

Proposed Housing Development at 50 E. 7th Avenue



Perspective from Kroger parking lot



Perspective on E. 7th Avenue, looking west toward High Street



Perspective from rear alley, looking west



Perspective from Kroger parking lot



In November 2020, the Weinland Park housing committee approved 13-0 a six story building 500 feet from High Street at 88 East 9th Avenue. This building is taller than the proposal at 50 E. 7th Avenue. Like other approved buildings, 88 E. 9th is significantly under-parked based on what the current code allows. This project will begin construction soon and will demolish six historic houses. This project will increase the density on this site from six housing units to 135 and offer no income-restricted units.

Redevelopment at 5th Avenue and 6th Street



Redevelopment at 5th Avenue and Summit



Redevelopment at King & High



Redevelopment at N. 4th and E. 6th Ave.



COLUMBUS HOUSING LANDSCAPE

Lowest Apartment Vacancy Rate Ever - Columbus Apartment Association recently reported the apartment vacancy rate is the lowest since records have been kept since 1970.

We have grown significantly - In the last 9 years, Metro Columbus added 221,000 people while the rest of Ohio lost 68,000 people. No other part of the state has our housing pressures.

We will continue to Grow - We are projected to add 1 million people in the next 30 years. We need that growth to be built along existing infrastructure, on bus lines, and near services like grocery stores.

Thousands of Jobs are Coming - Currently 23 construction cranes are in the sky between Lane and Livingston. These projects will add 35,00 more jobs and people need to live near those jobs.

Hottest US Housing Market - Zillow just ranked Columbus the hottest housing market in the U.S. 74% of all homes sell in under one week. This is driving large numbers of people to the rental market.

We are Chronically Underbuilding - The Building Industry Association reports the metro needs 15,000 units of construction to meet population growth. Since 2010 we have averaged 8,000/year. Last year was the highest year of new construction in 15 years. We still built 3,000 units LESS than what we needed last year.

Urban Columbus has far fewer people that it had in 1960 – Most urban neighborhoods, including Weinland Park have only 50% of the population they once had, hurting neighborhood-based churches and businesses.

We are short affordable rental units - Currently, 54,000 Columbus families pay over 50% of their income to secure housing.

The Wait List for Affordable Housing is 8 years - There are 24,000 households on the CMHA waitlist. It will take 7-8 years to serve those waiting for units, if Columbus does not grow (the city currently grows by 12,000/year).

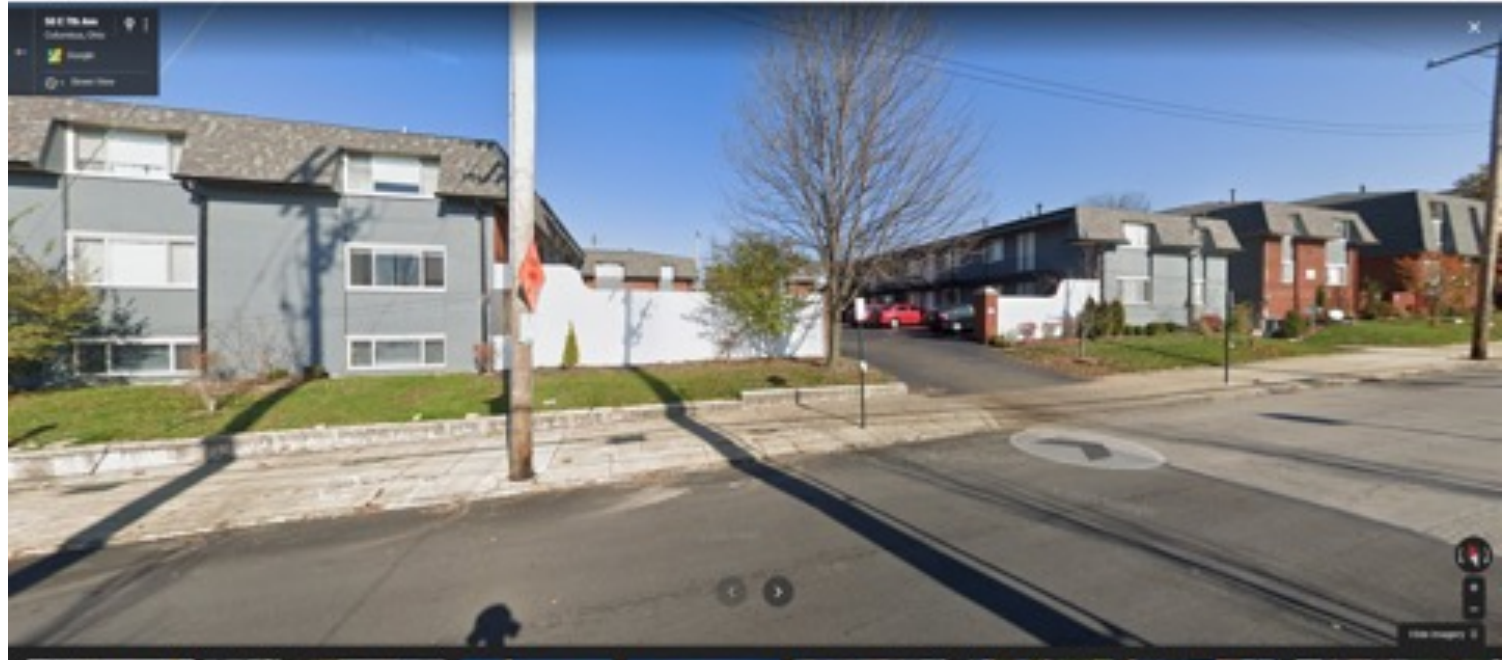
Most of Columbus' growth needs affordable housing - Between 2000 and 2018, Columbus grew by 171,000 people. 70% of that growth where people who struggle to meet basic needs, exacerbated by a severe housing shortage.

Evictions have never been higher - Landlords are quick to evict when they can find another tenant willing to pay more than current tenants. Women and POC are evicted at rates 3X higher than their population suggests.

Current site, built in 1966. Two and three-story buildings, mainly 1 and 2 bedroom market-rate apartments.

Evictions are getting more expensive. Once someone loses their housing, it takes \$7,200 to find them a new home. In four years Community Shelter Board reported their costs once a household loses their housing their costs to get them rehoused jumped from \$3,500 to \$7,200. Increasing rents, higher deposits, first and last month's rent, application fees and choice of renters are driving up costs.

Gentrification is NOT due to wealthy people moving in. It's due to lack of units. - The number one contributing factor to gentrification is the lack of housing supply due to chronic underbuilding.



Approved housing project on Lane Avenue at Neil Avenue.



Redevelopment at 5th and Grant

Redevelopment at 8th and High

MICHAEL WILKOS' CURRENT HOUSING GROUP AFFILIATIONS





Perspective from alley, looking east



Perspective from near SE corner of E. 7th and N. High Street



First version of
proposal