



Housing Policy Update

Community Input Sessions

June 14, 20, 26, 27



Tonight's Agenda:

- 5:30 Welcome & Introductions
- 5:40 Overview of Housing Roundtable Activity and Policy Explanation
- 6:00 Questions
- 6:05 Policy Review by Participants

Attendees review proposed policy statements, ask questions, rank policies in term of importance, identify anything that's been missed

- 7:00 Meeting Ends

Why Have a Housing Policy?

Housing Demand at various Income Levels

Rental Housing Demand Projections – Housing Gap Estimates by Affordability Level (2021-2026)

Percent of Area Median Household Income	< 50%	51%-80%	81%-120%
Household Income	<\$37,850	\$37,850-\$60,560	\$60,560-\$90,840
Rent Range	<\$950	\$951-\$1,500	\$1,501-\$2,270
Dayton Housing Gap (Units needed)	1,766	1,357	738

For Sale Housing Demand Projections – Housing Gap Estimates by Affordability Levels (2021-2026)

Percent of Area Median Household Income	< 50%	51%-80%	81%-120%
Household Income	<\$37,850	\$37,850-\$60,560	\$60,560-\$90,840
Price Range	<\$126,000	\$126,001-\$199,999	\$200,000-\$299,999
Dayton Housing Gap (Units needed)	1,487	1,823	1,328

Project Background/Timeline/Process

- **2019:** City convened a group of housing advocates as part of a Bloomberg/Harvard initiative to address housing issues in the City of Dayton.
- **2020:** Stakeholder engagement with resident and community organizations slowed due to COVID, but City continued to work on gathering data, reviewing other city plans and identifying primary housing challenges.
- **March-August 2022:** City reconvened stakeholders to launch the Housing Roundtable, which was tasked with creating a new housing strategy for the city. Multiple subcommittees that included City staff, housing practitioners, residents, and other stakeholders spent several months developing an initial set of ideas.
- **Fall 2022:** Conducted several community meetings to gather input on initial ideas. Formed a Steering Committee of people deeply engaged in housing to oversee drafting of policy document.
- **Winter/Spring 2023:** Housing Policy drafted by Steering Committee incorporating feedback from process.
- **June 2023:** Four Community Input Sessions
- **August 2023:** City Commission Work Session
- **September 2023:** City Commission Adoption



Stakeholder Involvement

Task: Build a comprehensive housing strategy that guides City of Dayton and partner housing work and investment in the coming years.

In addition to neighborhood residents, the following groups participated in the process:

Advocates for Basic Legal Equality, Inc. (ABLE)
CareSource
City of Dayton Department of Law
City of Dayton Department of Planning, Neighborhoods & Development
City of Dayton Human Relations Council
CityWide Development Corporation
Co-op Dayton
County Corp
Dayton City Commission
Dayton City Manager
Dayton Collaboratory
Dayton Human Relations Council (HRC)
Dayton REALTORS
Dayton View Historic District
Declare Dayton
Fifth Third Bank
First Financial
Five Rivers MetroParks

Fundamental Health & Community Development Services (FHCDS)
Gosiger
Greater Dayton Premier Management (GDPM)
Greater Dayton Realist Association
Habitat for Humanity of Greater Dayton
HER Realtors
Historic Huffman Neighborhood Association
Home Builders Association of Dayton
Homefull
HomeOwnership Center of Greater Dayton
Huntington Bank
KeyBank
Land Use Board Representatives (Five Areas)
Learn to Earn Dayton – Northwest Dayton Partnership
Miami Valley Community Action Partnership
Miami Valley Regional Planning Commission (MVRPC)
Montgomery County Fair Housing Center
Montgomery County Human Services, Planning & Development Dept

Montgomery County Land Bank
Montgomery County Treasurer
Mt. Calvary Missionary Baptist
National Association of Real Estate Brokers
Northwest Dayton Partnership (NWDP)
Oregon Historic District Society
PNC Bank
Preservation Dayton
Public Health Dayton and Montgomery County
Rebuilding Together Dayton
St. Mary CDC
The Contemporary Dayton
United Way
University of Dayton
University Row Neighborhood Association, Inc.
WestCare Ohio, dba East End Community Services
Wright Patterson Credit Union



Steering Committee Members

Kim Williams	Howard Hanna Real Estate Services & Greater Dayton Realtist Association
Dan Douglas	Dayton Area Board of Realtors
Paul Bradley	Montgomery County Land Bank
Jessica Jenkins	Montgomery County Human Services, Planning & Development Dept
Nina Carter	Learn to Earn Dayton
Emma Smales	Learn to Earn Dayton
Adam Blake	County Corp



Goals Of The Housing Policy

- Provide data and guidance to the City to assist decision-making.
- Make recommendations for housing investments.
- Outline an advocacy agenda for City leaders on issues that impact housing.
- Discuss new opportunities for partnerships to solve problems outside of government control.

Vision

- The vision of the Dayton Housing Roundtable is to ensure that all current and future Daytonians have access to safe, healthy, affordable housing in quality neighborhoods through actionable policy.



Expected Outcomes:

- Create more homeownership opportunities throughout the city especially in black/brown communities that have been disproportionately impacted by housing segregation/redlining practices of the past.
- Acknowledge the impacts of COVID on commuter tax revenue (hybrid and full remote working) and provide more options for remote workers to live in the City. “Work anywhere, live in Dayton.”
- Strengthen rental housing options for people who wish to live in Dayton but are not ready to own a home.
- Help existing homeowners remain and thrive in their homes.
- With partners, strengthen renter protections



What Is Policy?

- Decision-making guidance that makes the best use of the limited tools the City has to influence housing preservation and development.
- Decision-making guidance that is legal and enforceable.
- Policies should stand the test of time, are long term and can be added to if necessary.

Examples:

Housing Development

The City and its friendly partners own almost 6000 acres of land throughout the City. We should retain control of land in key areas to be able to address current and future housing needs.

Preservation of Affordable Housing

Create an affordable housing inventory to be able to track affordable housing in the City and County

Housing Support Programs & Education

The City should make investments to support existing and emerging homeowners as well as quality rental units.



What is Policy?

Policy recommendations are organized around three categories:

- Housing Development
- Preservation of Affordable Housing
- Housing Support Programs and Education

Each Policy statement provides a set of activities deemed necessary to achieve the policy objective.

The Policy statements identify potential partners and a timeline for accomplishing the activities.

Prior to adoption, activities will be sorted into three categories:

- Short-term (can be completed in 1-2 year)
- Medium-term (can be completed in 2-4 years)
- Long-term (can be completed in 5-6 years)

It is anticipated that all activities identified in the document can be completed over a six-year period.



How Will The Policy Be Used?

- The policies provide decision guidance to the Dayton City Commission for investment, advocacy, and partnerships.
- The policies should be tied to City employees' annual work plans to ensure organization buy-in, support, and data-driven decision-making.
- As recommendations come forward for City Commission's consideration, they should reference the Housing Policy area the activity will address to build a common understanding around investment and City policies.
- To the extent possible, applicable housing policies will be incorporated into our annual work program tied to our federal HUD funding.

Monitoring & Management Of The Policy

- Monitoring and oversight of the Housing Policy will be the responsibility of the Housing Policy Roundtable Steering Committee and the Director of Planning, Neighborhoods & Development.
- The Steering Committee will be comprised of seven people representing housing development professionals and community members.
- Implementation of Housing Policies will rest with the Department of Planning, Neighborhoods & Development who are most involved in housing work.
- Progress will be reported monthly to the City Manager.
- City Commission will be updated annually on progress by the Director of Planning, Neighborhoods & Development, and members of the Housing Policy Roundtable Steering Committee.

What Are We Doing Tonight?

- Boards around the room share recommended policies and actions
- For each Policy there is a list of Actions
 - These are items that have been identified as ways to achieve the policy objective
 - Also listed are potential partners that can help
- Please walk around the room and review these.
 - Use dots to indicate your priority – in other words, out of all the Policies listed what most resonates with you?
 - Each participant will receive ten dots. Please put the dots on the Policies that are most important to you. More than one dot can be placed on the same Policy.
 - All the Policies are important, but we need to get citizen input on priorities because this is work that will be completed over the next six years.
 - Your prioritization is important information for the City Commission and City Manager as they prepare/approve annual City budgets and work plans.
 - What's missing? Post it notes will be provided to add other thoughts you might have. Have we missed any Potential Partners? Do you have suggestions about Policies or Actions we've missed?
- Staff will be available at the Boards to answer questions.

Questions?

Thank You For Participating!

