



# STRATEGIES & POLICIES FOR POST INDUSTRIAL SUCCESS IN SMALLER LEGACY CITIES

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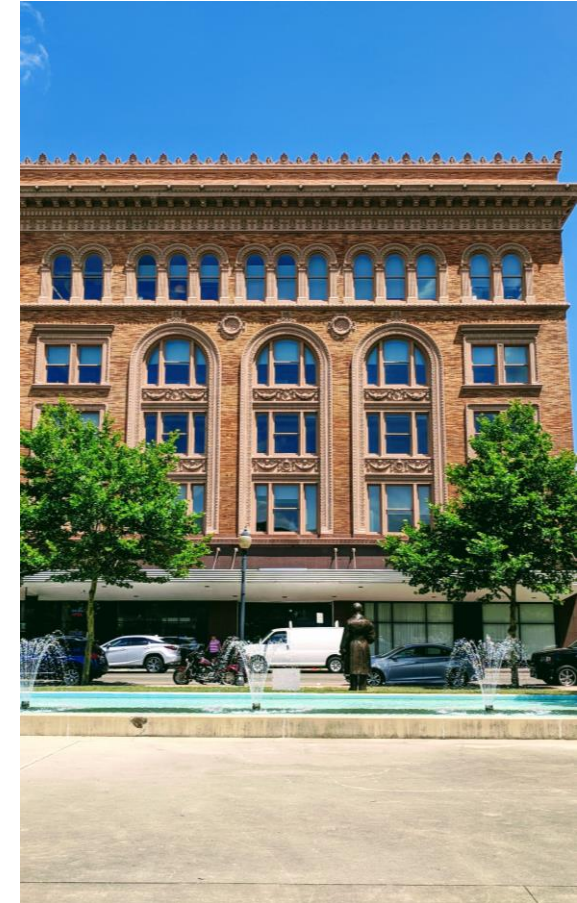
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# ABOUT GREATER OHIO POLICY CENTER

Our vision is a revitalized Ohio.

- Original research (“think tank”)
- Strategic assistance to local communities
- Nonpartisan, bipartisan advocacy with state policymakers





# OHIO'S LEGACY CITIES—WEAK MARKETS, POPULATION LOSS



Population loss since peak: 10-60%

Residential vacancy rate: 8-10%

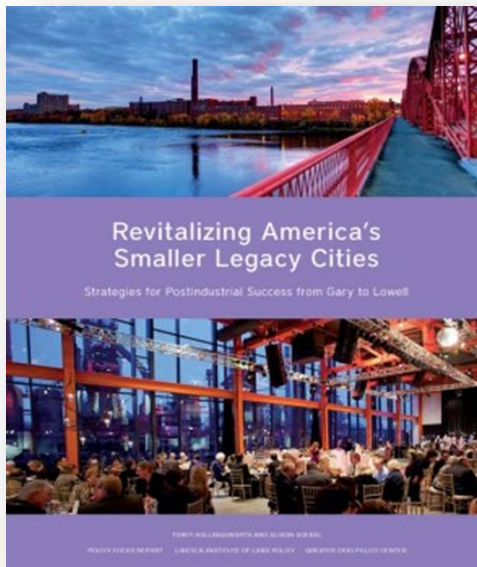
Commercial downtown vacancy rates: 4-70%

Median housing value: <\$100k (Dayton: \$53,000; Warren: \$41,500)

Elevated rates of poverty, experienced disproportionately by people of color

Elevated rates of unemployment; residents that are employed are more likely to hold low-waged than high waged jobs

# ● ● ● ● GOPC's RESEARCH COHORT OF SMALL & MID-SIZED LEGACY CITIES

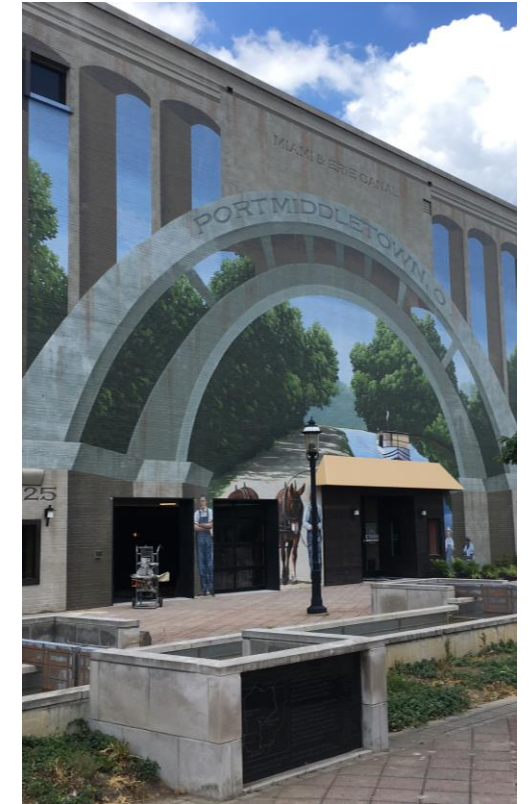


- 8 Strategies for Success
  - Most are locally driven/executed
  - Some strategies can be assisted/hindered by state policies



# COMMON FACTORS IN HIGH PERFORMING SMALLER LEGACY CITIES

- High capacity local leaders
- Savvy deployment of local resources (and not waiting for state/feds to save them)
- High-impact uses of catalytic, risk-tolerant, gap/seed funding





# WHAT WOULD YOUR COMMUNITY DO IF IT RECEIVED \$5M TOMORROW?

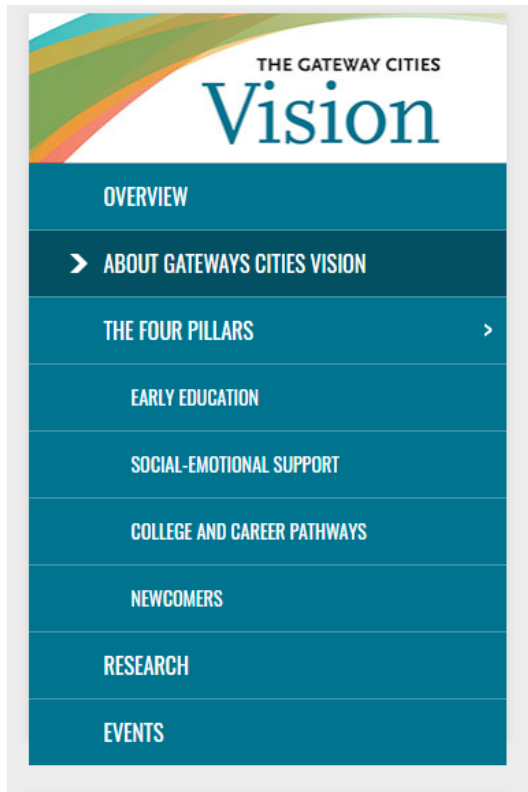
*No amount of \$\$ will turnaround a community without:*

1. Creative, **high capacity local leaders** in all sectors who work together for a **common vision**
2. Strong, effective **planning**
3. Commitment to **equity** & inclusion





# ORGANIZING FOR SUCCESS



- Peer learning and best practices exchange
- Advocate for supportive state policies that are sensitive to needs and possibilities of smaller legacy cities



## Reinvention Cities of Ohio

Places that work.





# STATE POLICY ROLE IN ACCELERATING SMALLER LEGACY CITY REINVENTION

## Capacity Building Programs

Legacy city leaders know they ready to manage for success—they don't know where to start



## Catalytic seed/gap funding

Catalytic seed/gap funding—markets are so distressed and risky, sometimes government needs to be first money in



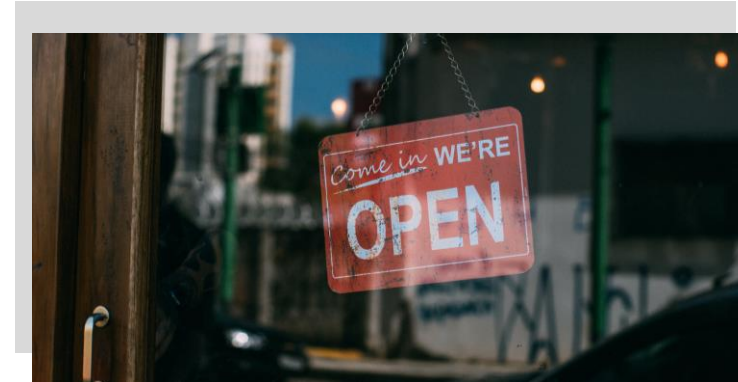
**Remember: \$\$ WON'T SOLVE EVERYTHING**





# CAPACITY BUILDING PROGRAMS

1. Transformational Development Initiative (MA)
2. Redevelopment Ready Communities program (MI)
3. State Resource Network (CA, MA, NJ)





# CATALYTIC GAP & SEED FUNDING, SENSITIVE TO WEAK MARKET CONDITIONS

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1. state **historic preservation** tax credits (OH, VT, elsewhere)
2. gap funding for **market rate housing** in weak market cities (MA)
3. **neighborhood** assistance grant programs (NJ, PA, RI)
4. **brownfields** planning & remediation grant dollars (MA, OH's former program)
5. **state matches** on locally raised redevelopment dollars (MA, MI)
6. state affordable **housing trust** funds (VT includes a conservation component)
7. **active transportation & transit-oriented development** planning and implementation grants (MA, MD, MI, NJ, WA, WI, VT)
8. **infrastructure** grants , esp. sewer/water/green (MA, MI, NJ, RI)



# QUESTIONS?

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