ABOUT GREATER OHIO POLICY CENTER

An outcome-oriented statewide non-profit that champions revitalization and sustainable redevelopment in Ohio:

- Revitalize Ohio’s urban cores and metropolitan regions
- Achieve sustainable land reuse and economic growth
OHIO’S POPULATION GROWTH HAS SLOWED SIGNIFICANTLY SINCE 1970S

Exhibit 1-1. Total Population, 1910-2014

Source: U.S. Census Bureau, Decennial Censuses and 2014 State Total Population Estimates
OHIO’S PROJECTED POPULATION GROWTH FOR NEXT 25 YEARS IS MINIMAL

2015-2040: Population growth

Ohio: **expected to grow 0.04% per year** (bringing state’s total population to ~11,678,970 by 2040)
  - Ohio 2014 population: 11,594,163
  - Net gain of ~85,000 residents by 2040

United States: **expected to grow 0.69% per year** (adding nearly 60 million people to the populace)

  US 2014 population: 318,857,056
MOST COMMUNITIES HAVE EXPERIENCED POPULATION LOSS HISTORICALLY AND RECENTLY

Population Change in Ohio Cities, 1970-2013

Source: 2009-2013 American Community Survey 5-Year Estimates
CHANGE IN POPULATION FROM 2000 TO 2013 FOR OHIO’S SMALL AND MEDIUM SIZED CITIES

- Canton: 2.74%
- Hamilton: -9.63%
- Lima: -3.77%
- Lorain: -6.75%
- Mansfield: -4.02%
- Middletown: 5.70%
- Portsmouth: -2.64%
- Springfield: -7.55%
- Youngstown: -18.91%
- Ohio: -1.59%

GREATER OHIO
CHANGE IN POPULATION FROM 2000 TO 2013 FOR OHIO’S SMALL SIZED CITIES

<table>
<thead>
<tr>
<th>City</th>
<th>Change in Population</th>
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<tbody>
<tr>
<td>Rainesville</td>
<td>+13.59%</td>
</tr>
<tr>
<td>Van Wert</td>
<td>+0.88%</td>
</tr>
<tr>
<td>Portsmouth</td>
<td>-18.26%</td>
</tr>
<tr>
<td>Wadsworth</td>
<td>-10.27%</td>
</tr>
<tr>
<td>Mt. Vernon</td>
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Source: 2009-2013 American Community Survey 5-Year Estimates
RESIDENTIAL VACANCY RATES EXCEEDED 10% IN OHIO’S MID- AND SMALL-SIZED CITIES, IN 2013

Source: 2009-2013 American Community Survey 5-Year Estimates
RESIDENTIAL VACANCY RATES IN SMALL-SIZED CITIES, IN 2013

<table>
<thead>
<tr>
<th>City</th>
<th>Vacancy Rate</th>
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<tbody>
<tr>
<td>Painesville</td>
<td>10.80%</td>
</tr>
<tr>
<td>Van Wert</td>
<td>11.90%</td>
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<tr>
<td>Portsmouth</td>
<td>16.50%</td>
</tr>
<tr>
<td>Wadsworth</td>
<td>8.70%</td>
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<tr>
<td>Mt. Vernon</td>
<td>10.90%</td>
</tr>
</tbody>
</table>

Source: 2009-2013 American Community Survey 5-Year Estimates
OHIO IS AGING; OLDER COUNTIES ARE NOT EXPECTING YOUNGER COHORTS TO REPLACE AGING RESIDENTS

2015: population age 55+

Projected overall population growth 2015-2040

Source: 2009-2013 American Community Survey

Sources: U.S. Census Bureau Decennial Census and Population Estimates
COST OF VACANT RESIDENTIAL PROPERTIES

In 2008, vacant and abandoned properties in 8 Ohio cities* accounted for:

- $15 million in city service costs
- $49 million in lost property tax revenues to local governments and school districts

*(Cleveland, Columbus, Dayton, Toledo, & Zanesville)
Population: 38,219 residents

467 confirmed vacant residential buildings
- (3.7% of all buildings)

1,400 likely vacant residential buildings
- (11.2% of all buildings)

Vacant and abandoned properties cost Lima $1.8 million
- $1.4m in lost tax revenues
- $400,000 in city services to properties
BUSINESS VACANCY RATES IN OHIO’S SMALLER CITIES (2010)
AVERAGE # OF DAYS A COMMERCIAL BUILDING HAS BEEN VACANT (2010)

- Athens City
- Sandusky
- Mt. Vernon
- Piqua
- Troy
- Warren
- Van Wert City
- Defiance City
RESOURCE TARGETING

More bang for the buck if targeting resources.

Giving a little bit to everyone (spreading resources like a thin layer of peanut butter) is not effective.
VACANT PROPERTY REGISTRATION PROGRAM

Problems Identified:

- Increase in problems with vacant properties
- Foreclosures have remained constant since 2008
- Increased owner walk away from properties
- Unwillingness of property owners to maintain properties due to pending foreclosure
- Staff was having difficulty in identifying and contacting financial institutions to maintain the property
- Unwillingness of financial institution to take responsibility for maintaining property after being notified
VACANT PROPERTY REGISTRATION PROGRAM

Goals for Implementing:
1. Identify responsible party for maintaining property
2. Require financial institutions and property owners to take responsibility and register
3. Speed up rehabilitation of vacant buildings
4. Reduce City's responsibility and costs in maintaining properties
5. Get properties turned over and occupied ASAP by structuring program to do so.
VACANT PROPERTY REGISTRATION ORDINANCE:

- Adopted in February of 2011
- Currently proposing modification for Land Bank Properties
- Defines "Vacant Building"
- Registration within 90 days of vacancy or 30 days of notification
- Requires property owners or designee to register their property
- Annual registration with fee that doubles each year
- Penalties if it is not registered on time
- Utilities cannot be transferred with payment of past due fees
- Requires owners to submit vacant building plan
- Requires inspection twice a year – internal/external
- Provides for exemptions (i.e., listed with licensed broker)
VACANT PROPERTY REGISTRATION PROGRAM

• **City Experience / Benefits**
  
  • **Property Turnover**
  
  • 180 Main Street (Being Renovated for 1st floor retail)
  • 113 Main Street (Bank is willing to let the building sell for back taxes)
    • Hundreds of residential properties listed and sold.
VACANT PROPERTY REGISTRATION PROGRAM

- City Experience / Benefits
- Financial Benefits

<table>
<thead>
<tr>
<th>Year</th>
<th>Benefit</th>
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<tr>
<td>2012</td>
<td>$14,560</td>
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<tr>
<td>2013</td>
<td>$24,410</td>
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<tr>
<td>2014</td>
<td>$133,891</td>
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<tr>
<td>Through 6-30-15</td>
<td>$86,633</td>
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