# RESOLUTION NO. CR-30-26

## A RESOLUTION REQUESTING AN UPDATED HOUSING ANALYSIS FOR THE CITY OF GROVE CITY TO EVALUATE HOUSING NEEDS, HOUSING AFFORDABILITY, RESIDENTIAL GROWTH, AND FUTURE DEVELOPMENT TRENDS

WHEREAS, the City of Grove City completed its most recent Housing Analysis in 2019; and six (6) years have elapsed since the completion of that analysis; and

WHEREAS, during that time, Grove City has experienced significant residential growth, population growth, changes in housing market conditions, increased housing costs, and evolving demographic trends; and

WHEREAS, City Council continues to review residential development proposals, rezoning requests, annexations, planned unit developments, and other land use matters that will shape the future of the community for generations to come; and

WHEREAS, housing decisions made today have long-term impacts on transportation systems, infrastructure capacity, utilities, parks, public safety services, schools, economic development, and the overall quality of life of Grove City residents; and

WHEREAS, the cost of homeownership and rental housing has increased substantially since 2019, creating new challenges for first-time homebuyers, young families, seniors on fixed incomes, and members of the local workforce; and

WHEREAS, residents have expressed concerns regarding housing affordability, the availability of starter homes, workforce housing opportunities, rental housing costs, housing options for seniors, and the cumulative impacts of continued residential growth; and

WHEREAS, City Council recognizes that current and reliable housing data is essential to ensuring that future planning and development decisions are guided by objective information, community needs, and sound planning principles; and

WHEREAS, City Council and the public benefit from current, accurate, and objective planning data when evaluating significant residential development proposals and long-term growth policies; and

WHEREAS, the absence of an updated Housing Analysis limits the ability of City Council, City Administration, the Planning Commission, residents, and community stakeholders to fully evaluate whether the City's housing supply, affordability, and future development patterns continue to meet the needs of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO:

**SECTION 1.** This Council hereby finds that an updated Housing Analysis is necessary to provide current and reliable information regarding housing inventory, housing affordability, demographic trends, residential growth patterns, and future housing needs within the City of Grove

City, as this information is essential to support responsible growth, long-term planning, infrastructure planning, and informed decision-making regarding future residential development.

**SECTION 2.** City Council hereby requests that City Administration develop and present to Council a proposed scope of work, estimated cost, anticipated timeline, and recommended process for completing an updated Housing Analysis within ninety (90) days following adoption of this Resolution.

**SECTION 3.** The proposed scope of work should include:

A. Existing Housing Inventory
   1. Total housing units within the City.
   2. Housing inventory by type, including:
      a. Single-family homes
      b. Townhomes
      c. Condominiums
      d. Apartments
      e. Mixed-use residential developments
   3. Senior housing developments
   4. Owner-occupied and renter-occupied housing.
   5. Geographic distribution of housing throughout the City.
   6. Housing inventory by price range where data is available.

B. Residential Growth Analysis
   1. Residential units approved since 2019.
   2. Residential units constructed since 2019.
   3. Residential units currently under construction.
   4. Residential units approved but not yet constructed.
   5. Geographic distribution of residential growth throughout the City.
   6. Areas experiencing the greatest concentration of residential development.
   7. Remaining residentially-zoned land available for future development, where available.

C. Housing Demand and Future Needs
   1. Evaluation of the City's current housing inventory by housing type and price point.
   2. Assessment of whether the City's housing supply is meeting the needs of residents across various income levels and stages of life.
   3. Identification of housing types that may be underrepresented within the community, including:
      a. Starter homes
      b. Workforce housing
      c. Family housing
      d. Rental housing
      e. Senior housing
   4. Evaluation of opportunities for first-time homeownership.
   5. Evaluation of housing options available for seniors seeking to age in place or downsize.
   6. Identification of housing gaps and unmet housing needs.
   7. Projection of future housing needs based upon anticipated population growth and demographic trends.

D. Housing Affordability Analysis
   1. Trends in median home sale prices since 2019.
   2. Trends in residential property values since 2019.
   3. Trends in rental rates since 2019.
   4. Analysis of housing affordability across various household income levels.
   5. Analysis of housing cost burden, including the percentage of households spending more than thirty percent (30%) of household income on housing.
   6. Evaluation of attainable homeownership opportunities for:
      a. First-time homebuyers
      b. Young professionals
      c. Working families
      d. Public employees
      e. Healthcare workers
      f. Educators
      g. First responders
      h. Other members of the local workforce
   7. Evaluation of housing affordability challenges affecting seniors and residents living on fixed incomes.
   8. Comparison of Grove City's housing affordability trends with regional and neighboring communities.
   9. Identification of affordability gaps and barriers to homeownership and housing stability.

E. Demographic and Economic Trends
   1. Population growth trends.
   2. Household composition and household size.
   3. Age demographics.
   4. Household income trends.
   5. Workforce characteristics.
   6. Population and housing projections.

F. Growth and Infrastructure Considerations
   1. Relationship between residential growth and transportation infrastructure.
   2. Relationship between residential growth and water and sewer capacity.
   3. Relationship between residential growth and police, fire, and emergency medical services.
   4. Relationship between residential growth and parks and recreational facilities.
   5. Relationship between residential growth and local school enrollment trends, to the extent data is available.
   6. Identification of infrastructure considerations associated with future residential growth.

G. Evaluation of the 2019 Housing Analysis
   1. Review of the assumptions, findings, and recommendations contained within the 2019 Housing Analysis.
   2. Comparison of projected residential growth with actual residential growth between 2019 and completion of the updated analysis.

3. Evaluation of changes in housing affordability, housing supply, and demographic trends since 2019.
4. Identification of recommendations from the 2019 Housing Analysis that have been implemented, remain relevant, or warrant further consideration.

**SECTION 4.** This resolution shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed: 08-17-2026
Effective: 08-17-2026

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form.

Stephen J. Smith, Director of Law