

**CITY OF GROVE CITY, OHIO**  
**G.C. COMMUNITY DIVERSITY ADVISORY TASK FORCE**

March 13, 2023

MINUTES

Regular Meeting

1. The regular meeting of the Grove City Community Diversity Advisory Task Force was called to order by Chair Reynolds at 6:00 p.m., in the City Hall Council Chambers, 4035 Broadway. Roll was called and the following were present:

*Missy Anderson, , Shayne Downton, Chris Moscato, Miracle Reynolds, Dorothy Stewart, Jeffrey Tadlock, Danielle Williams, Dan Witteman.*

*Absent: Caden Bauman, Viren Patel*

*Also present: Tami Kelly, Clerk of Council. Speakers – Kyle Rauch, Dir. of Dev., Kim Shields, Dev. Dept., Brittany Seebach, Business Relations.*

2. Chair Reynolds asked if there were any changes to the Minutes from 02/13/23. There being none, the Minutes were approved by unanimous consent.
3. Chair Reynolds explained that this evening's meeting was hear from City Staff about the policies and procedures that are currently in place for diversity, equity and inclusion as it pertains to the Development of the City and Business Relations.

Mr. Kyle Rauch, Dir. of Development; Kim Shields, Community Development Manager; and Brittany Seebach, Business Relations Manager were present to speak to the Task Force.

Ms. Shields provided handouts to show the residential developments that have been approved over the last 20 years. She explained what how the Department reviews the proposal to make sure it meets Code regulations and if it is good for the area/community. She explained what businesses look for when choosing a place to develop and how the Development Dept creates these items to attract the type of development we want for an area. She said there are many layers to look at and many pieces to connect. She shared points from the GC2050 Plan that speak to diversifying our housing stock, transportation, and businesses. She said the City is trying to be open and accommodating to the next generation. *Mr. Witteman* asked what their greatest challenge is. Ms. Shield said balancing the housing needs to the existing housing in the community.

Mr. Rauch commented that what they do to achieve the vision for the community is a challenge. He explained that the Zoning Code sets up the requirements for all development. Currently, recommended amendments to this Chapter have been completed by his department and submitted to Council for review. He said that trends are changing in the housing preferences of individuals and discussions are taking place concerning those preferences for Grove City.

Mr. Witteman asked about low income housing. Ms. Shields stated that it goes back to balance. *Ms. Anderson* asked if there was a benchmark for each housing type. Ms. Shields said there is nothing specific. However, they do monitor the housing stock and how the market changes. Mr. Rauch commented that when building materials are costly and housing stock is low, the price of a home increases.

Mr. Downton said he would like to have the Task Force come up with approaches and strategies that Grove City can try for expanding diversity.

Ms. Stewart said they must include prices for seniors. Incomes for seniors are very limited and prices for homes are just too expensive.

Mr. Downton asked what the Task Force can reasonably suggest to bring more affordable housing to the city. *Mr. Rauch* said an aspirational statement from the Task Force. *Ms. Anderson* suggested benchmarks for each housing type so they would know what to focus on. There could be different ways to incentivize what is lacking.

Ms. Brittany Seebach, Business Relations Manager, explained that she focuses on new businesses and retaining existing ones. She shared that the city partners with One Columbus to find leads for new businesses. The company name is never shared. Also, Brokers will contact the city to seek space for a client and not divulge the business. In addition, the city focuses on helping existing businesses grow/expand. It is more affordable and rewarding for the city to assist existing businesses with their needs.

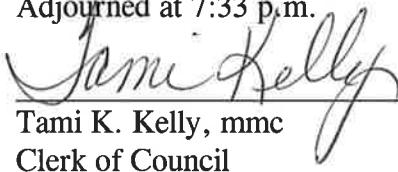
Ms. Anderson asked if the city had ever been dropped in the One Columbus process for a new business because of diversity, equity & inclusion. *Mr. Rauch* said no, but we can only create the environment for DEI and the Business needs. We cannot control the businesses. *Mr. Downton* said he feels there is an opportunity to put in infrastructure now to obtain the desired results for the future. He said standards are changing in the industry around DEI. *Mr. Rauch* said maybe a housing study and economic development study with DEI included could be considered.

4. The Committee discussed their desire for the next meeting to focus on compiling their recommendations for their report to Council; and to request an extension for their final report.

Mr. Downton feels they should pick one or two things to hang their hat on and suggest to the city. He said he wants to offer tangible recommendations.

5. There being no objection, Chair Reynolds adjourned the meeting by unanimous consent.

Adjourned at 7:33 p.m.

  
Tami K. Kelly, mmc  
Clerk of Council

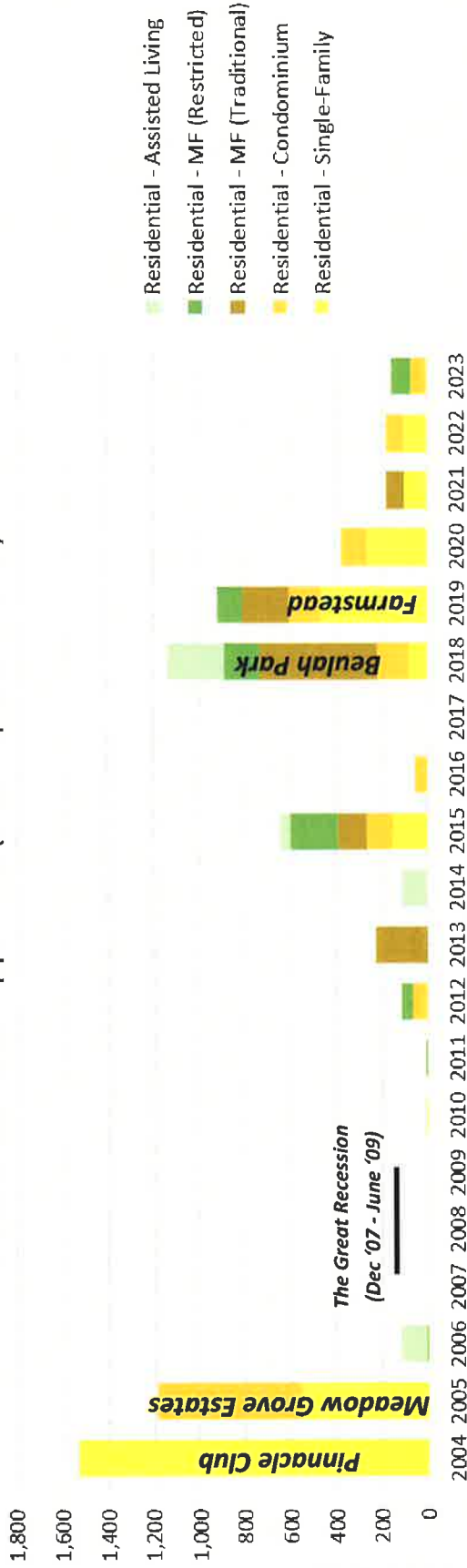
  
Miracle Reynolds  
Chair



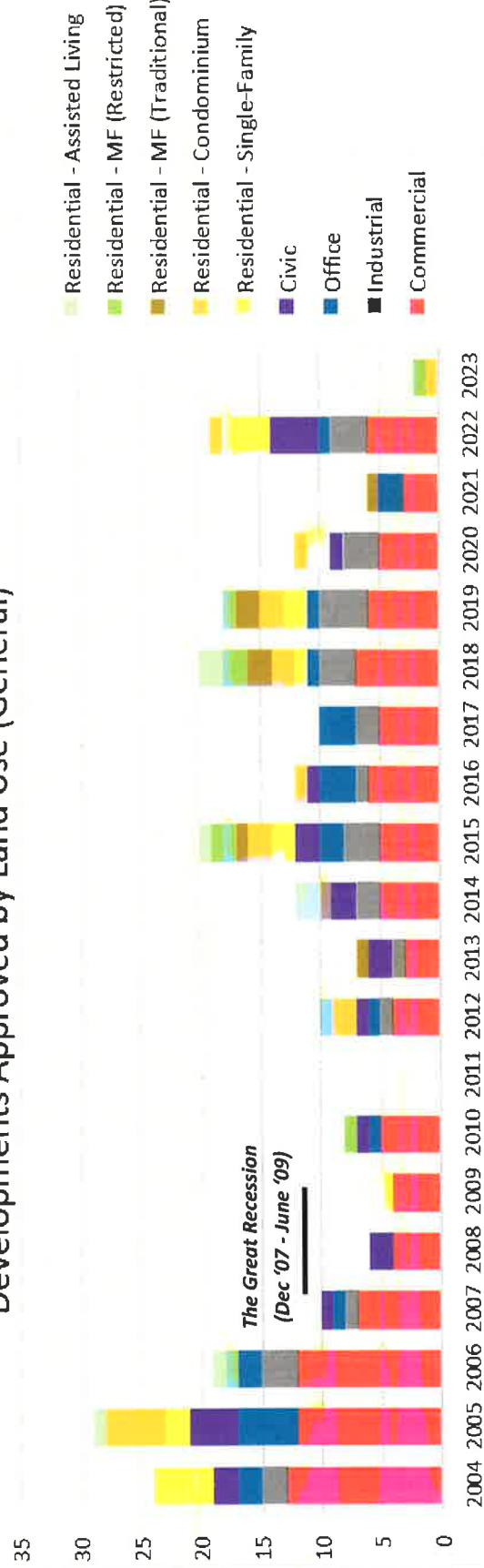
# Development Trends - Housing

Presented 3-13-23

## Residential Units Approved (Development Plans)

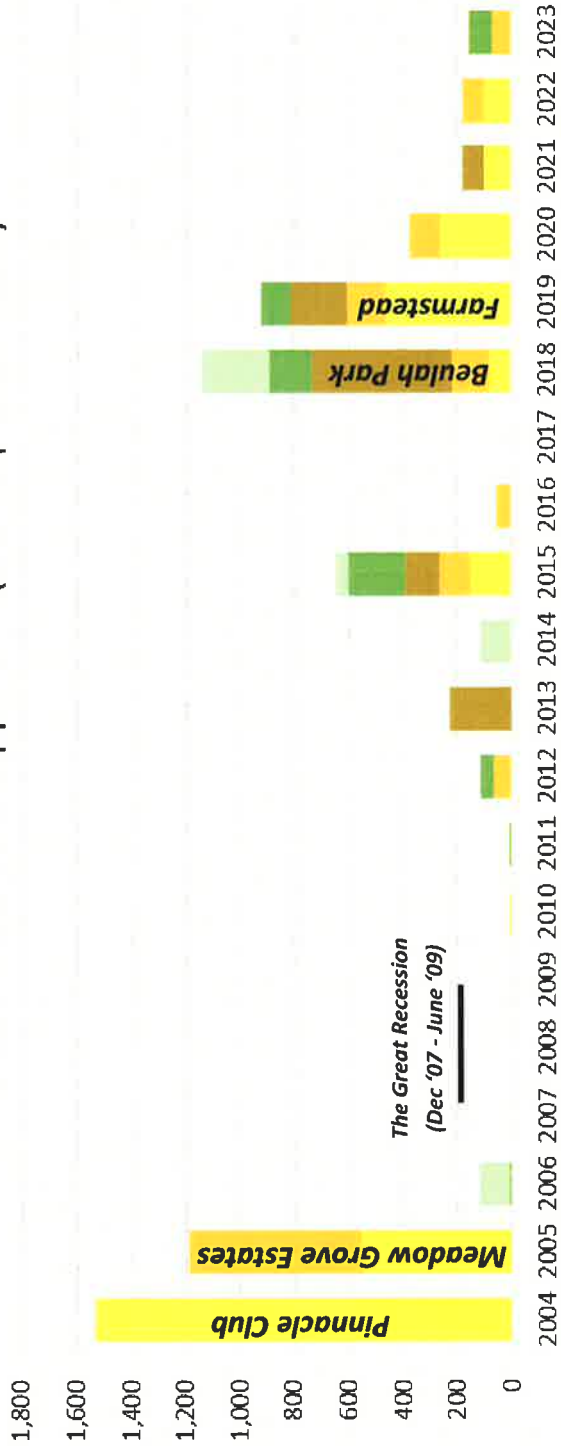


## Developments Approved by Land Use (General)

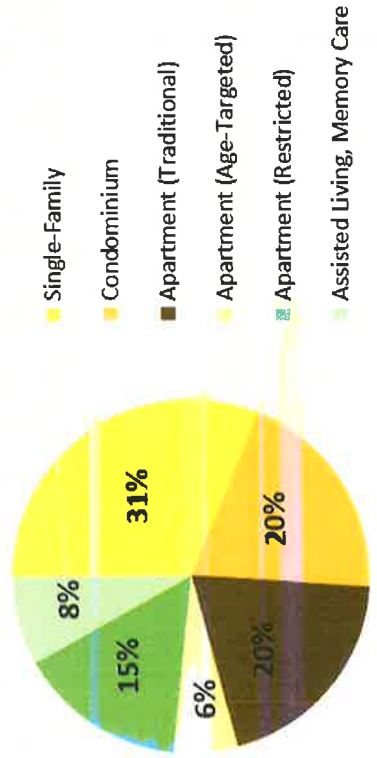




# Residential Units Approved (Development Plans)



Residential Units Approved 2015-2023 by Type



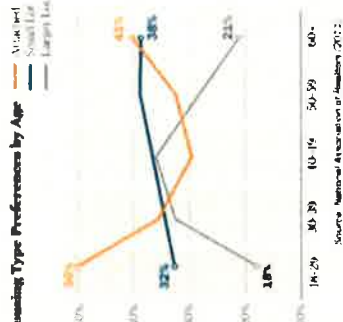


**Columbus MSA Current and Future Household Growth by Type**



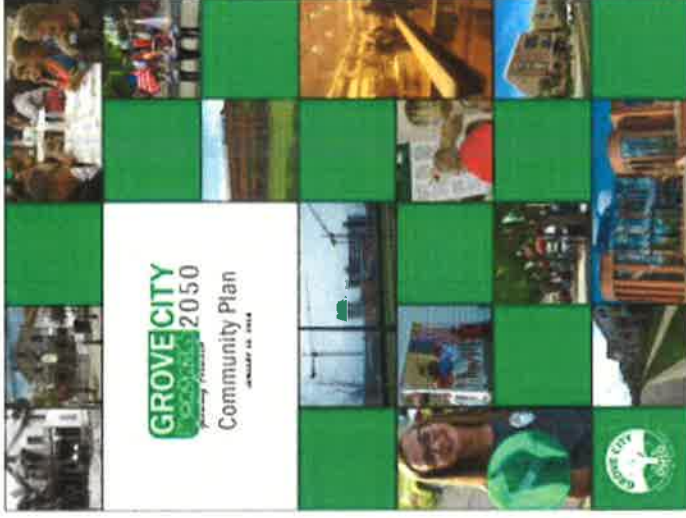
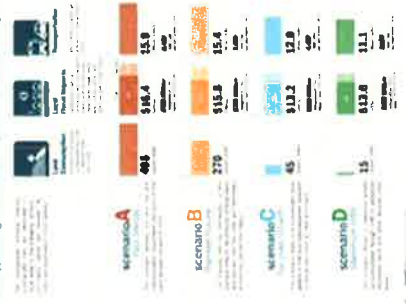
\*Refers to households subject to the 2000-2050 modeling. Excludes institutional and group quarters.  
Source: US Census Bureau, American Community Survey, 2012

**Housing Type Preferences by Age**



Source: National Association of Realtors (NAR)

**Insight2050 Scenario Metrics Summary**



In 2015, MORPC's insight2050 estimated Central Ohio could become a region of 3 million residents by 2050.

- The document showed how land use decisions can reduce land consumption, greenhouse gas emissions, vehicle miles traveled and other metrics
- The report described the changing market demand:
  - Two largest age brackets (baby boomers and millennials) both want similar things.
  - The number of households without children is increasing and housing demand for this lifestyle is different than those with children.
  - National trends show younger generations do not see housing as the same sure investment as it was before the Great Recession.

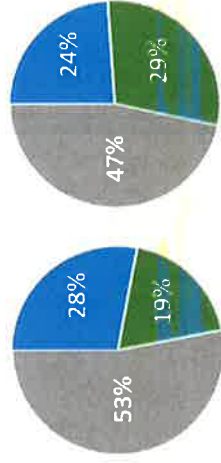
**REGIONAL**

**FINAL REPORT**  
**EXECUTIVE SUMMARY**

SEPTEMBER 2020

Year	Median Age	Population 55+
2000	35	19.3%
2010	37.8	24.0%
2020	38.5	29.4%

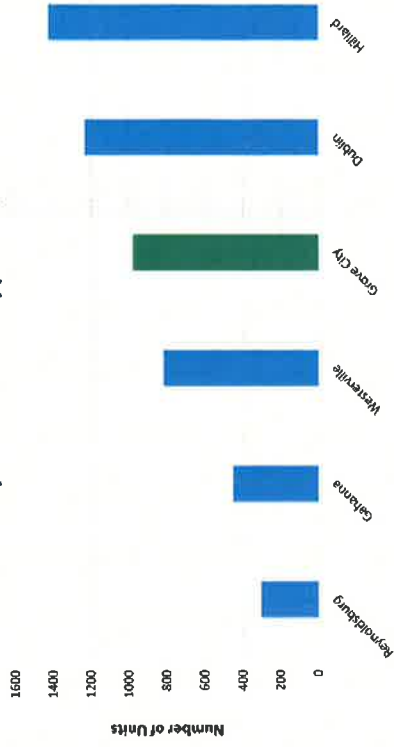
**2000**      **2020**



■ Under 18   ■ 55+   ■ Remainder



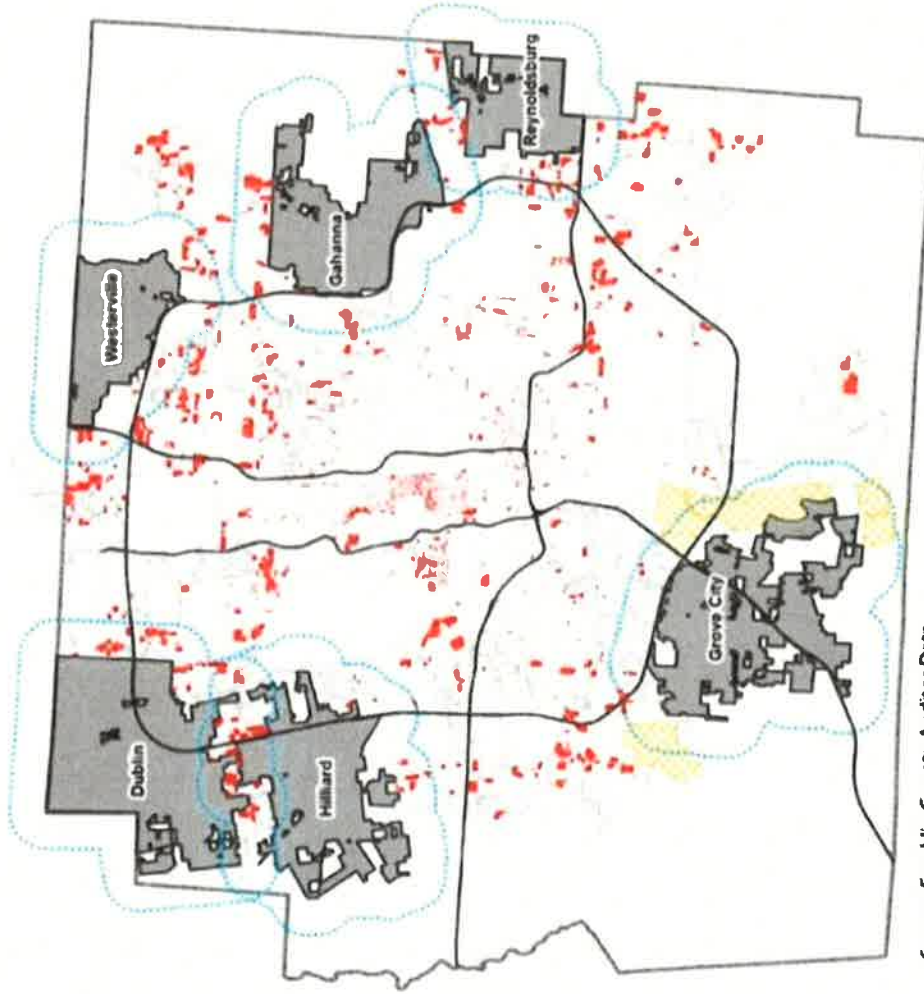
Number of Apartment Units Approved, 2015-2020\*



\*Source: City Council Minutes

Average Age of Apartment Developments, 40+ Units	
Whitehall	51
Reynoldsburg	39
Worthington	35
Gahanna	34
<b>Grove City</b>	<b>33</b>
Grandview Heights	25
Westerville	22
Hilliard	18
Dublin	16
Upper Arlington	14
New Albany	3

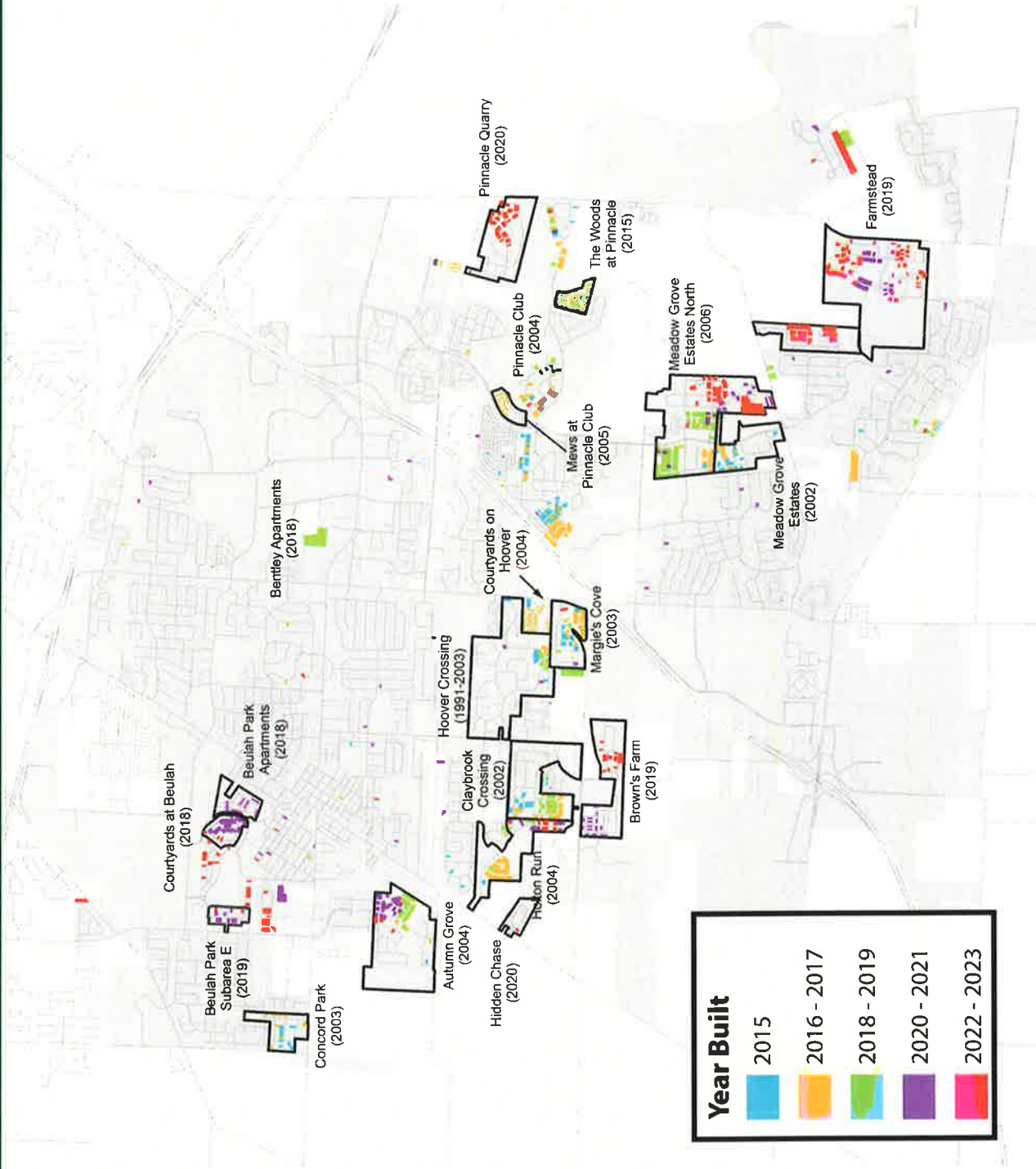
Source: County Auditor Property Data



Source: Franklin County Auditor Data

Columbus Apartments Within 1 Mile	
Dublin	14,447
Hilliard	10,026
Gahanna	9,824
Reynoldsburg	8,949
Westerville	5,037
Grove City	1,290

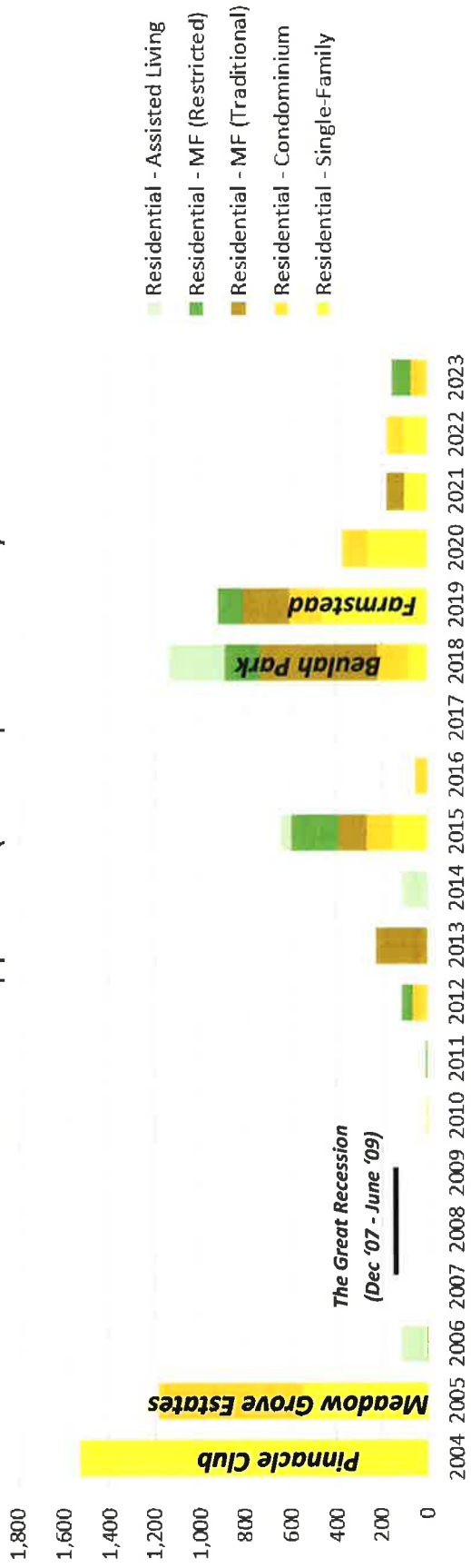
- Franklin County
- Columbus Municipal Boundary
- Apartments in Columbus
- 1 Mile Buffer
- Columbus Barrier to Development



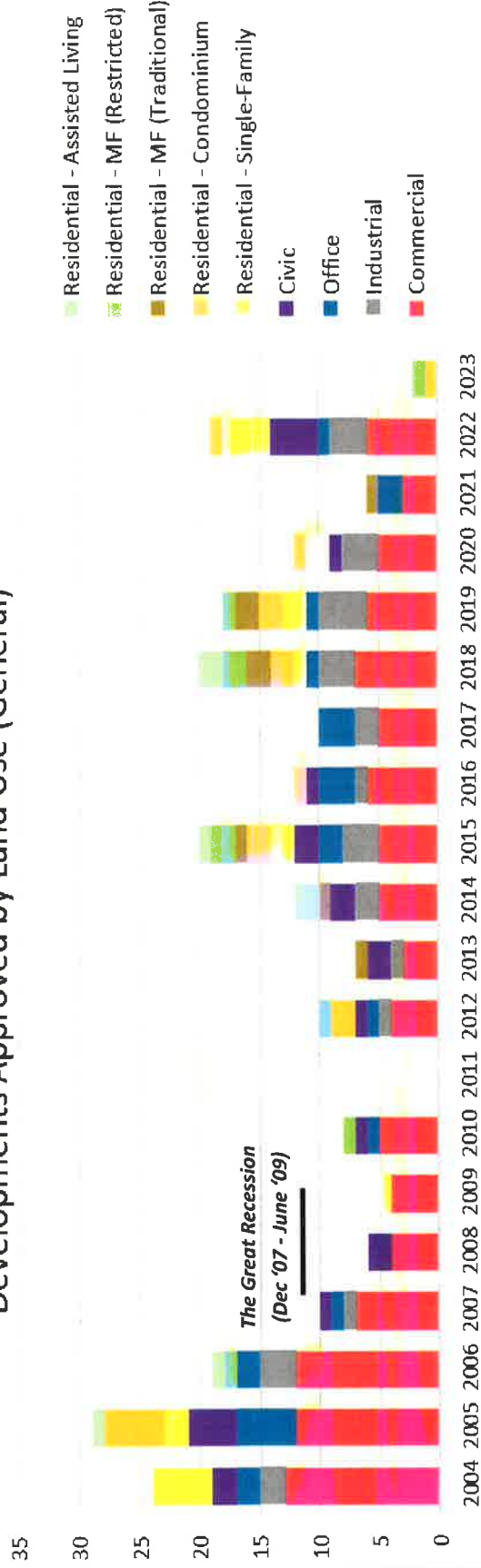


# Development Trends - Housing

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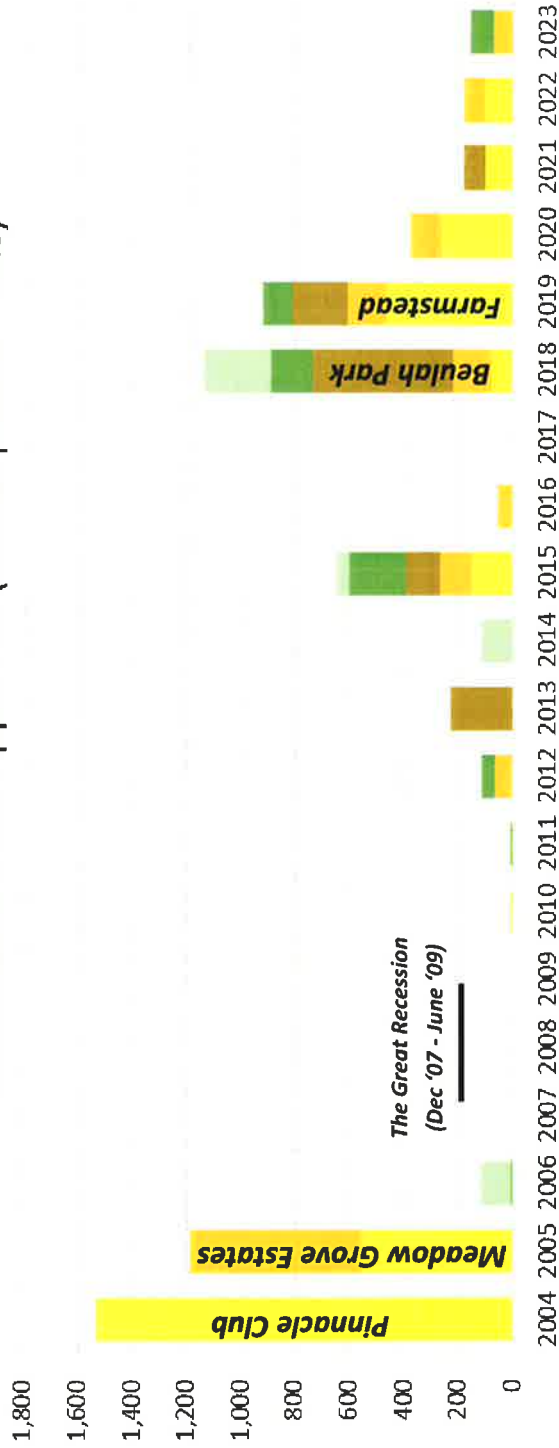
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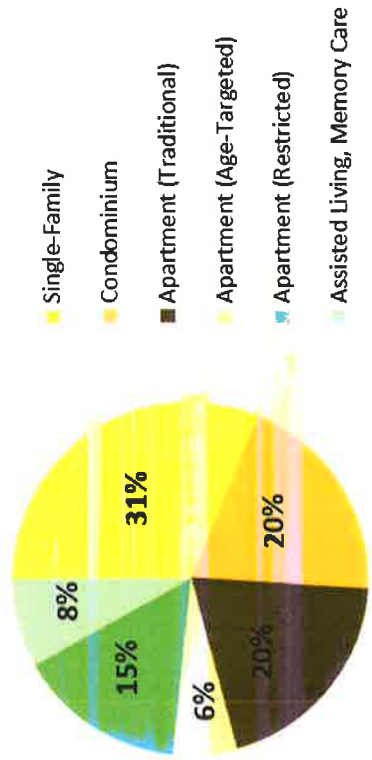


# Residential Units Approved (Development Plans)



The Great Recession  
(Dec '07 - June '09)

### Residential Units Approved 2015-2023 by Type

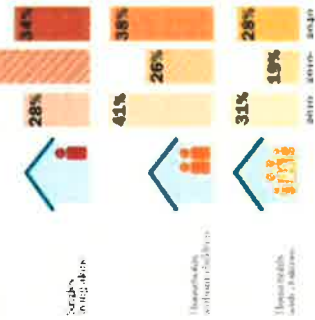




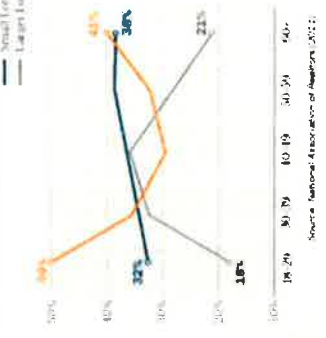
# insight 2050

**morpc**  
Mid-Ohio Regional  
Planning Commission

Calculate MSA Current and Future Household Growth by Type



Housing Type Preferences by Age



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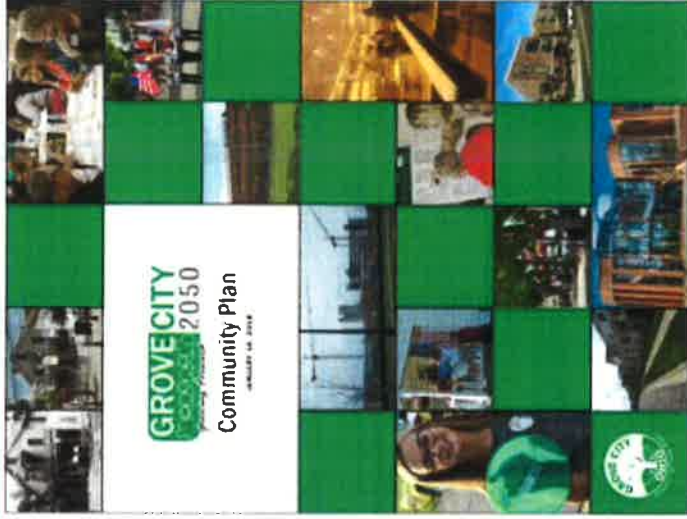
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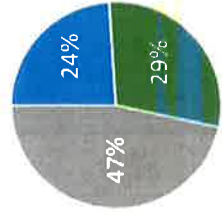
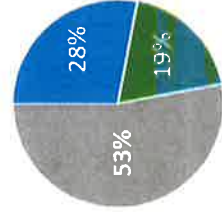
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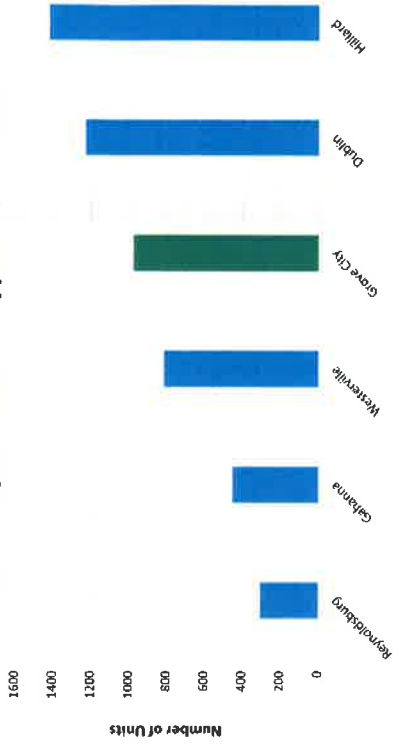
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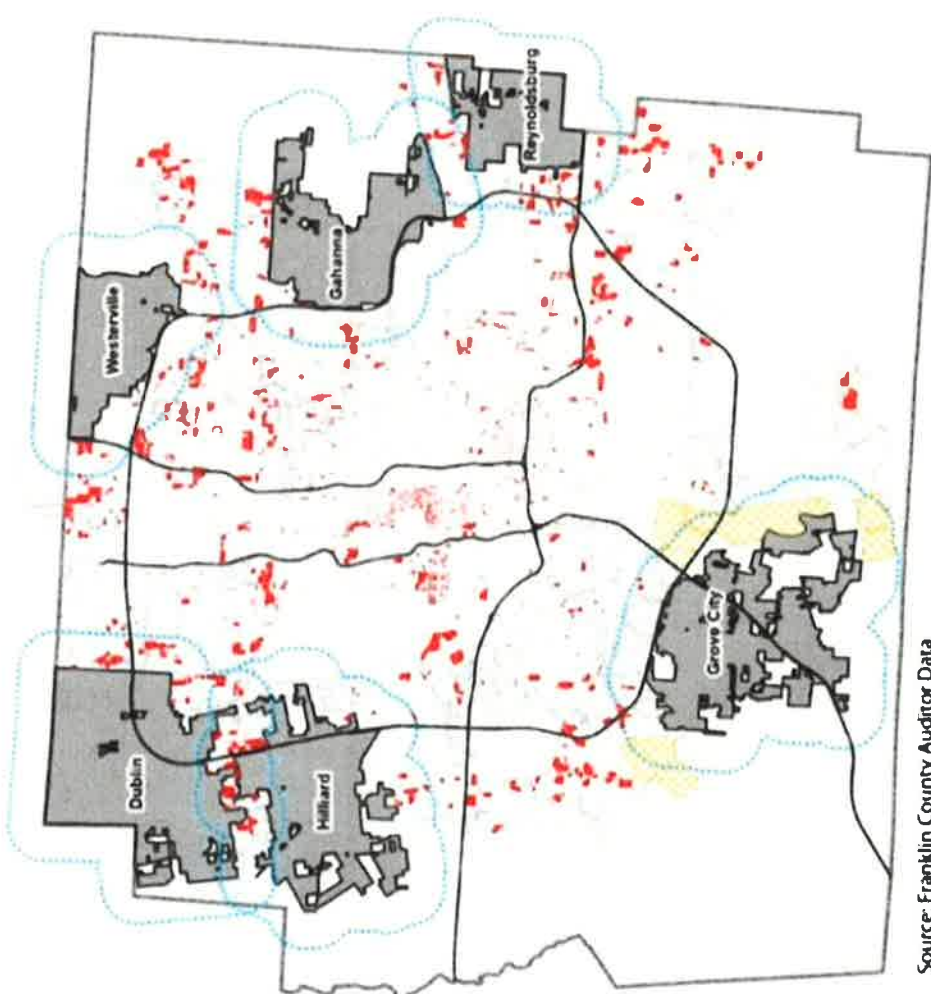
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