



HOUSING





6. Housing

A. Introduction

Housing is an essential element of a community. Many issues are therefore relevant to the quality, quantity and affordability of the City of Sidney housing stock. The Housing Plan addresses these following major topics:

- **Reinvestment and Homeownership**
- **Expansion of Housing Stock**
- **Affordable Housing**
- **Housing Improvement Strategy**
- **Financial Assistance**
- **Housing Marketing Strategy**

B. Planning Issues

Concerns addressed regarding housing focused on the local market for new construction and the lack of a full range of ownership opportunities, regardless of income. Absentee landlords and housing conditions in the City's older neighborhoods were also noted.

1. Housing Market

The market is currently meeting the need for upper-end housing, but it is not addressing more affordable new construction (single-family detached); something that was identified as an issue in the 2002 Plan Update. The market has brought on-line a large number of two-family attached housing in the middle and upper middle range, which has been very popular, since the 2002 Plan Update. In general the City would benefit from a broader, more diversified housing stock.

2. Deteriorated Housing

Absentee landlords around the downtown are the primary reason for pockets of deteriorating housing. Troy has been successful encouraging housing rehabilitation around their downtown. The City should work jointly with civic organizations and churches to create rehabilitation programs similar to successful programs in Troy. Many interviewed supported the City's proposal to adopt improved housing maintenance requirements. Areas of deteriorated housing often attract criminal activity which further perpetuates the deterioration of a neighborhood. Many communities have petitioned for grant money from the U.S. Justice Department for the Federal Weed and Seed program which provides funds to sweep an area to address code enforcement (building, zoning, health, fire) and identify and eliminate criminal activity.



C. Existing Conditions

The Existing Conditions section of the Housing Plan provides a summary of housing and real estate trends and policies currently characterizing the City of Sidney.

1. Findings

Housing characteristics, improvements and development trends play a role in defining housing in the City of Sidney. The following points provide an overview of the findings of this chapter.

a) Housing Improvement Strategy

Sidney has taken a proactive approach in the improvement of lower and moderate income housing upon the implementation of the Community Housing Improvement Strategy (CHIS). Numerous conclusions in regard to Sidney's housing status were identified, such as a substantial number of low-income households and substandard units, the inability of householders to obtain equity to purchase homes and a lack of affordable housing for special needs populations. The strategy targets home rehabilitation and repair, homebuyers assistance, housing assistance to special needs populations and the removal of lead-based paint. The City has received eight Community Housing Improvement Program grants and with the recent development of the CHIS Update, intends to apply for additional funds to support the community's housing needs.

b) General Characteristics

Forty-five percent of Shelby County's housing units were located in Sidney in 2000. Sidney was characterized by a higher percentage of multi-unit structures than the County, exemplifying a higher density of population in the City. The County had a greater percentage of homes with more than two bedrooms, suggesting larger homes located countywide.

c) Affordability

Sidney continued to have a lower cost of living (less than 25 percent of the 2007 household income, directed towards housing costs) in regard to owner-occupied households than the state in 2007. The percentage of renter occupied units with costs of greater than 35 percent was higher than the figures reported by the County (43.8 percent versus 38.6 percent). This is a change from the 2002 Plan Update where the renter occupied units with cost of greater than 35 percent was lower than that of the County. The percentage of owner-occupied costs exceeding 35 percent of the 2007 household income was also greater in Sidney than the County and the state (16.2, 12.9, and 15.3 percent respectively). Analysis of housing value and gross rent indicates a greater percent of units in Sidney had values of less than \$100,000 and gross rents of less than \$500, particularly in comparison with state figures.

d) Real Estate Trends

Despite a fluctuating trend in the construction of housing, the local real estate market has been active during the 1990's and most of the 2000's. The past eight years have been characterized by an increase in the construction of single and multifamily structures in subdivisions, particularly in the northeastern section of the City. The rate of increase in housing values has remained fairly consistent with the two to three percent rate of inflation. The average selling price for residential properties in 2008 was \$118,521, which was lower than the average in the County (\$121,522) and State (\$135,924).



2. Housing Improvement Strategy Update

A Community Housing Improvement Strategy (CHIS) was prepared for the City of Sidney between 1993 and 1994 and updated in 1996, 2001, and 2007. The 2007 Update proposed a \$500,000 program for 2007-2009. The CHIS serves to guide federal and state housing assistance fund investments. The monies are to be used for affordable housing opportunities for households with incomes that are less than 80 percent of the County's median. The CHIS is a three-year strategy required prior to receiving funds under the Cranston- Gonzalez National Affordable Housing Act of 1990 and the Housing Opportunities Made Equal program. The document must be approved by the Ohio Department of Development, Office of Housing and Community Partnerships.

Recent efforts by the City and Shelby County have resulted in the most recent CHIS Update. The City of Sidney and Shelby County appointed a joint volunteer Housing Advisory Committee to assist in development of Updates for both the City and the County. This document is to be active through 2009, for implementation purposes. Issues addressed by the CHIS Update include the impact of the prior CHIP programs on the community's housing and changes necessary to the original CHIS in response to demographic or other pertinent changes in Sidney since 2004.

The City's CHIS addresses housing needs, market and inventory conditions, housing strategies and an action plan and budget. Community Housing Improvement Program (CHIP) funds are used to carry out specific strategies. The City of Sidney/Shelby County Housing Advisory Committee, comprised of local individuals, served as a public voice in the development process of the CHIS. Numerous findings and conclusions were identified, the most significant of which were the following:

- The FY97 and FY99 Programs received \$12,360,000 in grant funding and resulted in production of 68 units.
- The FY 2001 and 2003 CHIP grants totaled \$997,500 and provided rehab and repair assistance to 36 households.
- Median household income in the city of Sidney increased by 43.5% between 1990 and 2000, to an estimated \$40,004. This income is still 18.3% lower than the estimated countywide median of \$47,338 but only 3.2% lower than the statewide median income of \$41,291.
- In 2000, an estimated 60.4% of Sidney households earned less than \$35,000 per year, limiting their housing choices to units that cost them less than \$817 per month.
- Nearly 11 percent of the City's population was living below poverty status in 1990.
- There were 8,559 housing units in Sidney. Of these, 93.2% were occupied and 6.8% were vacant.
- Lead-based paint was estimated to be present in 1,183 housing units 742 owner-occupied units and 441 renter-occupied units.

The CHIS further identified housing issues and problems specific to Sidney:

- Cost of housing and home repairs relative to household income.
- High number and percentage of substandard owner- and renter-occupied dwelling units.
- Inability of households to purchase a home due to lack of down payment or equity.
- Lack of affordable ADA handicap accessible units to lower income households.
- Increasing difficulty experienced by the elderly in maintaining their homes and life-styles.
- Cycle of welfare and hard-core poor and the economics of housing.



Housing needs specific to the City to be addressed were identified as follows:

- Rehabilitation of single-family, owner-occupied housing with a focus on the elderly and disabled populations. Rehabilitation costs were estimated to range from \$10,000 to \$35,000.
- Homebuyers' assistance, particularly to first-time homebuyers. The largest shares (74.5% 70.9%) of homes in the city were valued in the \$50,000 to \$149,999 range in 2007, with 51.8% of all homes valued at over \$100,000. A total of 37.4% of all homes were valued in the \$50,000 to \$100,000 range.
- Housing assistance to aid special populations groups such as the elderly and persons with disabilities.
- Rehabilitation of renter-occupied units, particularly structures containing up to three units.

3. General Characteristics

Data obtained from the 2007 U.S. Census Estimates have been used in this section to examine the general characteristics of housing in Sidney. General characteristics, housing density, age of housing, migration patterns and cost of housing data provide insight into the status of the City's housing. Figures reported by Shelby County and the state have been included to provide a benchmark for the City figures. The data are presented in the tables and graphs located at the end of this chapter.

a) General Housing Characteristics

Sidney has a high housing occupancy rate, with approximately two-thirds reported as owner-occupied units and one-third reported as renter-occupied units. Sidney had a 90.4 percent housing occupancy rate (down from 93 percent identified in the 2002 Plan Update), and Shelby County had a 93.6 percent housing occupancy rate, comparable to the state rate of 89.3 percent. Sidney reported the highest percentage - 42.1 percent or 3,498 housing units - of renter-occupied units and the lowest percentage of owner-occupied units - 57.9 percent or 4,813 units - when compared with the County and the state figures. The trend over the last 17 years indicates that in the City, more residential dwellings are transitioning from owner occupied to a rental unit.

b) Housing Density

The higher density population and housing associated with Sidney relative to Shelby County is suggested by the higher percentage of multiunit structures, as compared to figures reported by Shelby County and the state. Sidney's housing units generally had fewer bedrooms than the County and state as well, providing some indication of the greater number of potentially larger homes beyond the City boundary. Analysis of the data revealed the following:

- Sixty-Seven percent or 6,196 of the housing units in Sidney were classified as single units (attached and detached), as compared with the County figure of 81 percent or 15,966 units.
- Structures containing two or more units accounted for 33 percent or 2,997 of Sidney's housing stock, while the County reported only 19 percent or 3,860 units.
- Single unit structures in Sidney comprised approximately 40 percent of the countywide single unit structures and two or more unit structures accounted for approximately 80 percent of those in Shelby County.

The state figures closely paralleled the Sidney figures as it had during the 1990 and 2000 Census.

The City reported 85 percent or 7,801 housing units with three or fewer bedrooms, a percentage higher than that reported by the County (82 percent or 16,109 units) and the state (80 percent or 4,043,076 units). Fifteen percent of Sidney's housing stock or 1,392 units had at least four bedrooms, a lower percentage than the



County (18 percent or 3,717 units) and the state (20 percent or 995,578 units) figures. (*Note: These numbers are from the 2007 US Census Estimate).

c) Age of Housing

Approximately 47 percent of Sidney's housing stock was built after 1959, a figure slightly higher than the County figure (42 percent) and the state figure (44 percent). Analysis of the age of the housing stock provides insight in regard to its general condition, as well as growth trends that have occurred over several decades. It was found that:

- The age of the Sidney housing stock closely paralleled that of Shelby County and that of the State of Ohio.
- Of total housing units, approximately 5 percent or 400 of the City's units were constructed after 2000.
- Nearly 30 percent or 2,715 of the units were built between 1960 and 1979, 19 percent or 1,749 between 1940 and 1959 and 26 percent or 2,526 were constructed prior to 1940.

Sidney reported an equal percentage of structures built between 1960 and 2007 than the state, with 53 percent or 4,918 units constructed in Sidney and 55 percent or 2,803,900 units built statewide. A higher percentage of Sidney's housing stock was built prior to 1940, with 27.5 percent or 2,526 units as compared with only 22 percent or 1,123,161 units constructed in Ohio during the same time period. (*Note: This data was different than the existing data. The revisions were calculated from the U.S. Bureau of the Census, Census 2007 Estimate.)

d) Migration Patterns

When compared with Shelby County and state figures, Sidney reported the highest percentage of units that became occupied 57.7 percent or 4,792 since 2000 (the County and state figures were 46.6 percent or 8,653 units and 48.8 percent or 2,194,845 units respectively). Only 3.4 percent or 284 units of the Sidney occupied housing stock became occupied prior to 1970.

e) Cost of Housing

Sidney housing values remain relatively low overall and the percentage of households with renter costs below 25 percent of the 2007 income were relatively similar to figures reported by the state (33 and 37 percent respectively). The percentage of owner costs above 35 percent of the income was relatively similar in Sidney when compared to the state (16 and 15 percent respectively). Housing value data enables analysts to gain insight into land value and the cost of living. The Census data revealed the following in regard to specified owner-occupied units:

- Sidney reported in 2000 a percentage of 7 percent or 295 units characterized by a housing value of less than \$50,000. By 2007 Census Estimates, this figure has increased to 521 units or 10.8 percent of the housing stock. The 2007 figure is comparable to the lower percentage figures reported by Shelby County and the state (7 percent or 943 specified units and 7 percent or 220,176 units respectively).
- There was a lower percentage of units with values of \$100,000 and greater in Sidney, reported as only 52 percent or 2,943 units, while the County and the state reported figures of 65 percent or 8,840 units and 70 percent or 2,201,858 units respectively.
- Approximately 37 percent of units had a value of \$50,000 to \$99,999 at the city level, approximately 29 percent of units had a value of \$50,000 to \$99,999 at the county level, and approximately 24 percent of units had a value of \$50,000 to \$99,999 at the state level.
- Sidney reported the lowest median housing value of \$102,000 (up from \$87,600 in 2000) as compared with the County value of \$124,000 (up from \$97,000 in 2000) and the state value of \$134,400 (up from \$103,700 in 2000).



Gross monthly rent values are similar to housing values in that they provide some indication of the cost of living. Analysis of specified renter-occupied housing units revealed:

- Four percent or 137 units reported a gross monthly rent of less than \$300, similar to that of the County figure of 4 percent or 172 units and half of the 8 percent, or 106,135 units, reported by the state.
- Analysis of gross monthly rent values of \$500 or greater reveals a similar percentage (although Sidney is higher) characterizing units reported by Sidney and the County, with 79 percent or 2,762 units and 75 percent or 3,633 units respectively, compared to the state with 70 percent or 940,095 units.
- The median values reported by the City and County of approximately \$628 for gross rent was similar to the county and state median value of \$624 and \$645 respectively.

The data suggest a slightly lower cost of living in the Sidney area for housing ownership and rent than the state as an average.

Housing costs as a percentage of household income serves as an indicator of housing affordability. With the commonly accepted affordable housing standard of 25 percent or less of annual household income, households with costs of over 25 percent may be characterized as those having problems associated with housing affordability (lack of purchasing, foreclosure). A comparison of specified owner-occupied and renter-occupied units revealed the following:

- Sidney reported 68 percent or 3,291 owner-occupied units with costs of less than 25 percent of the 2007 household income, and only 33 percent or 1,149 renter-occupied units reported costs of under 25 percent. Shelby County reported similar percentages for both specified owner- and renter-occupied units (70 and 38 percent respectively).
- Eighteen percent or 844 owner-occupied units reported costs of 35 percent or greater, while 44 percent or 1,532 renter-occupied units had costs of at least 35 percent (a 50 percent increase since 2000). Shelby County reported lower, yet relatively similar percentages for both owner- and renter-occupied units (15 and 39 percent respectively).
- The City figures are comparable to the state figures of only 63 percent or 1,983,063 owner occupied and 37 percent or 501,215 renter-occupied units with costs of less than 25 percent of the 2007 household income.
- Nineteen percent or 594,224 owner-occupied and 37 percent or 496,595 renter-occupied units had costs of 35 percent or greater statewide, to the figures reported by Sidney (renter-occupied units are lower statewide than in Sidney).

4. Development Trends

Development trends characterizing Sidney during the 1990's and early 2000's were analyzed using construction permit data and an interview with a local real estate representative. The following presents an overview of the recent residential development trends.

a) Residential Development

Data pertaining to residential activity in Sidney gathered by the City of Sidney Building Department between 1990 and 1996 reveal an addition of 570 structures and 716 units to the housing stock over the seven-year period. A total of 447 single-family structures or 78 percent of all structures built were constructed at a total cost of over \$42.5 million, 100 two-family structures or 18 percent at a total cost of over \$7.5 million and 23 three-family units or four percent at a total cost of over \$2 million. Sixty-two percent of the new units were single-family structures, 200 or 28 percent were two-family structures and 69 or 10 percent of new units constructed between 1990 and 1996 were three-family structures.



Between 1997 and 2002, an additional 294 structures and 358 units were added to the housing stock over the six-year period. A total of 236 single-family structures or 80 percent of all structures built were constructed at a total cost of over \$31.2 million, 52 two-family structures or 18 percent at a total cost of over \$5.1 million and 6 three-family units or two percent at a total cost of over \$890,000. Sixty-six percent of the new units were single-family structures, 104 or 29 percent were two-family structures and 18 or 5 percent of new units constructed between 1997 and 2002 were three-family structures.

2002 through 2008 realized a reduction in the pace of residential development. This six-year period resulted in an additional 286 structures. Fifty of these structures were two-family. No three-family structures were added during this period. One multi-family complex was built, with three buildings containing 32 units. The total number of units added to the housing inventory was 365. Approximately 62% of the units were built as single family dwellings. The remaining units were built as two-family (27%) and multi-family (11%). This six year period saw a sharp decline in new construction in 2007 and 2008. From a high of 65 new structures in 2005, the pace dropped to 27 new structures in 2008. The total cost of construction for this six year period was approximately \$40 million.

The number of structures constructed in each category fluctuated between years, as did the average construction costs per year. Only 27 structures were constructed in 2008, the fewest built annually over the twenty-one– year period. The greatest number of housing units constructed was 129 in 1990. The average construction cost increased steady from the low \$100,000's to almost \$170,000 per single-family residence. Average cost for two-family structures increased as well from the \$67,000 range to \$160,000 average cost.

b) Recent Real Estate Market Trends

Several real estate market trends were discussed during an interview with a representative of the local real estate industry in March, 1997. The past five years have been characterized by a great deal of residential development when compared with historic trends. This development has been predominantly single-family construction, yet the number of new multifamily structures and rental units has been increasing. Sidney is experiencing a more rapid rate of development than other communities in Shelby County.

Subdivision development has been active since the early 1990's in the northern section of Sidney, particularly in and Plum Ridge and also in the southern portion of Sidney in the Westlake subdivision. Homes generally range in value from \$90,000 to \$140,000 in Westlake and from \$180,000 to \$400,000 in Plum Ridge. This rapid development of predominately single-family structures may be partially attributed to the close proximity of schools, churches and the YMCA. In general, due to higher concentrated clusters of industrial and commercial development in the west sections of the City, and a perception of lower desirability east of the Great Miami River, residential development has been slower in those areas than in the north and south. An increase in the development of multifamily structures, or doubles in Hi Point Estate and Windsor Parke has been experienced in the 1990's.

The real estate industry representative noted an increase of approximately two to three percent in housing values since 1990, closely paralleling the rate of inflation. The north section, due to the demand for housing, has experienced a slightly higher rate of nearly four or five percent. While the past several years have been characterized by a fairly constant rate of increase, there appears to have been an approximate six percent increase of housing values in the Sidney real estate market over the past 12 months. The typical selling price of a home in Sidney falls between the upper \$70,000 to lower \$80,000 range, with an average selling price of \$74,468 for all properties in 1996. Financial institutions in the area are very active and competitive in the Sidney real estate market in the provision of financial assistance for homebuyers.



D. Housing Plan

1. Introduction

The Housing Plan focuses on the development of opportunities for affordable housing, reinvestment in depressed neighborhoods, homeownership and the continued implementation of the CHIS. The housing needs of the community are reflected within the Plan.

2. Policies

The following summarizes the mission statement and objectives that serve as the policy foundation of the Housing Plan.

a) Mission Statement

The City's housing mission is to *provide quality housing opportunities for all residents.*

b) Objectives

The following are the objectives for Housing:

Objective 1 - Housing Stock - Expand the housing stock.

As a basis for the expansion of the Sidney housing stock, encouragement of reinvestment and homeownership in targeted existing depressed neighborhoods should be ongoing. Maintenance and rehabilitation of existing housing units should be encouraged. Simultaneously the City should study and identify current and future gaps in the housing stock, providing a benchmark for residential construction. Monitoring progress of CHIS strategy implementation and obtaining CHIP grants should continue.

Objective 2 - Affordable Housing - Increase the construction of affordable housing.

Current and future residents of Sidney should be provided the opportunity to purchase or rent affordable, quality housing. Local incentives should be offered to promote the construction of affordable housing. Through government programs and private or corporate funding, financial assistance should be made available to eligible households. Establishing a standard proportion of units constructed in new developments for low- and moderate-income households should be considered. Affordable, quality housing should be accessible to special need populations as well, such as through the development of group homes. An annual review of the progress of CHIS implementation and housing needs of the community should be considered as a means to addressing housing issues on a frequent basis.

3. Standards

The following standards serve as a technical basis for the Housing Plan.

a) New Development

Establish a target that a minimum of 20 percent of units in new residential developments citywide in a given year be affordable to low- and moderate-income households.

b) Rehabilitation

Seek and utilized state and federal funds as a source of financing the rehabilitation of 25 housing units annually, working towards the goal of creating well established existing neighborhoods that are currently depressed.



c) Homeownership

Target a 10 percent increase in homeownership in Sidney over a 10-year period.

d) Financial Assistance Eligibility

Households with income levels less than 80 percent of the Shelby County median meet eligibility requirements for homebuyer and renter assistance. First-time homebuyers may also qualify for down payment and equity support.

4. Housing Plan

The following summarizes the Housing Plan.

a) Introduction

The Housing Plan targets the areas of reinvestment/homeownership, housing improvement strategy, rehabilitation/maintenance and new construction, affordability and financial assistance, and special need populations.

b) Reinvestment and Homeownership

The Housing Plan recognizes the importance of reinvestment and ownership of houses in older and depressed neighborhoods as a step towards expanding the City's housing stock. Real estate incentives should be considered as an encouragement towards reinvestment and homeownership in these neighborhoods.

c) Housing Improvement Strategy

The Plan recommends an annual review of the implementation process of the CHIS as a means of verifying the status of affordable, quality housing in Sidney. Federal and state housing assistance fund investments should be actively sought (primarily CHIP grants) to provide affordable housing and rehabilitation opportunities to residents. Local officials, planners and housing groups should collectively implement the strategies defined by the CHIS to ensure an efficient and effective process. The lead-based paint abatement strategy should remain an ongoing process to eliminate these health concerns.

d) Rehabilitation/Maintenance and New Construction

The City should continue to conduct a residential market study as a part of the ongoing CHIS program to identify current and future gaps in the housing stock and target neighborhoods in need of rehabilitation for the purpose of establishing a balance of older, well established neighborhoods and new development. Maintenance of the housing stock should become an ongoing process citywide. Affordability of housing should be considered an underlying issue of rehabilitation, maintenance and new construction in all areas of Sidney. Petitioned for grant money from the U.S. Justice Department for the Federal Weed and Seed program which provides funds to sweep and area to address code enforcement (building, zoning, health, fire) and identify and eliminate criminal activity.

e) Affordability and Financial Assistance

The Housing Plan recommends providing financial and regulatory incentives for developers to construct low-to moderate-income housing, such as federal and state programs. Homebuyers should be provided the opportunity of financial assistance if qualified; allowing persons who otherwise could not afford housing to invest in real estate.



f) Special Need Populations

Special need populations, including the homeless, elderly, physically and mentally disabled, abused women and children, and victims of AIDS/HIV, often are in need of affordable, quality housing. Local officials, churches and social service organizations should collaborate efforts in establishing short and long term housing demands and outreach programs. Federal and state funding should be actively sought to support the development of affordable group homes.

g) Housing Marketing Strategy

The City needs a diverse housing stock and one that meets the needs of its employment base. To ensure an adequate supply of move-up housing for the city’s workers, this Housing Plan recommends that the City collaborate with developers and brokers to strengthen the market for move-up housing.

E. Implementation

1. Introduction

Several strategies have been incorporated in the Implementation Section of the Housing Plan, focusing on the current and future housing stock and housing affordability.

2. Strategies

The following details implementation of the Housing Plan:

Objective 1 - Housing Stock

Strategies

1a) Encouraging rehabilitation and maintenance of existing housing and target existing, depressed neighborhoods with incentive package to encourage reinvestment and homeownership.

In the continued quest for expanding the housing stock of Sidney, the construction of new residential structures should not be the only action. Residents and newcomers to the City should be encouraged to consider investment opportunities in older neighborhoods, especially those in need of rehabilitation and ongoing maintenance. Incentives for rehabilitation and maintenance of the existing housing stock, including the provision of financial assistance should be stressed. Financial incentives including low-interest loans and down payment assistance for homebuyers - particularly first-time homebuyers - as well as utility assistance, should provide many residents the opportunity to invest in real estate. Target neighborhoods and funding sources should be identified and incentive package program guidelines established. In order to clean up neighborhoods which are exhibiting crime and maintenance issues, petition for grant money from the U.S. Justice Department for the Federal Weed and Seed program which provides funds to sweep and area to address code enforcement (building, zoning, health, fire) and identify and eliminate criminal activity.

<i>Responsible Party:</i>	<i>Community Services Director (Lead)</i>
<i>Timeframe:</i>	<i>Ongoing</i>
<i>Estimated Cost:</i>	<i>In-House Staff Time</i>



1b) Preparing a residential market study to identify current and future gaps in housing stock, and targeting the State average on affordability.

Sidney experienced significant residential construction activity during the 1990's with a significant slow down in the 2000's (1,164 units during the 1990's compared to less than half that through 2007). The typical selling price for all housing properties in 1996 was \$74,468, a value unaffordable for many Sidney residents. Today, that price is slightly over \$118,000 with a median sales price of \$102,000. A residential market study to identify current and future gaps in the housing stock should be undertaken every five years to provide valuable information for developers and city officials in regard to where new housing is needed and the level of affordability relative to household income.

Responsible Party: Community Services Director (Lead)
Timeframe: Ongoing
Estimated Cost: In-House Staff Time

1c) Pursuing Comprehensive Housing Improvement Program (CHIP) grants.

An annual review session should be conducted to determine the status of CHIP grant acquisition as presented in the Sidney CHIS document. CHIP funding should be primarily applied to the rehabilitation of owner- and renter-occupied housing units, first-time homebuyer's assistance, special need populations housing assistance and lead-based paint abatement strategies.

Responsible Party: Community Services Director (Lead)
Timeframe: Ongoing
Estimated Cost: In-House Staff Time

1d) Implement Housing Marketing Plan to ensure an adequate supply of move-up housing.

An Introductory Housing Marketing Plan has been prepared and is included as an Appendix to this Comprehensive Plan Update. The Housing Marketing Plan attempts to address ongoing issues regarding the supply of move-up and "executive" housing. The City's fiscal health is somewhat dependent on the ability to attract and retain businesses with high-wage and salaried workers who, in turn, generate income tax benefits to the City. The Introductory Marketing Plan recommends specific actions as a first step towards strengthening Sidney's competitiveness for the upper-end markets.

Responsible Party: City Manager, Sidney-Shelby County Chamber of Commerce, and Sidney Visitors Bureau, Shelby County Board of Realtors, Sidney Schools, Major local employers, and local real estate developers
Timeframe: Start-up and Ongoing
Estimated Cost: \$20,000 Marketing Budget, In-House Staff Time.

Objective 2 - Affordable Housing

Strategies

2a) Developing an education program that promotes current affordable housing incentives.

Developers should be educated regarding current incentives that encourage the construction of affordable housing. Examples include:

- a) The Affordable Housing Program is a state program offering developers funds to lower interest on construction loans. By depositing funds into a certificate of deposit and using earned interest to offset the interest rate on the loans, total construction costs are minimized.
- b) Credits may be purchased through the federal tax program (IRS Section 42) administered by the Ohio Housing Finance Agency. Additional development capital is provided by the sale of credits for moderate-income housing and ultimately enables developers and property managers to offer relatively low monthly lease and rental rates, primarily targeted to multifamily buildings and lease-to-own single-family units.



c) Historic tax credits are available as an incentive for the rehabilitation and reuse of certified historic structures.

Responsible Party: Community Services Director (Lead)
Timeframe: Short Term
Estimated Cost: In-House Staff Time

2b) Studying the role of the City's development regulations.

The City should evaluate the zoning code and subdivision regulations to identify appropriate changes that would impact the cost of developing affordable, new construction housing. Such changes should be recommended by the Planning Commission and approved by Council and provided as an incentive to the building community, provided they are strictly linked to affordable housing developments -- which would have income ceilings for buyers or renters and financing from State or Federal programs.

Responsible Party: Community Services Director (Lead) and Planning Commission
Timeframe: Mid Term
Estimated Cost: In-House Staff Time

2c) Implementing the Comprehensive Housing Improvement Strategy (CHIS).

Implementation of the housing strategies identified in the CHIS should continue in an effort to ensure meeting the housing needs of Sidney residents. The City should seek federal and state funds to aid in the alleviation of affordability problems. An annual review of implementation progress and housing needs should occur and include city officials and housing groups.

Responsible Party: Community Services Director (Lead)
Timeframe: Ongoing
Estimated Cost: In-House Staff Time