

Silverton Housing Action Plan

2021



Prepared by the Hamilton County Housing Action Plan Team:



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Introduction

Silverton is a small community in north central Hamilton County that has been a racially integrated, solid middle-class community of homeowners for a generation. It is a community of about 4,760 people that has lost a small percentage of the population over the last decade. It is estimated 2,281 households are predominantly single-person households or families without children. The total number of households in Silverton decreased slightly in the last decade while the community also transitioned from primarily homeownership households to an equal split between renter and homeowner households.

The housing market in Silverton consists of mostly single family homes. Like many communities in Hamilton County, older structures dominate the housing stock, with the median year built at 1952, with 30% of all housing units built before 1940. Residential vacancy is slightly higher compared to the county but has also decreased slightly between 2005-2009 and 2015-2019 estimates. Less than 10 percent of homes in Silverton have 4 or more bedrooms; significantly smaller than the share in the county overall.

The median sale price of single-family homes in Silverton nearly doubled, by an increase of \$86,950, between 2014 and 2020 while the number of single-family homes sold was fairly consistent during this period.

The overall median household income in Silverton is \$39,172, estimated to have slightly decreased in the last decade. Silverton's median household income is lower than Hamilton County's median income of \$57,212. The median income for homeowners is more in Silverton compared with renters in the Village. Silverton has experienced significant growth in the number of households earning more than \$75,000, but nearly two-thirds of households earn less than \$50,000.

An estimated 950 households – 42% of households in Silverton - are cost-burdened. Households are cost-burdened when housing costs are more than 30% of household income. Cost-burdened households are predominantly renters and households with incomes between \$20,000 and \$50,000.

- 69% of all cost-burdened households are renters, while just 31% are owners.
- 52% of all cost-burdened households have incomes between \$20,000 and \$50,000 (47% have incomes less than \$20,000).
- 494 households are severely cost-burdened.

Cost-burdened renters are more likely to be under 65 than over. Nearly 3 in 4 renters with incomes less than \$35,000 are likely to experience housing cost burden in Silverton. Unlike Hamilton County overall, cost-burdened owners in Silverton are more likely to be over age 65.

Silverton Community



Silverton Interview Findings

People love Silverton

Longtime residents and newcomers are equally enthusiastic about Silverton. People value their neighbors, they appreciate the diversity in the community and are proud of the history of racial diversity in Silverton. There is trust in local government. Residents reported confidence in elected and appointed officials, they believe community leaders are doing what is best for the community. Communication between residents and officials helps residents stay informed. There is a sense that the community is willing to try new things, that they are open to new ideas and people. The friction that exists in many communities between older long time residents and new, often younger residents does not seem as prevalent here as in many communities. New residents have often “found” Silverton because of its central location, and relatively affordable housing stock. Often new home buyers suggest they did not know much about the community before they moved in.

Existing housing stock

The housing stock in Silverton is mostly single-family homes that are between 900 and 1,200 square feet, many built just before and just after World War II. These relatively small 2 and 3-bedroom homes were starter houses for black and white first time home buyers in the 50’s and 60’s. As families grew they often did and still do find these homes too small and moved to farther out suburbs with larger homes. But many households have stayed in the community for a lifetime. Over the years Silverton has been a relatively stable community of modest, mostly owner-occupied homes. There has been a decline in building conditions over the years as these homes, and their property owners, age. Silverton, like other first suburban communities, has experienced rising poverty, and the associated struggles with eviction for renters and foreclosures for owners. These housing challenges have created financial instability for many residents and contribute to the continued property condition declines the village has experienced during the recession of 2008 and since.

Silverton has been actively working to improve housing conditions by enforcing building codes. When homeowners do not have the resources to properly maintain their homes compliance can be a challenge. Often older homeowners also lack the capacity to make improvements. Finding reputable contractors is also a significant and growing challenge.

Housing value appreciation

Sale prices for existing housing has been rising significantly for at least six years. This phenomenon, driven by very low interest rates and a lack of supply, particularly for moderately priced housing, has really changed the housing dynamic in the community recently. Small single family homes that were selling for the mid-\$100,000s are now selling quickly for over \$200,000. For existing homeowners this represents a growth in the equity in their home. These rising values have threatened the diversity in the community that people value. These higher price points are drawing new investment to the community. There are several new infill homes under construction, and renovation of existing homes by “flippers” to maximize value.

The largest new residential project in the Village, AG 47, is a multi-family addition to the community that added 204 new rental units at rents that range from \$945/month (1 bedroom) to \$2,950/month (townhome). Current Silverton residents see this project as a positive for the community. It is clearly drawing new people with generally higher incomes. They are also typically younger and more likely to be white than the current Silverton residents. These new

residents will support the businesses in the community and may become homeowners. Current residents want to see these new neighbors integrate more into the community and become part of the social life of Silverton. While current residents recognize developments like AG 47 add contemporary housing options to the market, there is also some unease about how such projects will change the community in unintended ways.

People want to protect the wonderful character of Silverton

What people like about Silverton is its strong sense of community, its long history of embracing racial diversity, its affordability, its good government practices and its central location. This community has a strong character that residents want to protect and to invite new residents to join. There is evidence that some of these characteristics are under pressure given the strong performance of the housing market. Rather than trying to stimulate housing values and attract new homeowners, the community is expressing a strong desire to protect longtime residents, particularly seniors, from displacement and carry on the tradition of racial balance and affordability. This aggregation of housing values do present some new challenges. Protecting current residents, and holding onto affordability in the rental and ownership market feels like an important priority for most residents.

Montgomery Road and Plainfield Road matter

Montgomery and Plainfield Roads are the front doors to the community. They are what signal to everyone what Silverton is all about, and how healthy it is as a community. Montgomery Road is the central commercial corridor, and Plainfield is a the more local, community-serving district. Both are important to the community. In both there are active local businesses, but also plenty of holes. Silverton residents describe the corridor as having too many vacancies, obsolete signage, parking lots without landscaping, and a generally tired look.

The new HighGrain Brewery brought new life to Silverton's old municipal building. A former funeral home now houses Silverton's municipal building. This project, which brought new uses to two buildings, was a good way to leverage limited public resources to improve the corridor and create a new "third place" in Silverton. The El Valle Verde, the Italianette and Silverton Donut Shop are favorites of the community and great destinations. People would like to see more of these kinds of businesses in Silverton. They want their main corridors to more directly reflect the community in a positive light. Silverton is viewed by most as a walkable place. Residents indicated that enhanced streetscape improvements on these corridors and more destinations would serve the community well.

Community "embrace" of our schools could be better

Silverton is served by Cincinnati Public Schools. People have mixed feeling about this. Many remember when there was a closer connection between the local elementary school and the community. There is a sense today that the community does not embrace the school in the same way they once did. Silverton Elementary School is a magnet school that attracts students from a larger area than just Silverton. People also send their children to nearby Catholic School. Some see CPS as an asset, particularly in terms of the opportunities for high school choice it presents. While people expressed concern that schools are not the community rallying point that they used to be, there are choices and this does not seem to be an issue that people feel is overly negative.

Residential property maintenance

People report that the overall upkeep of properties in Silverton has improved in the past few years. The number of vacant and blighted properties has declined and once someone makes improvements it seems to encourage neighbors to do the same. There is however a worry that there are older homeowners who have a hard time with maintenance and repairs. This is both an issue of the cost of repairs and a lack of reputable contractors available to do the work. There was wide support for a homeowner repair fund that would support existing residents in the community. Younger homeowners also expressed a willingness to help with routine maintenance for their neighbors.

Population & Households

A demographic analysis provides insights into community composition and population changes over time.

Silverton's population is 4,760 (2015-2019)

- Silverton's population remained fairly consistent between 2010 and 2015-2019: Silverton lost about 1% of its population (28 residents).

Silverton has 2,281 households (2015-2019)

- The number of Silverton households decreased between 2010 and 2015-2019: Silverton lost about 5% of its households (123 households).
- Silverton's average household size is 2.03 people (2015-2019).

As compared with Hamilton County, Silverton has significantly more single-person households and fewer family households.

Non-Family Households

1,274 (of 2,281 total households)

Non-Family households include households with just one person or two or more people living together that are not related.

50% Single-Person

In 2015-2019, 1,142 households had only one person.

6% Other non-Family Households

In 2015-2019, 132 households had two or more people living together that were not related.

Family Households

1,007 (of 2,281 total households)

Family households include two or more people that are related.

25% Families without Children

In 2015-2019, 581 households were families with no children.

12% Married with Children

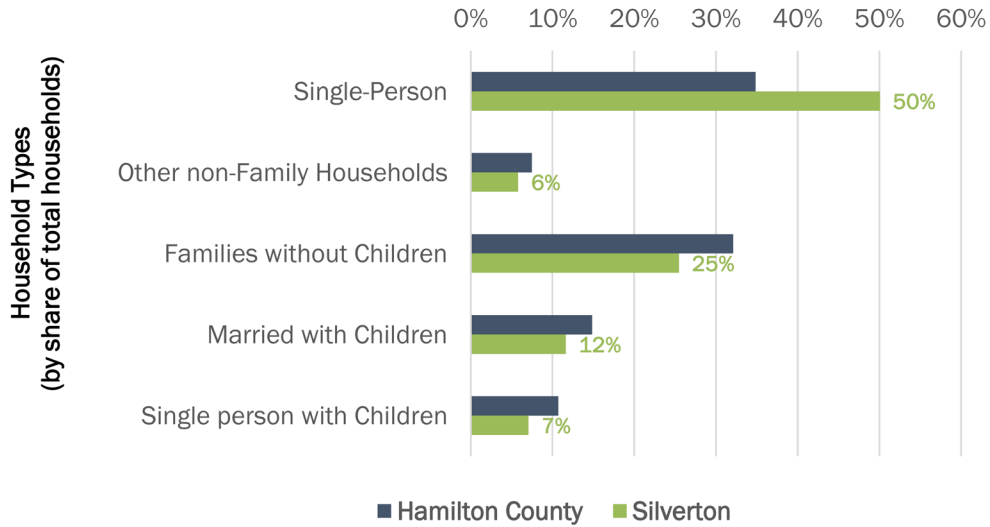
In 2015-2019, 265 households were married families with children.

7% Single Person with Children

In 2015-2019, 161 households have one head of household with children (147 of these are single female headed families with children).

* Percentages represent percent of total households. Percentages may not total 100% due to rounding.

Household Types in Silverton: 2015-2019



Source: U.S. Census American Community Survey 5-year estimates.

As compared with Hamilton County, Silverton has a significantly higher share of Baby Boomers and a larger share of Generation X and Matures. Silverton has a smaller share of younger generations, including Generation Z and Millennials, when compared with the county.

Generation Definitions

Generation Z
Ages 18 and under

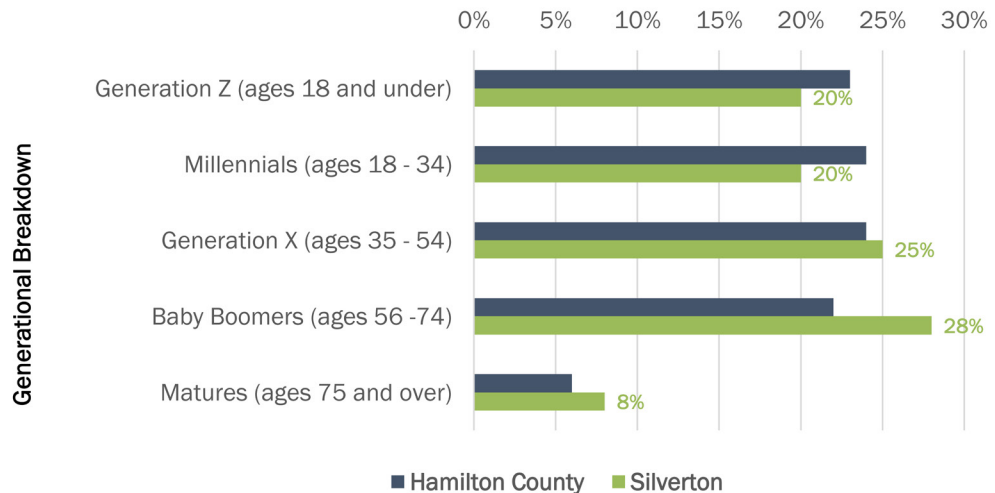
Millennials
Ages 19 - 34

Generation X
Ages 35-49

Baby Boomers
Ages 50 - 69

Matures
Ages 70 and over

Generational Breakdown in Silverton's Population: 2015-2019

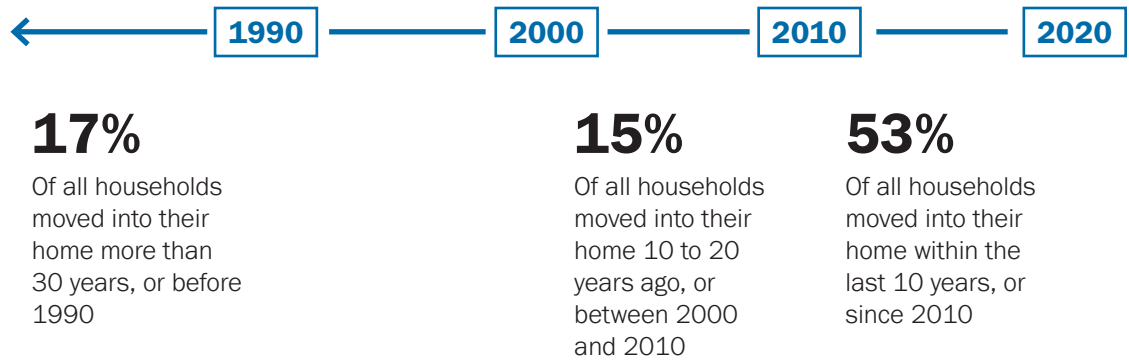


Source: U.S. Census American Community Survey 5-year estimates.

When did households move into the community?

Household mobility data helps to understand how often households are moving into and within the community.

About one in three Silverton households moved into or within Silverton before 2000. Silverton has similar share of households that have moved into or within the community as in the county overall (54%).



Renters make up about half of all households in Silverton. The number of overall households decreased between 2010 and 2015-2019, and the number of homeowners decreased significantly. There has been a steady decline of homeowners between 2005-2009 and 2010 and 2015-2019.

Owners and Renters

51% owners

2015-2019: 1,160 owners (equals the number of owner-occupied housing units in community)

2010: 1,305 owners, or 54% of all households

2005-2009: 1,650 owners, or 67% of all households

Community lost 490 owners in the last decade (between 2005-2009 and 2015-2019).

49% renters

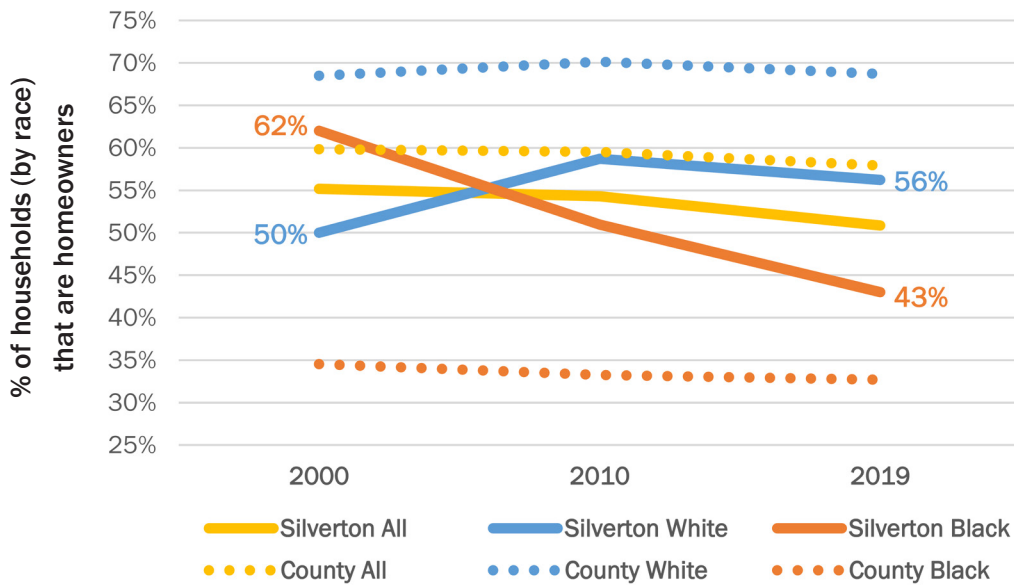
2015-2019: 1,121 renters (equals the number of renter-occupied housing units in community)

2010: 1,099 renters, or 46% of all households

2005-2009: 933 renters, or 38% of all households

Community gained 185 renters in the last decade (between 2005-2009 and 2015-2019).

Silverton Black-White Homeownership Gap: 2000 to 2015-2019



Source: U.S. Census American Community Survey 5-year estimates.

In 2015-2019, 56% of White households were homeowners while 43% of Black households were homeowners in Silverton. The Black-White ownership gap in Silverton is 13 percentage points, significantly lower than the 36 percentage point gap in Hamilton County. In 2000, Silverton had 735 Black homeowners and the homeownership rate for Black households was actually higher than for White households. In 2015-2019, there were an estimated 501 Black homeowners in Silverton.

Estimated percent change in the number of homeowners between the periods of 2010-2014 and 2015-2019.

Estimated percent change in the count of households (occupied housing units) that are owner occupied between the periods of 2010-2014 and 2015-2019. A household includes all the people who occupy a housing unit as their usual place of residence. Percent change calculations are suppressed in cases where the population or household count in either period was less than 10. Percent changes between ACS survey data may reflect changes in geography, particularly with cities, or changes to the questionnaire or coding. Caution should be used when interpreting comparisons. More information is available [here](#).

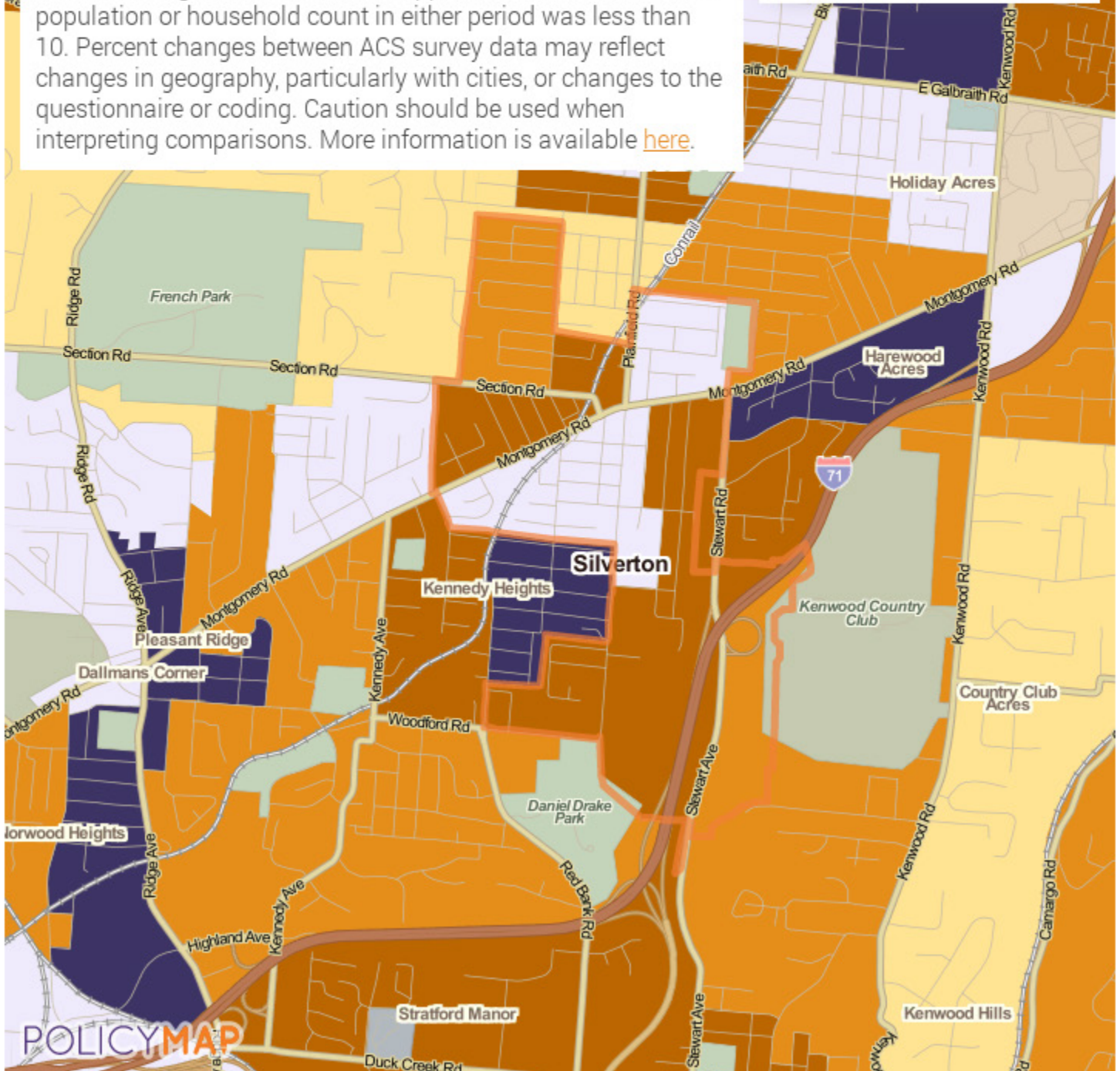
Pct Chg in Homeowners

Year: 2015-2019

Shaded by: Block Group, 2010

- Insufficient Data
- 18.64% or less
- 18.63% -- -4.55%
- 4.54% - 7.63%
- 7.64% - 25.46%
- 25.47% or more

Source: Census



Map: Silverton Change in Homeownership: 2010-2014 to 2016-2019

Silverton's Housing Stock

An analysis of the housing stock provides insights into the housing market - including the mix of unit types, age of housing, unit cost, and development trends

Silverton has 2,569 housing units

- The majority of housing units are single-family (nearly 2 in 3)
- Nearly 20% of units are in small multi-family buildings with 3 to 19 units); another nearly 10% of units are in medium multi-family buildings with 20 to 49 units.
- About 11% of units were vacant in 2015-2019 (4 percentage points higher than in 2005-2009). The vacancy rate is about the same as Hamilton County.
- The median year built for homes in Silverton is 1952.

Total Housing Units

2,569

2,281 occupied housing units = 2,281 households

288 vacant housing units (11% vacancy)

62% of units were in single-family homes

In 2015-2019, 1,583 units in community were single-family homes (1,511 of those were single-family detached homes)

19% of units were in small multi-family buildings

In 2015-2019, 492 units in community were in small multi-family buildings with 3 to 19 units

9% of units were in medium multi-family buildings

In 2015-2019, 227 units in community were in medium multi-family buildings with 20 to 49 units

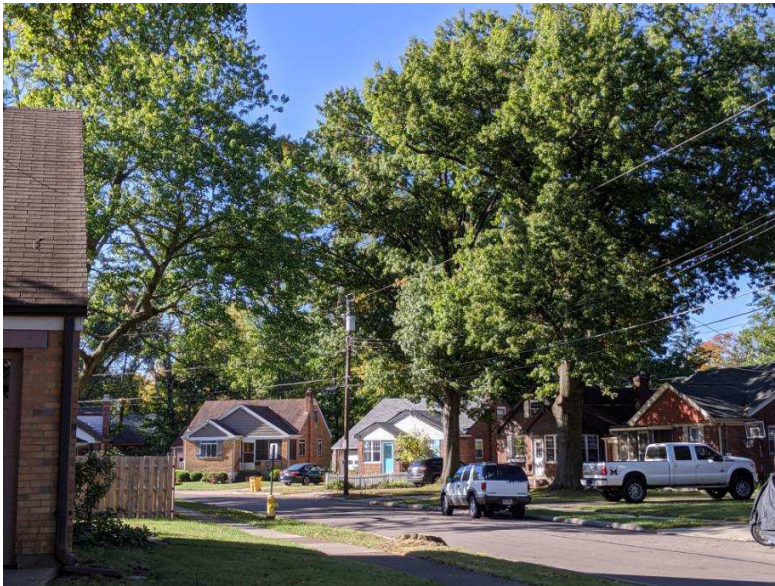
6% of units were in large multi-family buildings

In 2015-2019, 143 units in community were in large multi-family buildings with more than 50 units

5% of units were in two-family homes

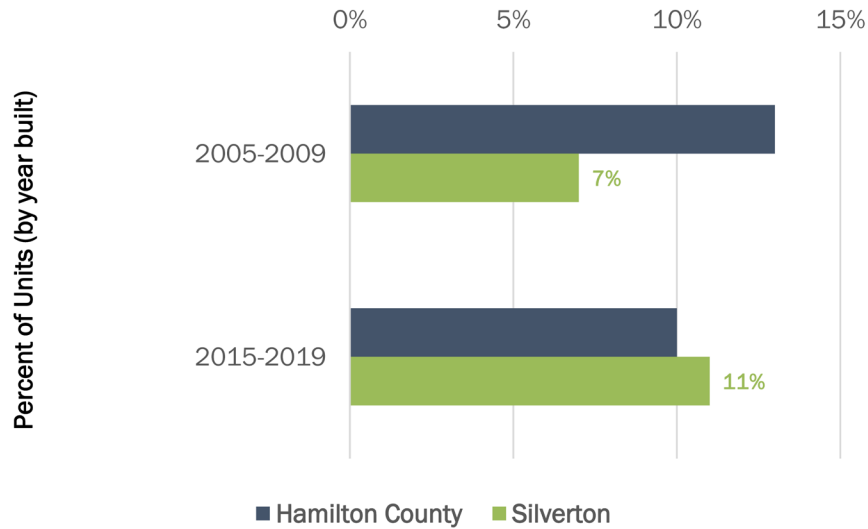
In 2015-2019, 124 units in community were in buildings with two units (also called two-family homes, or duplexes)

Silverton Housing



About 11% of units were vacant in 2015-2019 (4 percentage points higher than in 2005-2009). The vacancy rate is about the same as Hamilton County.

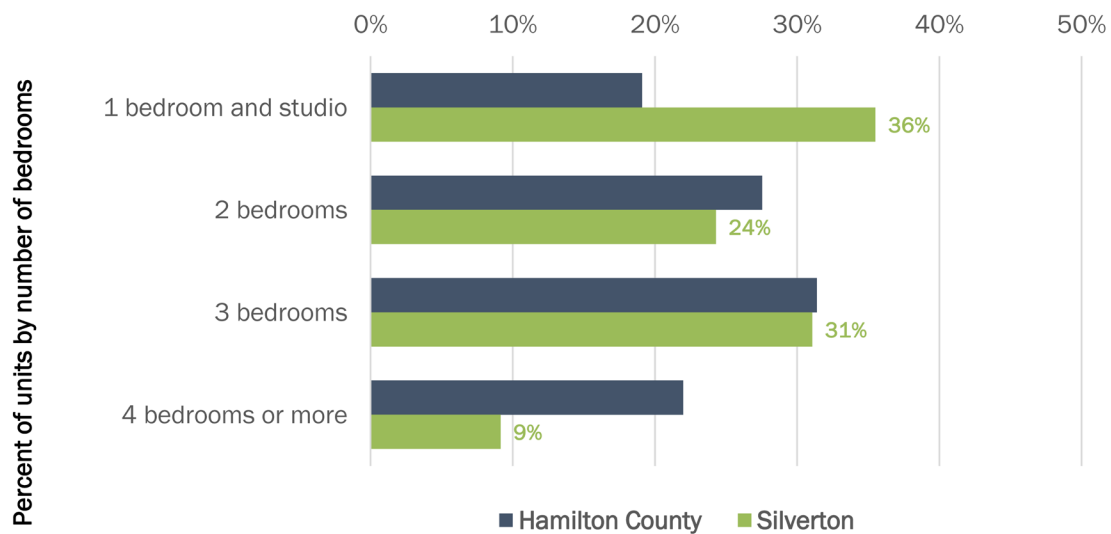
Vacant Housing Units in Silverton: 2005-2009 and 2015-2019



Source: U.S. Census American Community Survey 5-year estimates.

More than one-third of homes in Silverton are 1 bedroom (and studios). About 55 percent of homes have 2 or 3 bedrooms. When compared with Hamilton County, the share of homes with 4 bedrooms or more in Silverton is significantly smaller: Fewer than 10 percent of homes in Silverton have 4 bedrooms or more.

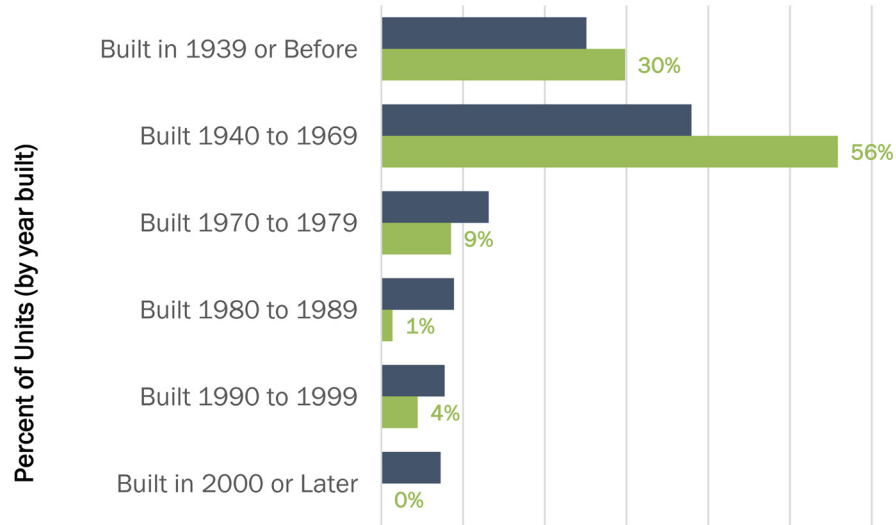
Unit Size by number of Bedrooms in Silverton: 2015-2019



Source: U.S. Census American Community Survey 5-year estimates.

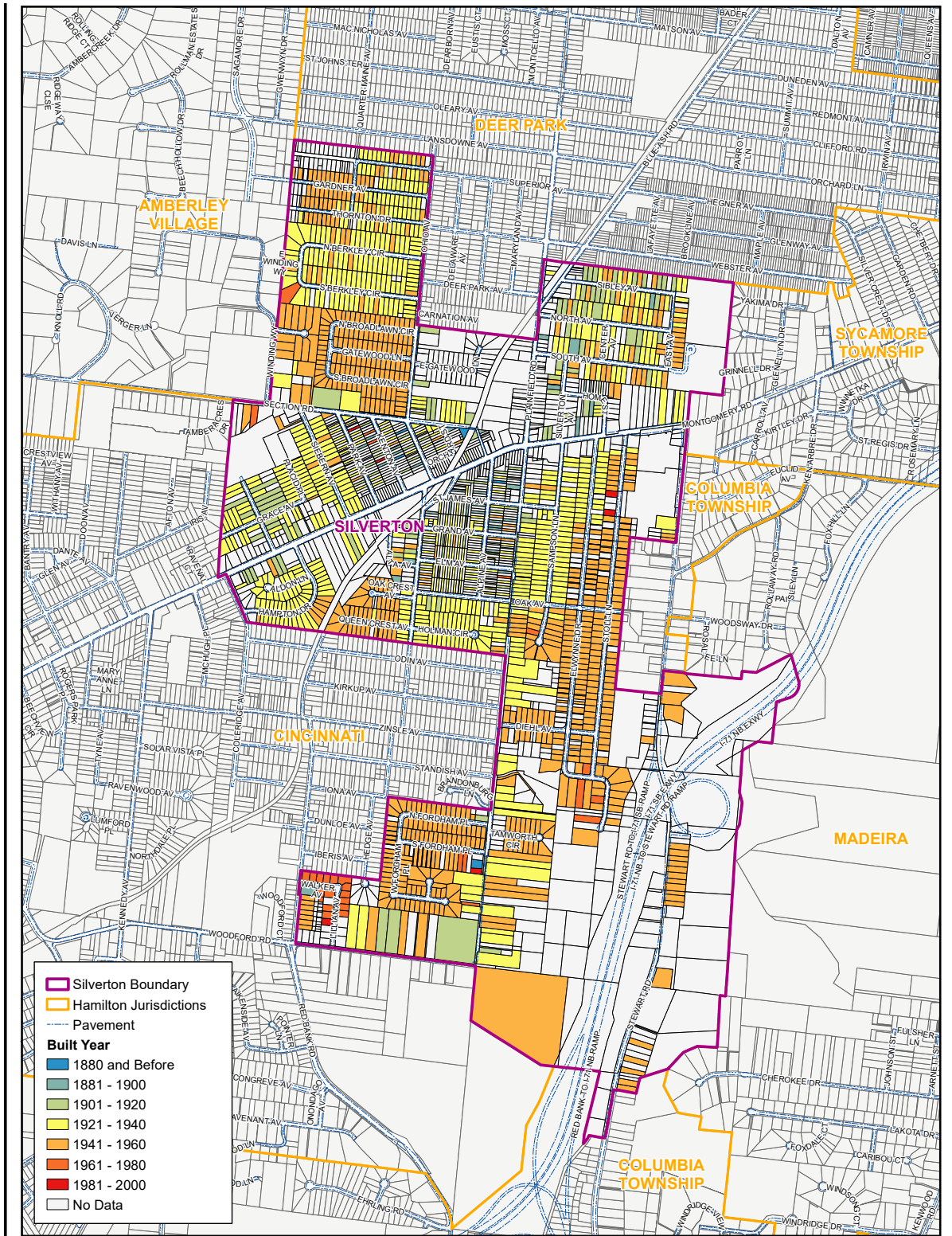
Just over 85% of homes in Silverton were constructed before 1970. More than half of all homes in Silverton were built between 1940 and 1969. Generally, newer homes are in the northwest and southeast areas of the community.

Age of Housing Stock in Silverton: 2015-2019



Source: U.S. Census American Community Survey 5-year estimates.

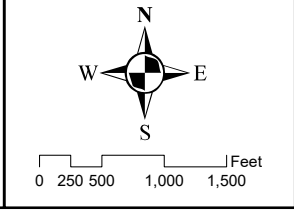
Map: Silverton Year Built



	Silverton Boundary
	Hamilton Jurisdictions
	Pavement
Built Year	
	1880 and Before
	1881 - 1900
	1901 - 1920
	1921 - 1940
	1941 - 1960
	1961 - 1980
	1981 - 2000
	No Data



Village of Silverton Year Built Map



Home Sales in Silverton

Single-family Home Sales

\$180,000

Single-family Median home sale price in 2020

81

Single-family homes sold in 2020

The median sale price of single-family homes nearly doubled between 2014 and 2020. The number of single-family homes sold between 2014 and 2020 remained fairly consistent.



+ \$86,950

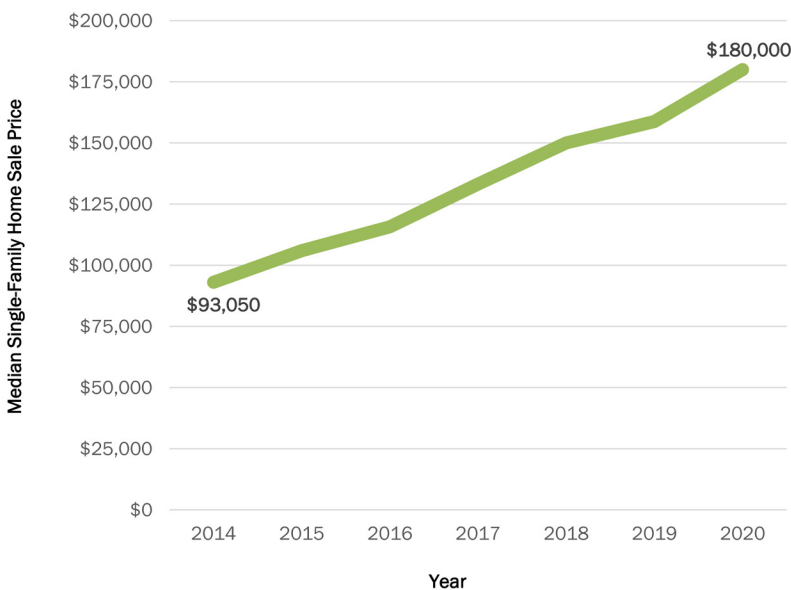
93% increase in median single-family home sale price (2014 - 2020)



+ 6

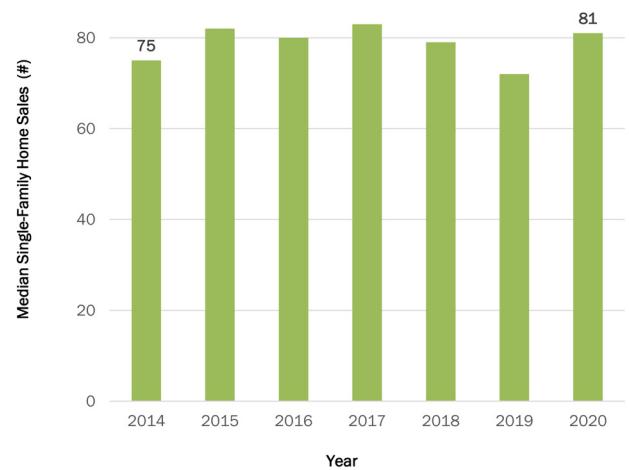
8% increase in number of single-family homes sold (2014 - 2020)

Median Annual Sale Price of Single-family Homes Sold in Silverton: 2014 - 2020



Source: MLS of Greater Cincinnati (January 29, 2021)

Number of Units of Single-family Homes Sold Annually in Silverton: 2014 - 2020



Source: MLS of Greater Cincinnati (January 29, 2021)

Silverton's Home Loans

Mortgage Lending Summary

- 117 home loans originated in 2019 with median loan amount of \$145,000 (up from median loan amount of around \$100,000 between 2011 and 2014)
- 66 homes loans were for purchase; 51 were for refinance

More than 55% of loans in Silverton went to borrowers with incomes above 80% of area median income

- 10% of loans went to borrowers with incomes less than 50% of area median income (as compared with 10% in Ohio)
- 32% of loans went to borrowers with incomes between 50% and 80% of area median income (compared with 22% in Ohio)
- 29% of loans went to borrowers with incomes between 80% and 120% of area median income (compared with 24% in Ohio)
- 28% of loans went to borrowers with incomes above 120% of area median income (compared with 40% in Ohio) - there has been a shift to borrowers with higher incomes: In 2009, only 19% of loans went to borrowers with incomes above 120%

There has been a dramatic decrease in loans to Black borrowers in the last 15 years

- 79% of home loans made in 2019 were to White borrowers (County: 78%); 71% of home loans made in 2010 were to White borrowers (County: 86%); 51% of home loans made in 2004 were to White borrowers (County: 76%)
- The share of home loans going to White borrowers increased dramatically between 2004 and 2018, while decreasing for Black borrowers: In 2004, 34% of home loans were made to Black borrowers. By 2019, only 9% of home loans were made to Black borrowers. Black borrowers were hit hard by the Great Recession, and have not rebounded in Silverton.

For a family of 4, area median income in 2021 is \$85,400. Based on the area median income:

\$42,700

is 50% of area median income

\$68,300

is 80% of area median income

\$102,480

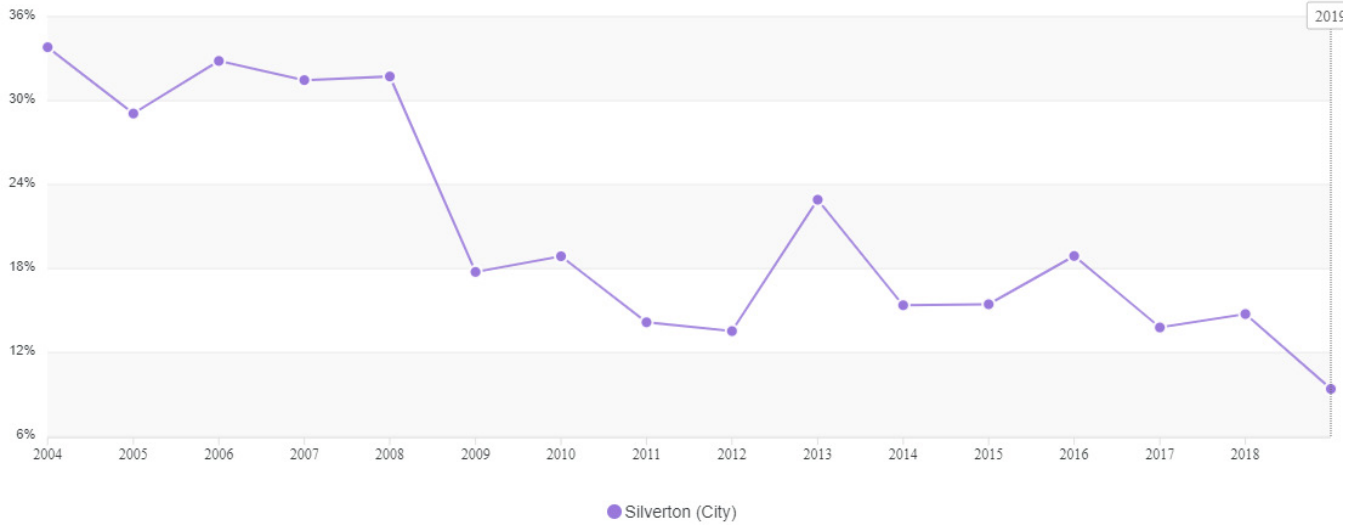
is 120% of area median income

Source: [HUD FY 2021 Income Limits Documentation System](#)

- Home loan Black applicants were more likely to be denied when compared with White applicants: 31% of home loan applications from Black applicants were denied (County: 28%); 15% of home loan applications from White applicants were denied (County: 12%)

Loans to Black Borrowers in Silverton: 2004 to 2019

Percent of Home Loans That Were Made to Black Borrowers from 2004 to 2019.
Powered by PolicyMap



Source: PolicyMap and FFIEC

Rents in Silverton

Rents

\$736

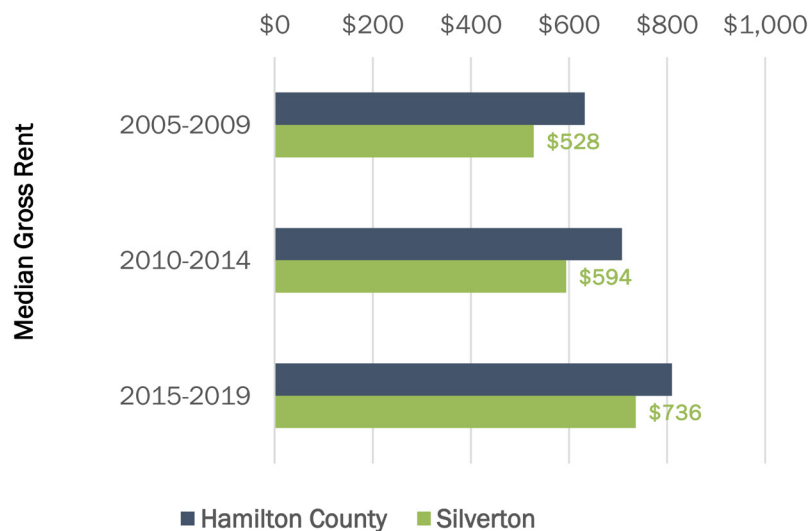
Median Gross Rent
(2015-2019)



+ \$208

39% increase in median gross rent
(between 2005-2009 and 2015-2019)

Median Gross Rent (dollars) in Silverton: 2005-2009 to 2015-2019



Source: U.S. Census American Community Survey 5-year estimates.

Median gross rents increased more than \$200 between 2005-2009 and 2015-2019. The 39% increase in median gross rent was significantly greater than the increase in the county overall (28%). CoStar data shows a significant jump in multi-family rental rates from 2017 to 2018, with rents consistently about \$1,000 from 2018 to 2021. Vacancy rates have remained consistently between 4 and 5% with the exception of a jump in 2019.

* CoStar provides a comprehensive multifamily property database. CoStar reports pulled for 2021 Q2.

Household Incomes

Housing affordability is a measure both of household income and housing cost. This section highlights income.

- The income of owners is significantly higher than the income of renters: the income of homeowners was about three times that of renters. This contributes to the disproportionate cost burden experienced by renters.
- Adjusted for inflation, the median income of renters actually declined by 10% between 2005-2009 and 2015-2019. In Hamilton County, median renter income increased by 5%.

Household Income

\$39,172

Median household income for all households in 2015-2019

Median income is significantly lower than Hamilton County's median income of \$57,212.



- 2%

Decrease in median household income between 2005-2009 and 2015-2019

A decrease comparable to the 1% decrease in Hamilton County.

Owner Household Income

\$63,519

Median household income for Silverton owners in 2015-2019



+ \$465 = + 1%

Increase in median household income for community owners between 2005-2009 and 2015-2019

Percent increase

Renter Household Income

\$21,815

Median household income for Silverton renters in 2015-2019



- \$2,497 = - 10%

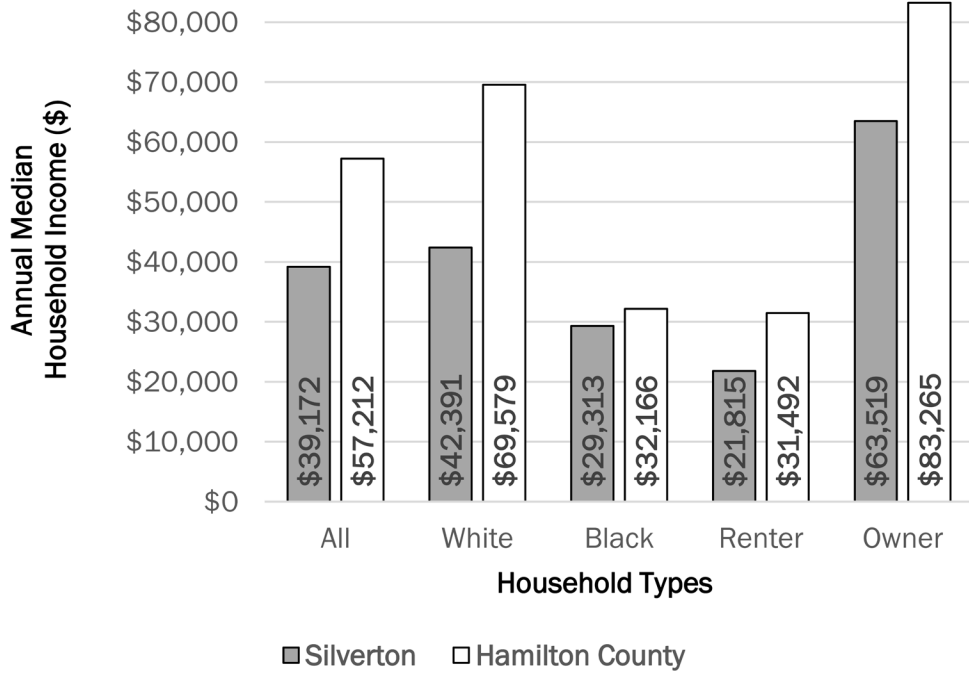
Decrease in median household income for community renters between 2005-2009 and 2015-2019

Percent increase

* 2005-2009 to 2015-2019 change and percent change calculations use inflation-adjusted dollars.

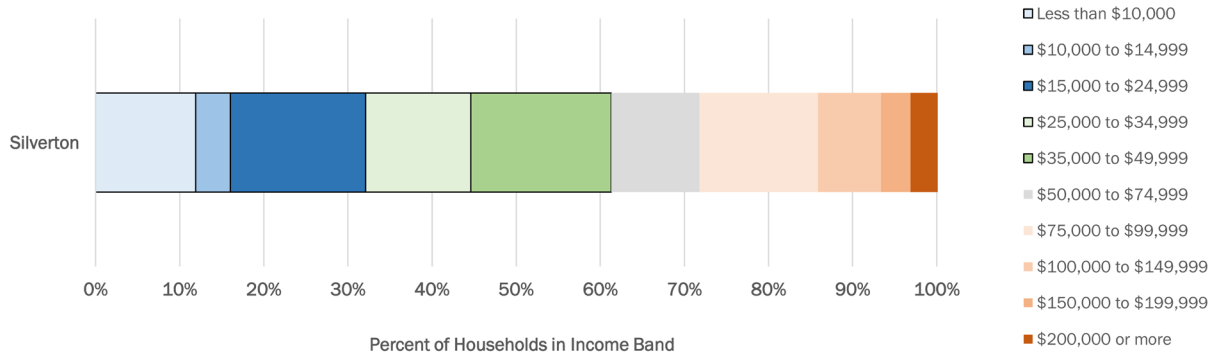
All Silverton household types (Black, White, renter, owner) have median incomes that are lower than Hamilton County overall. White households and owner households have significantly lower median household incomes as compared with Hamilton County.

Silverton Median Household Income by Race and Household Renter-Owner Status: 2015-2019



Source: U.S. Census American Community Survey 5-year estimates.

Silverton Household Income Composition: 2015-2019



Source: U.S. Census American Community Survey 5-year estimates.

Estimated median income of a household, between 2015-2019.

Estimated median income of a household, between 2015-2019.

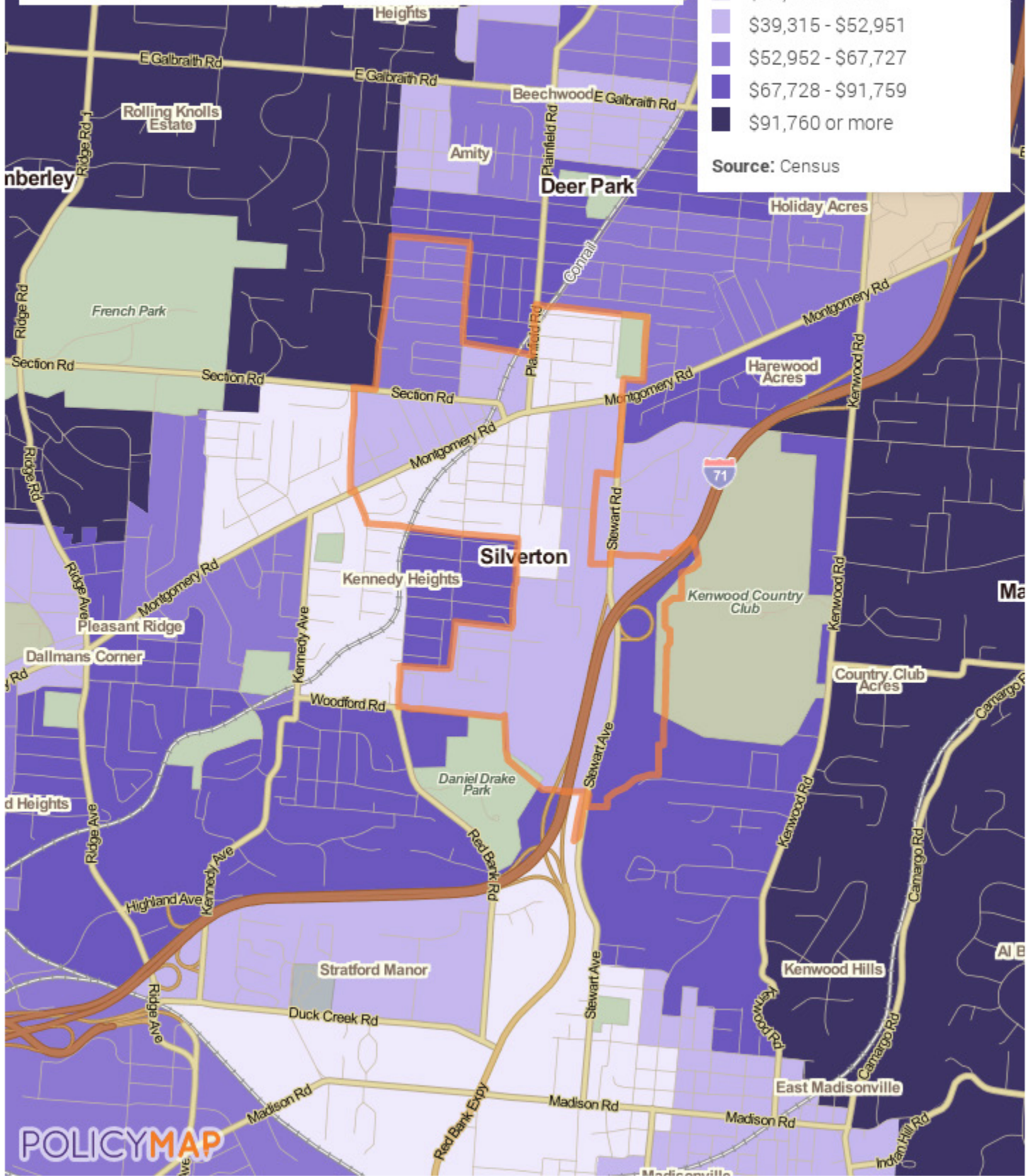
Median Household Income

Year: 2015-2019

Shaded by: Block Group, 2010

- Insufficient Data
- \$39,314 or less
- \$39,315 - \$52,951
- \$52,952 - \$67,727
- \$67,728 - \$91,759
- \$91,760 or more

Source: Census



Map: Silverton Household Median Income



61% households make less than \$50,000

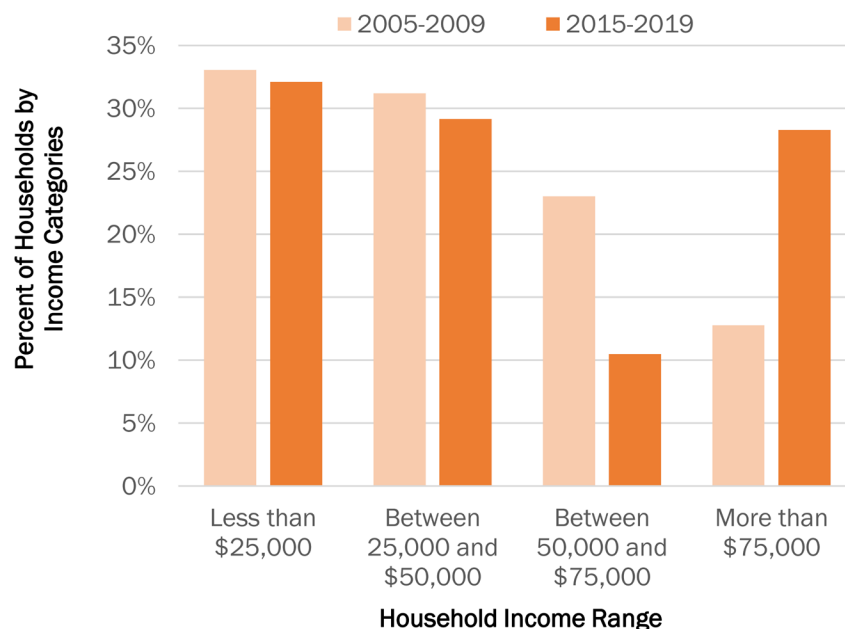
Silverton experienced a significant growth in households with incomes more than \$75,000. In all other income ranges there was a decrease in households.

Even with the increase in highest income households, nearly two-thirds of Silverton households had an income of less than \$50,000 in 2015-2019.

These households making less than \$50,000 are the most likely to be cost-burdened.

As of July 2021, there were 55 subsidized housing units in Silverton. These are federally assisted rental housing units with an active subsidy (reflecting ten federally subsidized programs, as reported in the National Housing Preservation Database). In 2020, there were 131 households living in subsidized units in Silverton, including households using a Housing Choice Voucher. Under this program, eligible families are responsible for finding a housing unit and families generally pay 30% of their monthly adjusted gross income for rent and utilities. The number of households living in subsidized units changes as families with vouchers move in and out of the community.

Income Categories in Silverton: 2005-2009 and 2015-2019



* Income categories are based on nominal incomes in each year and are not adjusted for inflation.

Source: U.S. Census American Community Survey 5-year estimates.

Housing Affordability

Households at any income can be cost-burdened.

Cost burden takes into account how much of a household's income is spent on housing costs.

The following pages will detail how Silverton residents experience cost burden.

Renters or owners are **cost-burdened when housing costs are more than 30% of household income**. Renter housing costs include the cost of utilities (electricity, gas, water, and sewer). Owner housing costs include all mortgage principal payments, interest payments, real estate taxes, property insurance, homeowner fees, condo or coop fees and utilities.

Renters or owners are **severely cost-burdened when housing costs are more than 50% of household income**.

950 households are cost-burdened

(or 42% of all households in Silverton)

Cost-burdened households spend more than 30% of household income on housing costs.

➤➤ 31% of cost-burdened households are homeowners.

➤➤ 59% of cost-burdened households are renters.

➤➤ 47% of cost-burdened households have incomes less than \$20,000.

➤➤ 52% of cost-burdened households have incomes between \$20,000 and \$50,000.

494 households are severely cost-burdened

(or 22% of all households in Silverton)

Severely cost-burdened households spend more than 50% of household income on housing costs.

Affordability for Silverton Renters

Cost-burdened renters in Silverton are likely to be severely cost-burdened (spending more than 50% of their income on housing costs)

Renter Income

\$21,815

Median household income for all renters in 2015-2019



\$545 per month

Based on 30% of a monthly adjusted gross income of \$1,818, a renter would need to spend less than \$545 per month for rent plus utilities for their home to be considered affordable and for them to not be cost-burdened.

660

Silverton renters spend more than 30% on housing costs

59% of all renters are cost-burdened

419

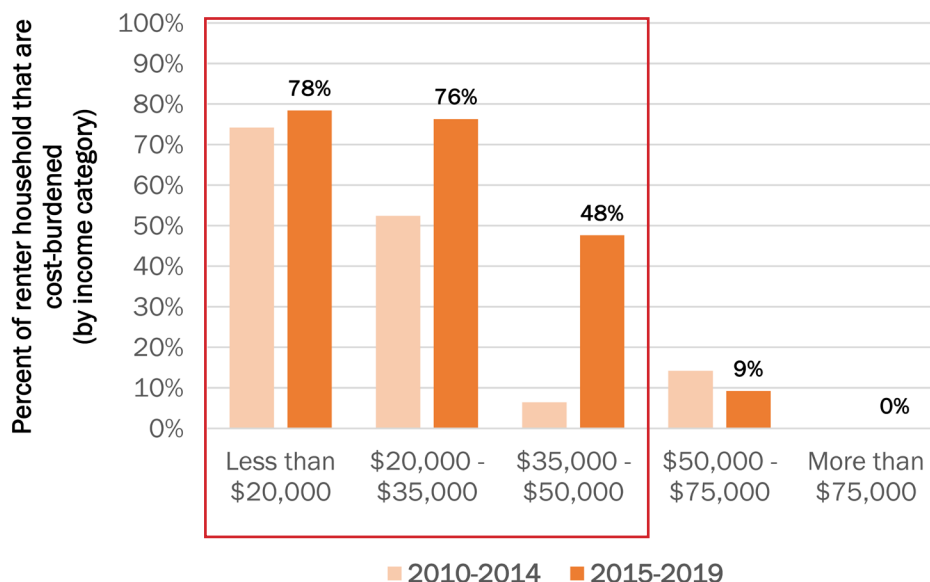
Silverton renters spend more than 50% on housing costs

37% of all renters are severely cost-burdened

Silverton had 325 evictions between 2014 and 2017.

Source: [The Contours of Evictions in a Midwestern First Suburb](#) by Tom Carroll and Deirdre Carroll

Share of Renters that are Cost-burdened by Income in Silverton: 2010-2014 and 2015-2019



Renters with the lowest incomes are most likely to experience cost burden. Renters with incomes between \$20,000 and \$35,000 are significantly more likely to be cost burdened now as compared with five years ago. Notably, nearly half of renters with an income between \$35,000 and \$50,000 experienced cost burden in 2015-2019, a significant increase from 2005-2009.

Source: U.S. Census American Community Survey 5-year estimates.

Estimated median renter cost burden, between 2015-2019.

Median gross rent as a percentage of household income, between 2015-2019. Gross rent is the contract rent plus the estimated average monthly cost of utilities and fuels if these are paid by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment. Medians are suppressed in cases where the sample of the average was less than 10 of the unit that is being described (e.g., households, people, householders, etc.). ACS employs values to indicate top and bottom ranges of income. A value of 50 indicates a value of 50 or greater, whereas a value of 10 indicates a value of 10 or less. According to the Census, these data should not be compared with 2000 Census figures.

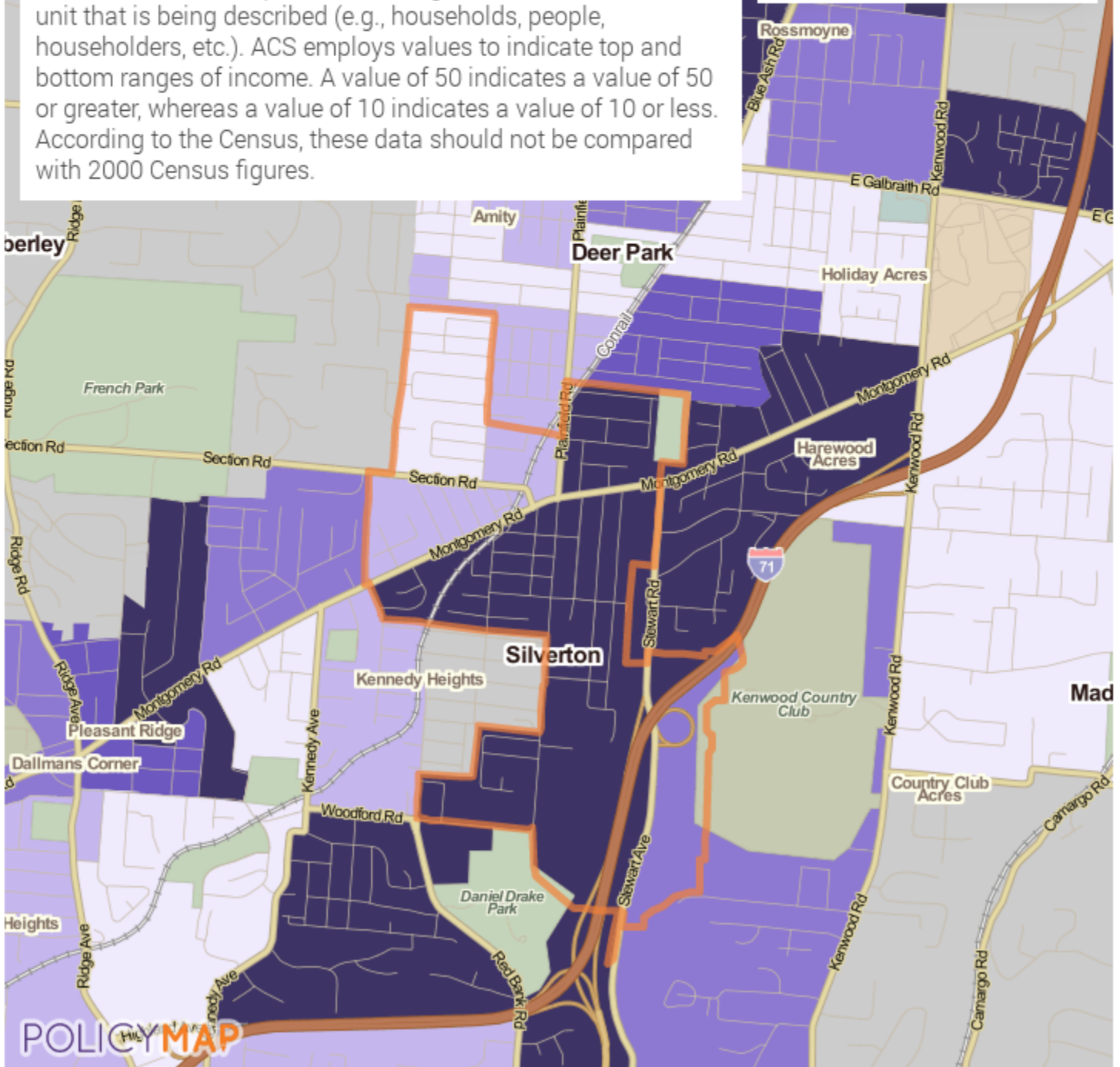
Median Renter Cost Burden

Year: 2015-2019

Shaded by: Block Group, 2010

- Insufficient Data
- 21.9% or less
- 22.0% - 26.3%
- 26.4% - 30.4%
- 30.5% - 36.0%
- 36.1% or more

Source: Census



Map: Silverton Cost-Burdened Renters

Affordability for Silverton Homeowners

Owner Income

\$63,519

Median household income
for all owners in 2015-2019



\$1,588 per month

Based on 30% of a monthly
adjusted gross income of \$5,293,
an owner would need to spend
less than \$1,588 per month for
mortgage plus utilities for their
home to be considered affordable
and for them to not be cost-
burdened.

290

Silverton owners spend
more than 30% on
housing costs

25% of all
owners are cost-
burdened

75

Silverton owners spend
more than 50% on
housing costs

6% of all owners
are severely cost-
burdened

Affordability for Silverton Households Over Age 65

Unlike Hamilton County overall, the number of cost-burdened homeowners in Silverton over age 65 exceeds the number under age 65. Most cost-burdened renter households are under age 65.

Renters: There are a total of 309 renter households over age 65: 43% of those renter households over age 65 (132) are cost-burdened, significantly lower than 55% in Hamilton County overall.

Owners: There are a total of 351 owner households over age 65: 52% of those owner households over age 65 (182) are cost-burdened, significantly higher than 27% in Hamilton County overall.

Renters

Renters Under
Age 65

528

Renters under age 65 are
cost-burdened

80% of all cost-burdened
renters are under age 65

Renters Over
Age 65

132

Renters over age 65 are
cost-burdened

20% of all cost-burdened
renters are over age 65

Owners

Owners Under
Age 65

108

Owners under age 65 are
cost-burdened

37% of all cost-burdened
owners are under age 65

Owners Over
Age 65

182

Owners over age 65 are
cost-burdened

63% of all cost-burdened
owners are over age 65

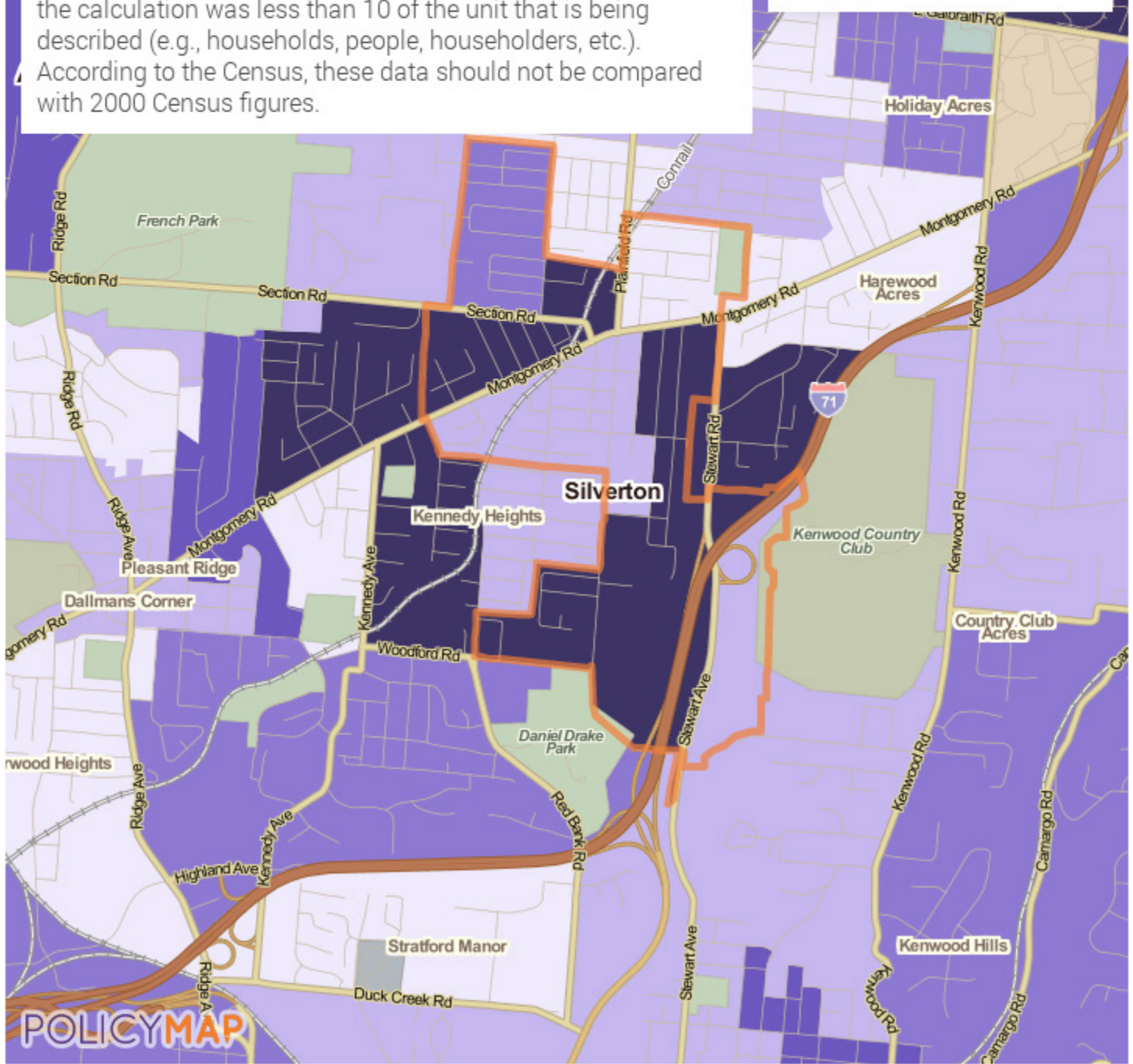
Estimated percent of all homeowners who are burdened by housing costs, between 2015-2019.

Estimated percent of owner households for whom selected monthly owner costs are 30% or more of household income, between 2015-2019. Owner housing costs include all mortgage principal payments, interest payments, real estate taxes, property insurance, homeowner fees, condo or coop fees and utilities (not including telephone or cable television). Percentage calculations are suppressed in cases where the denominator of the calculation was less than 10 of the unit that is being described (e.g., households, people, householders, etc.). According to the Census, these data should not be compared with 2000 Census figures.

Percent of Homeowners who are Burdened
Year: 2015-2019
Shaded by: Block Group, 2010

- Insufficient Data
- 12.21% or less
- 12.22% - 18.29%
- 18.30% - 24.44%
- 24.45% - 33.17%
- 33.18% or more

Source: Census



Map: Silverton Cost-Burdened Homeowners

Silverton

Recommendations

Many first suburbs across the nation have a story similar to Silverton's – as Village Manager Tom Carroll has aptly described its challenges: “losing people, losing commerce, experiencing the suburbanization of poverty, deferring infrastructure investments, and seeing its older housing stock age in place.” Silverton has boldly spearhead its own revitalization. It spent more than \$3M to assemble various properties and master plan AG47, the largest development in Silverton's history. The \$50M, 10-acre urban infill, mixed use luxury apartment, retail and office development was brought online with a private development partnership and equity investors. The Village plans to be just as aggressive in its multi-pronged approach to confronting poverty and ensuring housing affordability for decades to come by continuing to invest in infrastructure, make sites ready for redevelopment, and create affordable housing options in line with the Housing Our Future playbook for Hamilton County. See **Development Opportunities Map**.

1 Provide new housing options that include market rate, workforce, and affordable housing in order for Silverton to provide its fair share of affordable housing for Hamilton County

- Develop policies that enable Silverton to provide one new affordable housing unit for every 20 residents tabulated in the 2020 Census.
 - Over the next 10 years, Silverton will look to provide 125 new affordable housing units to close the 40,000 unit affordable housing gap identified in the Housing Our Future report.
- Develop policies that enable Silverton to add new market rate housing, both owner-occupied and rental, to attract new residents closer to the urban core.
- Identify sites suitable for new residential uses and proactively rezone.
- Establish community impact statement requirements for each new development of 10 or more units. The statement would fully identify problems and opportunities associated with each new development.

2

Protect the community character of Silverton and its existing residents

- Protect Silverton’s established single-family housing in neighborhoods that are not along Montgomery and Plainfield Roads through appropriate zoning, buffering, green space, and other land use techniques.
- Create a homeowner repair program.
 - Village/County program development and funding using CDBG or general funds.
 - Create a contractor pipeline and vetting process.
 - Educate senior homeowners on the [Homestead tax exemption program](#) which allows low-income senior citizens and permanently and totally disabled Ohioans to reduce their property tax bills by shielding some of the market value of their homes from taxation.
- Create an eviction prevention program to minimize the frequency and severity of evictions in Silverton.
 - Cincinnati-Hamilton County Community Action Agency (CAA) and Legal Aid Society of Greater Cincinnati partnership.
 - County Emergency Rental Assistance Program.
 - CARES Act and HUD-CDBG funds to start.
 - Establish a rental assistance grant program in Silverton that would help families in our community that have experienced temporary setbacks but are otherwise stable avoid evictions.
- Work with property owners to ensure rental properties are in good condition and residents are connected to community resources.
 - Enhance the County Auditor rental registration program that would require landlords to identify a local point of contact to serve as a local responsible person who can quickly abate nuisance issues for Village rental properties.
 - Establish relationships with property owners to provide support and ensure compliance.
 - Develop communication strategy to educate residents on resources available to them (CAA, Legal Aid, HOME, ERAP/JFS, and others).
- Continue to provide an proactive code enforcement program that provides resources to property owners that need support and hold them accountable to appropriate community standards.
 - Work with the County and other communities in the County to create a code enforcement network that will collaborate to expand property maintenance, identify county-wide “bad actors”, develop a housing court, and monitor real estate investment trusts (REITs) and other problematic property owners.

- Intervene in problem properties with appropriate code enforcement, repair subsidies, and acquisition where appropriate.
- Continue to support the Homeowner Helper Program to provide repairs to homeowners depending on need.
- Develop relationship with lending institution(s) for new low- mod- homeowner lending.
 - Partner with local lending institutions, Homeownership Center, and WIN.

3

Continue to focus on Montgomery Road and Plainfield Road as the center of the community

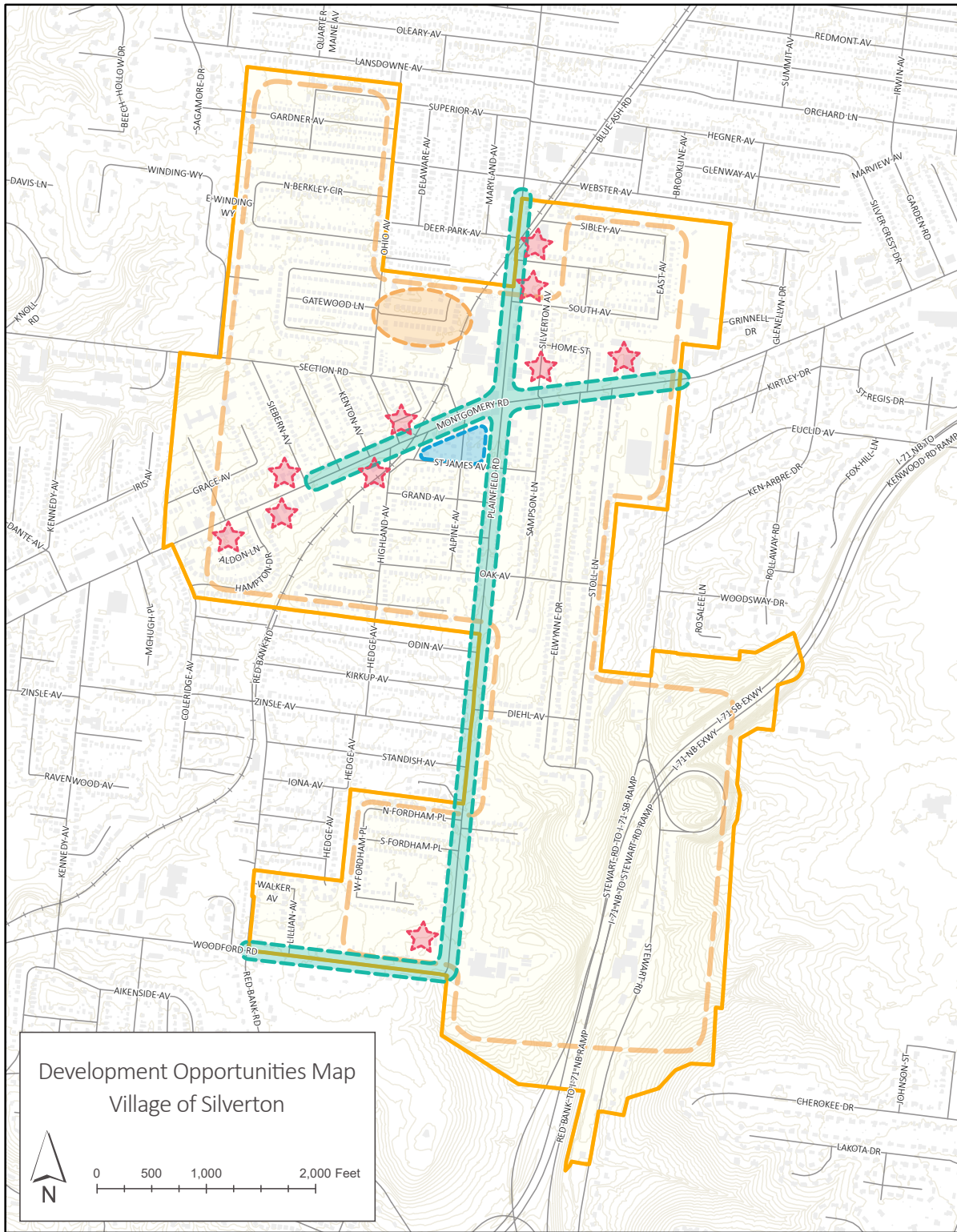
- Identify opportunities for redevelopment along the corridors that include mixed use projects and ownership models that benefit current owners.
 - Explore the Changing Ground model. [Changing Ground](#) is a pilot housing and community development initiative, whose mission is to use land readjustment strategies to empower local communities economically, while transforming areas of low density, urban sprawl into mixed-use, walkable developments.
- Consider proactive zoning to make redevelopment process easier and more equitable.
- Implement Comprehensive Plan recommendations on redevelopment sites.
- New destinations along these corridors add to walkability and the tax base of the Village.
- Partner with The Port on site acquisition and redevelopment.

4

Make improvements to assets that enhance quality of life

- Continue improvements to the streetscape environment on Montgomery and Plainfield.
 - Implement the 2020 Comprehensive Plan Update recommendations.
- Consider a community center space in the Village.
 - Engage with Silverton Academy Elementary School to explore potential partnership to provide appropriate community center space at the school.
- Continue to enhance street, sidewalk and park infrastructure as they are all part of the quality, walkable community that need to be continually maintained.

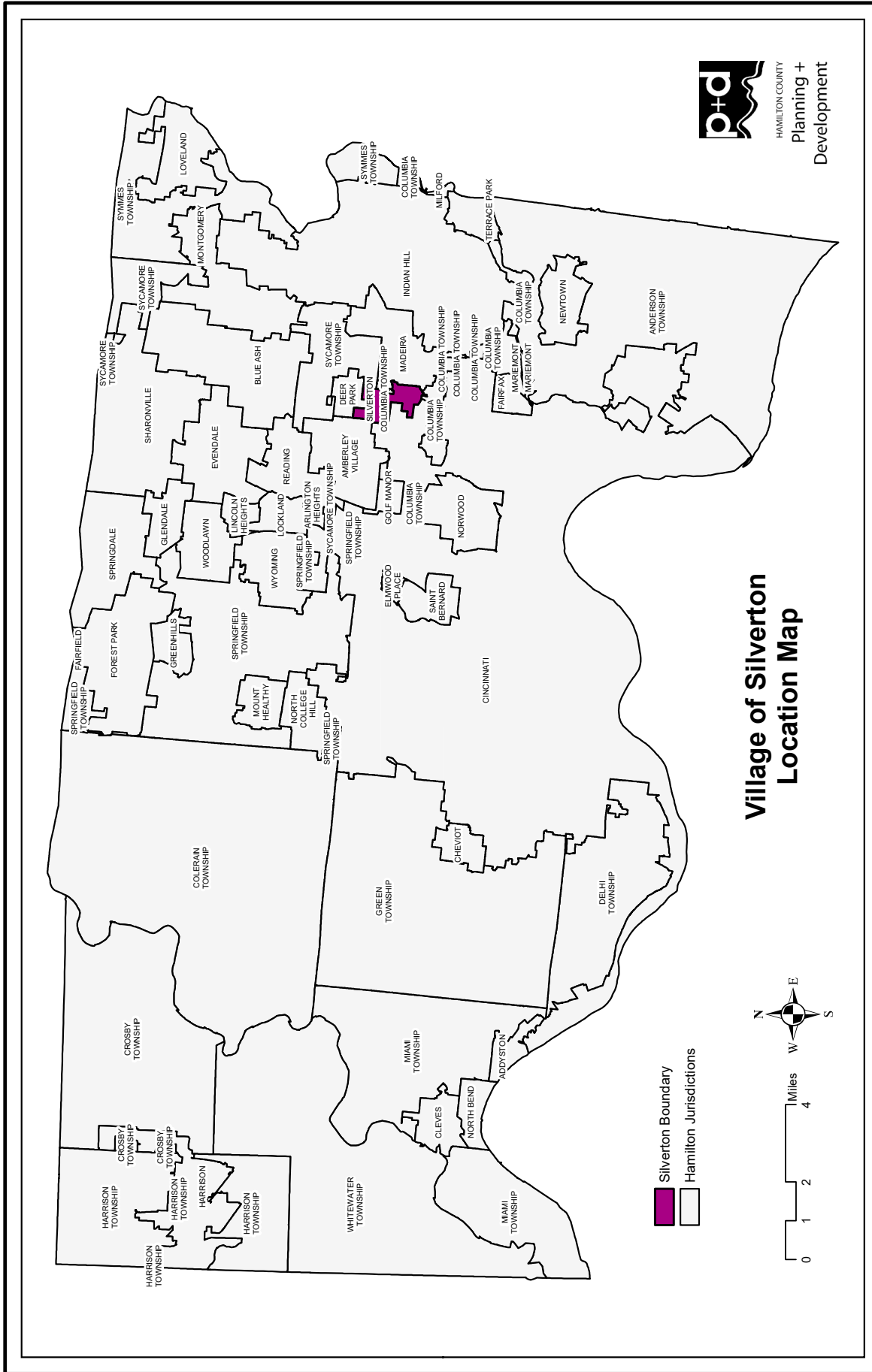
Map: Silverton Development Opportunities



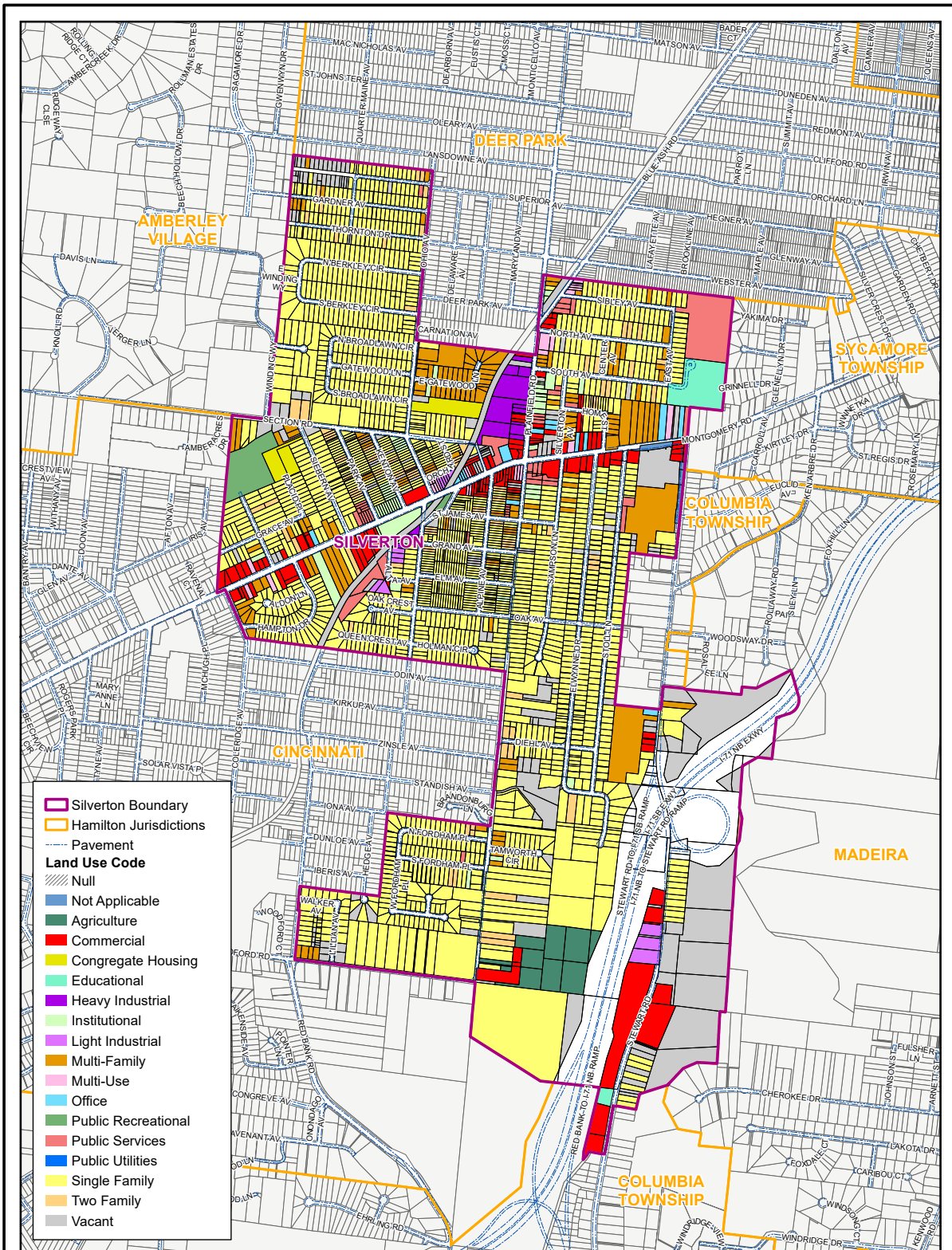
Basemap Legend	Development Opportunities
Silverton Boundary	Increase walkability to support the neighborhood business district
Buildings	Redevelopment opportunity
Streets	Preserve and improve multi-family housing
Railroads	Create home repair and code enforcement throughout the village
Contours	Support small multi-family residential development where appropriate along Plainfield Road and Montgomery Road

Appendix

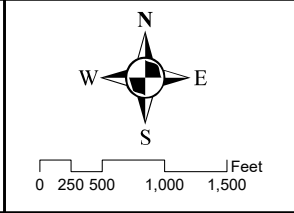
Map: Silverton Location



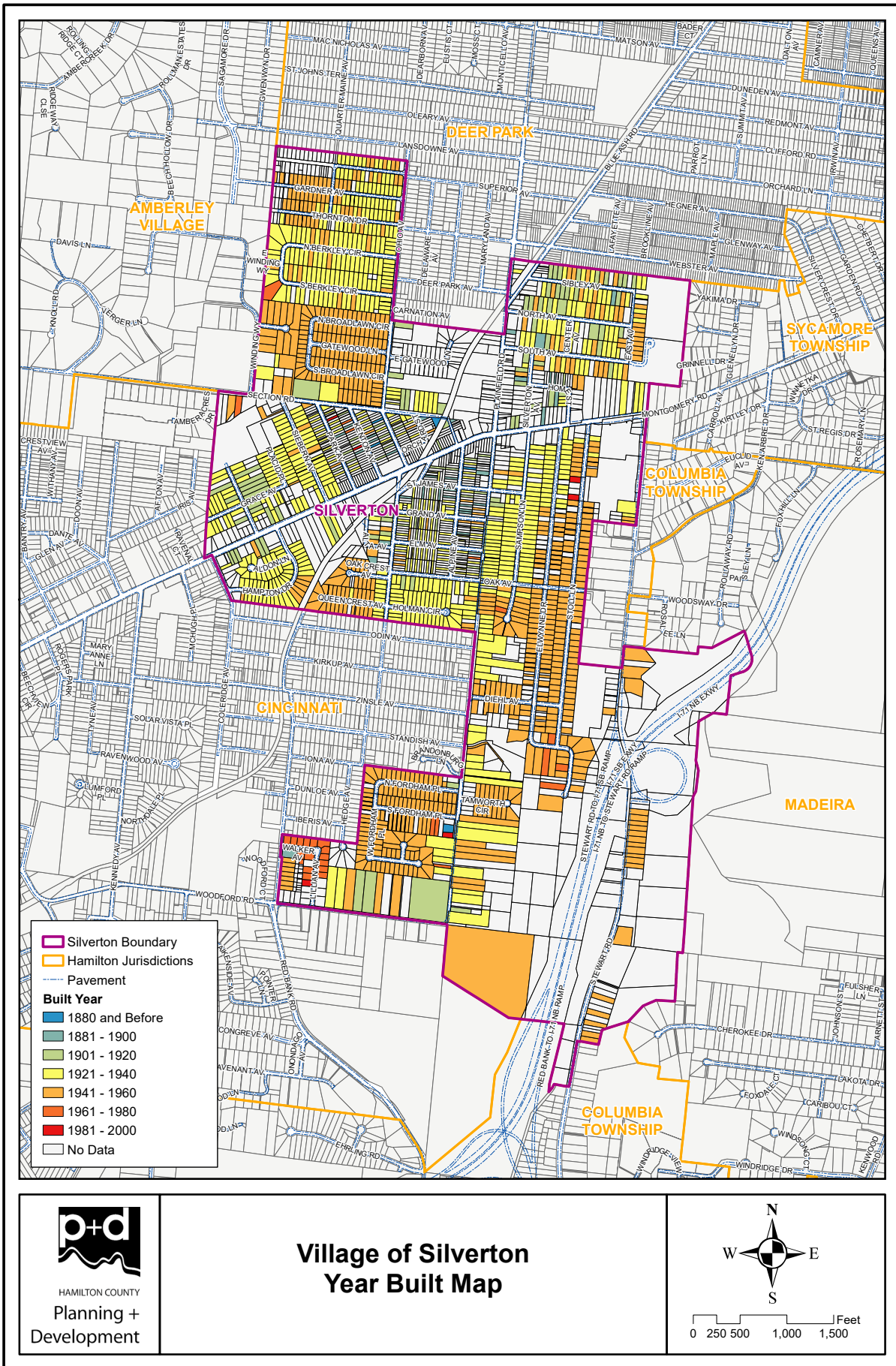
Map: Silverton Existing Land Use



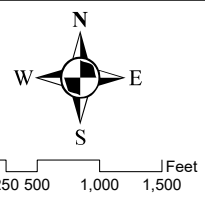
Village of Silverton Existing Land Use Plan



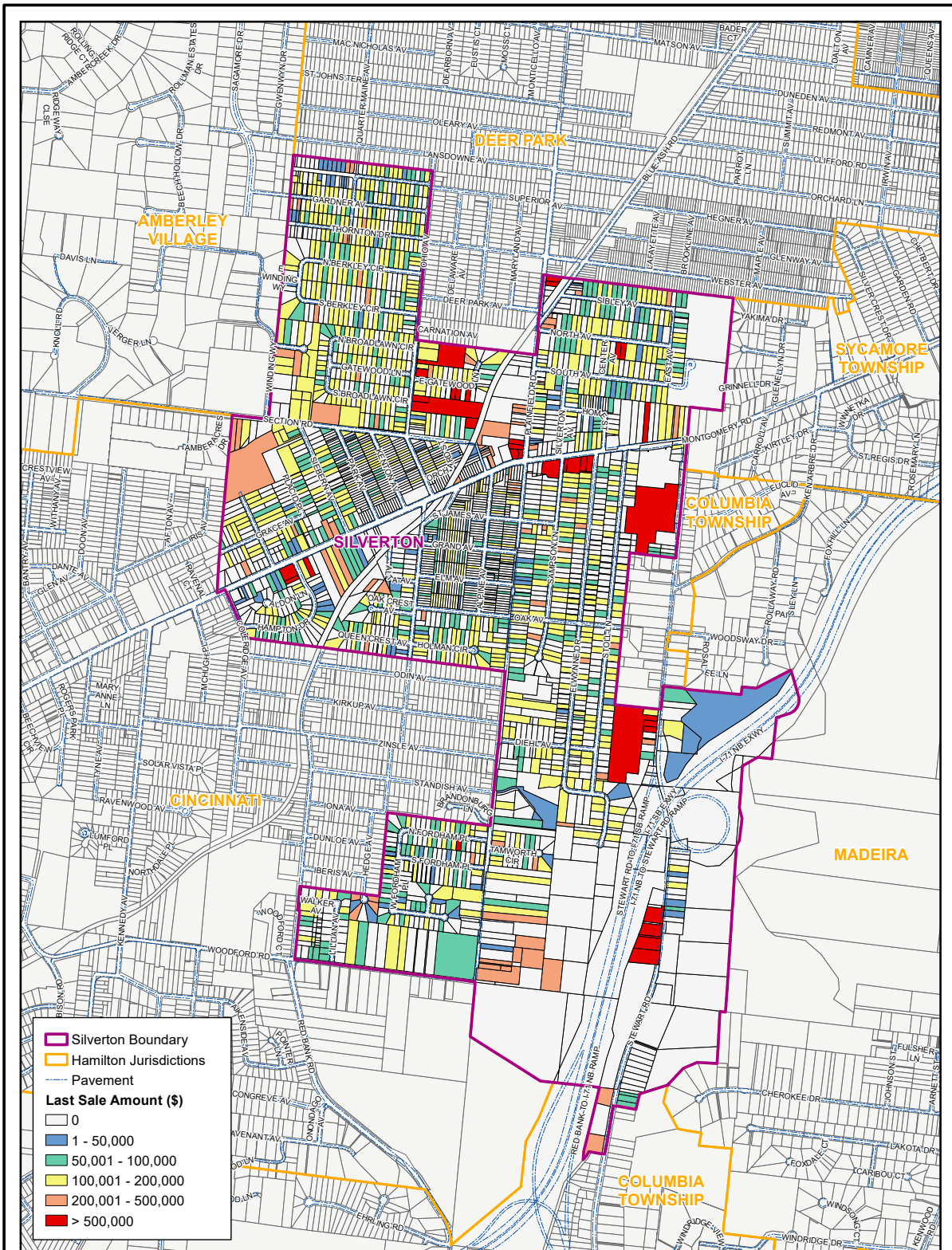
Map: Silverton Year Built



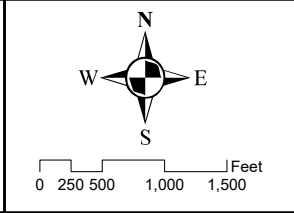
Village of Silverton Year Built Map



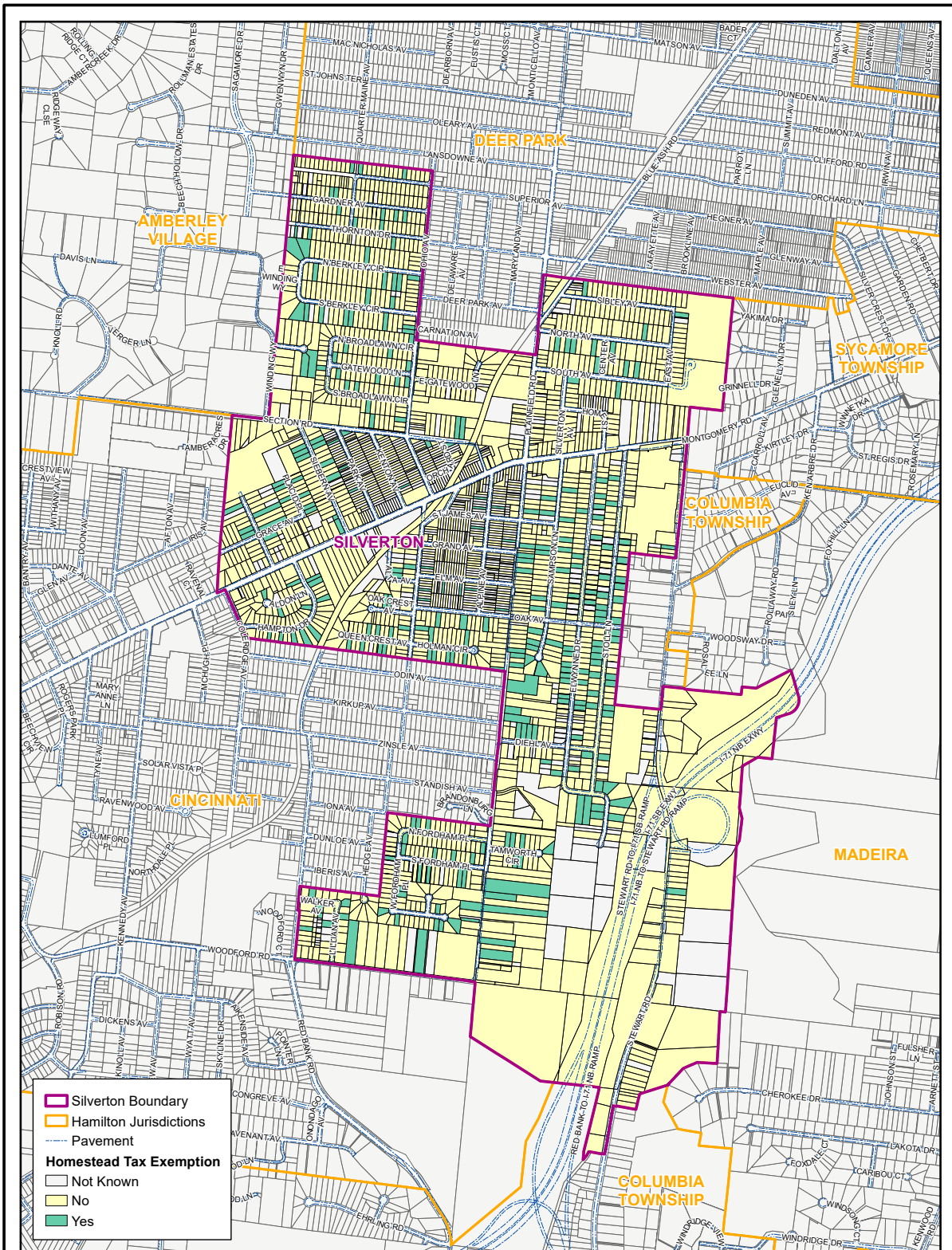
Map: Silverton Last Sale Amount (including residential and all land uses)



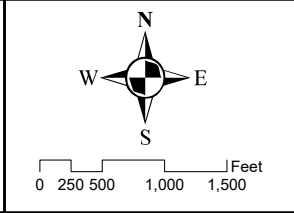
Village of Silverton Last Sale Amount



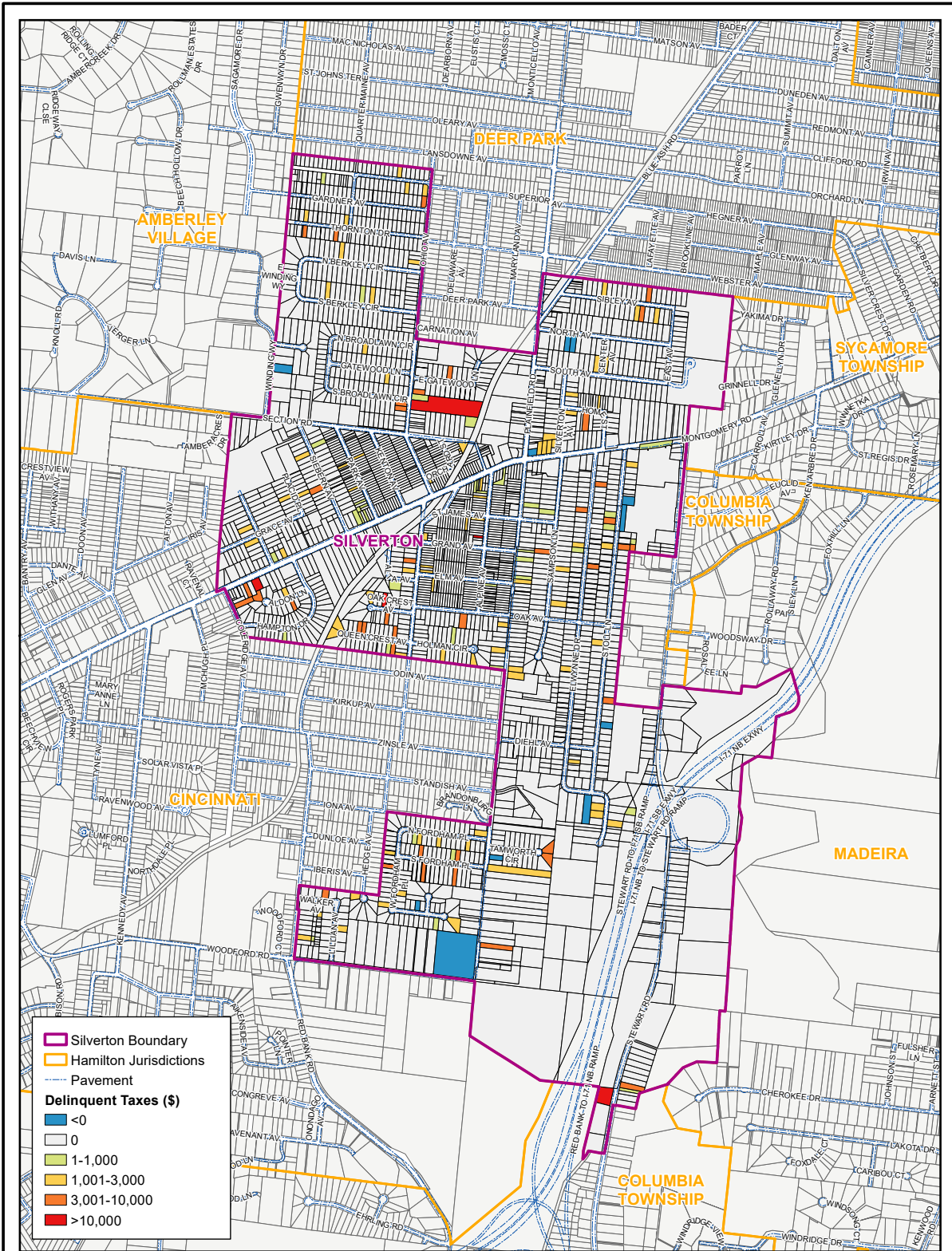
Map: Silverton Homestead Tax Exemption



Village of Silverton Homestead Tax Exemption



Map: Silverton Delinquent Taxes (including residential and all land uses)



**Village of Silverton
Delinquent Taxes Map**

