have looked at the data, responses from Stakeholders and Residents of the City of Lima/Allen County.

We are not done yet, there are still more conversations to be had, solutions and recommendations to discuss and plans to be put in place.



Solutions

What makes planning successful?

- Moving into the future without the need to do business as usual from the past.
- Community Leaders who are familiar with all of the key conditions or circumstances that must be in place for plans to be successful.
- Make sure one or more loud voices do not drive strategies and keep the other's from being heard and implemented.
- Collaborating on a large scale, good communication and respect for each other.
- An understanding of where you are today and what you want tomorrow to look like and why.
- A plan is a road map that takes everyone in the same direction.



Solutions

Who are you today?





Solutions

Strengths and Opportunities

- Relative youth of population
- Economic legacy
- Regional and geographic strengths
- Diversity
- History
- Future
- Value in adopting and following plans
- Need to pull together toward common goals

Solutions

Focus on your strengths.....minimize threats, recognize weaknesses, and uncover opportunities.

