

# Lakewood Resiliency Task Force



## Objective Category: Housing – Creating inclusive and vibrant neighborhoods.

Summary: August 30, 2018

### Our Purpose Statement:

To understand current and emerging forces that can impact Lakewood and the wellbeing of its citizens. Examining environmental, political, social and economic forces through the lens of resiliency, the Task Force will pursue and recommend systemic process enhancements that will allow Lakewood to identify, prioritize, execute and measure solutions that will lead to a continuously improving and thriving city for all, especially the most vulnerable among us, for generations to come.

### Indicators of the “Current State” in Lakewood:

**Residential Occupancy Rate – xx**      **Vacant Housing Units – 10.2%** [Census 2016]      **Owner Occupied Units – 45%** [Census 2016]  
**Moved to unit since 2010 – 47.2%** [Census 2016]      **Housing units with no private vehicle – 13.1%** [Census 2016]  
**Single Family Sales – xxx**      **Multi-Family Sales – xxx**      **Housing Density – xxx units/square mile**  
**Median Home Value - \$152,000** Median Home Value [Zillow, 2018]/ \$\_\_\_\_/sf      **Median Home Age – 74 Years**  
**Median owner-occupied value – \$134,000** [Census 2016] / \$\_\_\_\_/sf      **Median Gross Rent - \$715** [Census 2016]  
**Housing Cost Burden, Gross Rent as % of Household Income >30% - 39.1%** of rental units [Census 2016]  
**Foreclosure Filings – xxx**      **Sheriff Sales – xxx**  
**City Loans to Assist Low/Moderate Income Households - ##** for \$\$ since YYYY [Comm. Devt. Dept.]  
**Residential Building Permit Valuations - \$20 Million** in 2017, \$XX so far 2018 [Building Dept.]  
**Housing Forward Troubled Properties (3 & 4) – 1,236** properties [Building Dept.]  
**Number of Net Zero Energy or Passive House Certified Homes – xxx**  
**Incidents of Lead Poisoning -- xxx**      **Percent Housing Units with Air Conditioning -- xxx**

### Relevant highlights from previously adopted City of Lakewood Plans:

**Vision – Housing** “Provide a variety of housing types that meet the needs of the whole community including seniors, low-moderate income families, and special needs households”  
**Vision – Housing** “Preserve housing quality through proactive code enforcement of residential property including multi-family homes”  
**Vision – Safety** “Develop opportunities for neighbors to connect”  
**Vision – Community Development** - “Enhance requirements for buffers between commercial corridor and neighborhoods”  
**Vision – Education & Culture** – “Promote cultural identity in neighborhoods through design”  
**Vision – Education & Culture** – “Develop spaces for artists to live and work”  
**Strategic Objectives 2016** – “Work with Gold Coast building owners on reinvestment, lakeshore protection”  
**Birdtown Action Plan** – “Porch Light Program”

### Systems Level Connections to other Priorities:

**Energy:** How can systems in older homes be upgraded to be more efficient / sustainable. Integrating smart grid technologies into established neighborhoods.  
**Smart Cities:** Access to wifi for citizens and public services; access to local government services via web. Use of sensors in new construction.  
**Streets:** Street and intersection design to maximize safety, achieve traffic calming, etc.  
**Prosperity:** Housing is affordable and well maintained  
**Prosperity:** Housing is available to meet a variety of dwelling needs  
**Prosperity:** Increased service business and employment opportunities through integration of advanced technologies (energy, water, materials, sensors, etc) in housing.  
**Living Infrastructure:** Natural areas protected for recreation, access is improved. Integrating green wastewater technologies into established neighborhoods. Smart Lakewood-specific landscaping requirements/guidelines.  
**Resource Regeneration:** Greenhouse gas emissions are reduced and air quality is protected. Materials from demolished structures are recycled and reused to the maximum extent possible.  
**Health & Wellness:** Housing is close to facilities that meet a complete set of daily needs.  
**Health & Wellness:** Lead eradication in buildings and soils; improved air quality and acoustics in structures; increased levels of physical activity and social interaction due to walkability; consider VOCs and other building materials  
**Resource Regeneration:** GHG emissions are reduced and air quality is improved when renewable energy power is produced on site

### Current and Proposed Projects and Programs in Lakewood:

- Housing Forward
- Property Intervention Group
- Landlord Training Program (How effective is this? Is it mandatory?)

**Objective Category:** Housing

**Primary Goal or Objective: (the change we seek):**

Maintain a diversity of safe, affordable, and dynamic housing options while implementing programs to preserve value, allow housing to evolve with needs and preferences, increase efficiency, and communicate/educate residents on the value of residing in Lakewood

**Illustrative indicators, baseline measurements and performance targets:**

1.) Maintain a healthy housing market: rental/ownership mix = 50% +/-10%, percent of renters who become homeowners, tax delinquency rates, eviction rates, reduction in homes rated 3 and 4, new and preserved affordable housing units

2.) Measure diversity in housing options: size, bedrooms, accessibility, aging in place, affordability (e.g., reduce percent of residents with housing burden >30% from 39% to 20% within 10 years), percent with renewable energy generation, median efficiency of homes (e.g., HERS score), houses <\$100,000 and >\$1MM

3.) Increase desirability/walkability: % of houses within 10 minute walk of park, ease of access to lakefront, number of daily needs met within neighborhood, perceived value of public services

**Strategies and Interventions, Projects and Programs to meet the targets:**

**Housing Education** – programs to assist recent immigrants with language, cultural, legal barriers; elderly with home efficiency upgrades; honor and recognize century homes

**Increase Efficiency** – programs to address age of typical Lakewood home and how to upgrade efficiency, participation in Solar Coops to reduce cost of renewable energy generation

**Support LakewoodAlive** – increase partnership/investment to create more extensive outreach to assist new residents to afford and maintain homes regardless of background; assist renters to become homeowners

**Housing Standards** – institute point-of-sale inspections (maintain integrity), multi-generational housing, more flexible zoning such as Accessory Dwelling Units, quality standard for rental units/landlord education and training

**Financing Strategies** – robust and transparent tax abatement program, city-owned land leases or land trusts

**Natural Environment** – smart lawns, stormwater and nutrient loading impacts

**Give Renters Roots** – programs, resources, and education to encourage renters to become homeowners

**Necessary and desirable stakeholders and partners, within Lakewood and beyond Lakewood:**

LakewoodAlive, grassroots organizations, non-profits, county/regional/state agencies, home renovation/weatherization assistance, contractors, home owner associations, developers, landlords, Cleveland Restoration Society/Heritage Home Program, Community Land Trust/NHS, Ohio Housing Finance Agency, banks and mortgage lenders, FirstEnergy low income assistance programs

**Required changes to Policies and Procedures**

- Create pathway to homeownership for renters
- Increase standards for housing (but also increase overall outreach so first communication from city isn't citation)
- Public comment rules on building permits
- Eliminate single family parking requirement / decouple housing costs from transportation preferences
- Interconnection to grid with solar panel installs

**Resources required vs. resources available and the time frame:**

- Trust/buy-in from community stakeholders & residents (the "glue" of the community)
- Availability of skilled contractors (encourage them to live in Lakewood)
- Assistance programs for elderly home owners