

Updated Housing Section

Existing Conditions

The housing in North Central was generally built between 1896 and the mid-1980s. The housing is most dense in the area east of Woodland Avenue. While the portion of the neighborhood west of Woodland Avenue does contain residential uses, it **was** much more scattered with industrial uses and undeveloped parcels. **When the North Central Area Plan was adopted by City Council in 2002. New Housing developments since then have populated much of those undeveloped parcels.**

Based on the 2010 Census the homeownership rate for North Central is 59%, a drop from 67% in the 2000 Census. In 2010, homeownership was at 47% for the entire city of Columbus. North Central's will work to increase homeownership and further exceed the city's average, with a goal of 80%.

The Sunbury Road corridor is home to several older homes. Measures need to be taken to preserve the homes and a part of the North Central history. A major issue in North Central is lack of home maintenance and vacant properties. Many homes in the area are in disrepair. This is due in part to the many low-income elderly residents, who are not always able to keep repairs in order, as well as absent and distant landlords that do not maintain their rental properties.

North Central has seen an increase in new home development in recent years. As improvements occur within the area more development is likely to occur. These recent home developments include Hegemon Crest, 34 single family homes and a senior citizen complex; the Village at Eastern Glen, 220 single family condominiums; Green View Estates, 30 single family energy efficient homes; Joyce Avenue Homes, 31 single family homes with a lease-option and 15-year tax credit; Level Green, 36 single family homes with a lease-option and 15-year tax credit; 16 homes on 24th Avenue built by Homeport, a private non-profit organization focused on providing affordable housing; and a current building and development of 100 lots in the American Addition neighborhood by Homeport. Additionally, several housing developments specifically for senior citizens have been built aside from the one at Hegemon, this includes 50 units at Arthur Alvin Zebbs Park and 75 units at North Central Village. In North Central's last plan the recommendation that Columbus Metropolitan Housing Authority rental homes be converted into homeownership properties was implemented.

North Central hopes to work with the City and housing development organizations, such as Habitat for Humanity and Rebuilding Together, to continue to rehabilitate vacant properties, increasing housing availability and hopefully homeownership while also decreasing blight. North Central would also be open to supporting organizations or agencies working to end homelessness, as the YWCA Family Center located in North Central is often over capacity, with a solution being the rehabilitation and then occupancy of vacant houses. North Central also applauds and encourages the City to continue in the acquisition of tax-delinquent homes and then enabling and prioritizing low/moderate-income families in the bidding process, discouraging neighborhood gentrification.

Objectives

- To increase homeownership in North Central.
- To provide appropriate housing and to provide a variety of housing opportunities.
- To provide safe homes, free of code violations, for existing and future residents.

Issues and Strategic Recommendations

Issue: Homeownership rates are below the goal of the North Central community. Based on the 2010 Census the homeownership rate for North Central is 59%. This is compared to 47% for the entire city of Columbus. North Central would like to increase the percentage of homeowners to 80%.

Strategic Recommendations:

- Encourage the city to purchase tax delinquent properties for the development of homes. Where appropriate, individual neighborhoods should be targeted to assist in the stabilization of the area.
- Explore the possibility of developing and implementing homeownership education programs, targeting both existing and potential North Central residents. The programs should include information on down payment assistance programs that are available.
- Promote and support the development of housing for all economic levels
- **Promote a partnership with the city, county and development corporations to occupy vacant houses**

2010 Census info:

<http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>

(Census tract numbers: 23, 25.10, 75.11, 75.12)