

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held March 4 20 19

The Work Session meeting of Council held March 4, 2019 was called to order at 6:31 p.m., in the City Council Chambers. The following members of Council were present: First Ward Chris Jones (exited at 8:10 p.m.), Second Ward Lisa Keller, Third Ward Jim Browning (arrived at 6:38 p.m.), Fourth Ward Kyle Rohrer, At-Large George Hellinger, Vice-Mayor Kent Shafer and Mayor Carolyn Kay Riggle who presided.

Staff Present: Darren Shulman, City Attorney, Dean Stelzer, Finance Director, Sean Hughes, Economic Development Director, Blake Jordan, Public Utilities Director, Dave Efland, Planning and Community Development Director, and Tom Homan, City Manager

ITEM 2: PRESENTATIONS

- A. Housing Need Assessment Report – Jon Melchi, Executive Director, Building Industry Association of Central Ohio

PRESENTORS:

Jon Melchi
BIA Executive Director
445 Hutchinson Avenue, Suite 280
Columbus, Ohio

Malcom Porter
Public & Government Affairs Consultant
445 Hutchinson Avenue, Suite 280
Columbus, Ohio

Mr. Melchi provided a presentation that was partnered by the Building Industry Association of Central Ohio and Vogt Strategic Insights. The presentation focused on a comparison of household income increases and housing cost increases from 2010 to 2017. He discussed the increase in residential building permits in the past couple of years, but that the number is still significantly less than permits acquired in the late 1990's and early 2000's. He discussed the need to for continued research on the correlation on where individuals live compared to where they work. He presented on the 5 factors that drive the cost to develop: land, labor, lumber, lending, and local government.

Mayor Riggle discussed the need for more affordable housing and the need to have a housing availability to attract businesses. Vice-Mayor Shafer discussed the need to look at how economic development is affected by housing. Mrs. Keller questioned if the data presented was related to the City of Delaware or Delaware County. Mr. Melchi informed the Council that the current data in the report is related to the County. Mrs. Keller recommended having data that pertains more to the City of Delaware.

- B. Workforce Housing and Economic Development – Sean Hughes, Economic Development Director

Mr. Hughes discussed that 45% of both blue collar and white collar businesses have concerns of housing availability and situation. He discussed the average cost of rent for one bedroom and two bedroom apartments and that the average restaurant or warehouse worker cannot afford the rent prices. A discussion was held on how many blue collar workers work in the City but reside in other communities and how many white collar workers reside in the City, but work outside.

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C. Comprehensive Plan Preview – Dave Efland, Planning and Community Development Director

Mr. Efland discussed that the housing situation has been a theme and focus with the Comprehensive Plan Steering Committee. He discussed that current trends show that millennials are looking for more diverse housing options and also continued trend for older adults. He discussed that by 2035, one out of every three individuals will be 65 years or older and that housing trends are changing to accommodate older individuals. Another expected population growth will be immigrants. He discussed the changing housing market and needs.

ITEM 3: DISCUSSION

Mr. Homan discussed the difference in conversations from 2003 regarding housing to now and how there is a different focus on the size of lots and homes. Mrs. Keller questioned what the cost of development is to the City. She questioned what the cost is for services, such as, police and fire, utilities, and roads. Vice-Mayor Shafer recommended further discussion regarding impact fees.

A discussion was held on the need to look at ways to keep jobs in the City. Vice-Mayor Shafer discussed that economic development is dependent on housing and that a focus needs to be on multi-family housing, affordable housing, reevaluation of density requirements and multi-family tap fees. Mrs. Keller discussed concerns on if infrastructure can handle increase in density.

ITEM 4: NEXT STEPS

Mrs. Keller requested a full copy of the study referenced in the Growth Management chapter of the Comprehensive Plan.

ITEM 5: ADJOURNMENT

Motion: Vice-Mayor Shafer motioned to adjourn the meeting, seconded by Mrs. Keller. The meeting adjourned at 8:23 p.m.



Mayor Carolyn Kay Riggle



Elaine McCloskey, Council Clerk