

**Increasing Housing  
Affordability in Cincinnati:  
Recommendations to the  
EGZ Affordable Housing  
Subcommittee**

# Context

- Economics of Housing Supply
  - Supply and Demand Factors
  - Challenges with and Costs of Urban Redevelopment
- City's Role in Housing Production
  - Regulatory
    - Permitting and Building Code Administration
    - Zoning Code
  - Incentives
    - Decrease costs of operation or development
    - Provide direct funding to subsidize

# Recommendation: Create a Structure to Encourage Informed Public Discourse on Affordable Housing Development and Strategic Deployment and Oversight of Available Public Funding

- Goals:
  - Structured public discourse informed by expertise
  - Build collective support for priorities with both public and private parties
  - Create informed priorities to submit to Council for approval and to set programmatic direction
  - Create a long-term oversight structure to continue to advise on the public investment

# Establish Housing Advisory Board

- Recommendation: Appoint a Housing Advisory Board under ORC 176 and CMC 209 distinct from existing Community Development Advisory Board.
- 11 Members appointed by Mayor with Consent from Council
- City Administration will work with board to establish comprehensive priorities for development and maintenance of affordable housing and funding deployment
- Once finished priorities will be submitted to Council for approval and then utilized to inform implementation of programs
- Periodic meetings to discuss deployment and strategy

# Housing Advisory Board Members

- Institutions that lend money for housing;
- Nonprofit builders and developers of housing;
- For-profit builders and developers of housing;
- For-profit builders and developers of rental housing;
- Real estate brokers;
- Other persons with professional knowledge regarding local housing needs and fair housing issues;
- Residents of Cincinnati that could receive housing assistance from the City;
- The Cincinnati Metropolitan Housing Authority;
- City Councilmembers;
- Additional groups or individuals that are necessary to provide balanced advice on housing plans and programs.

# Recommendation: Formalize Finance and Development Partnerships into Structured Programming

- Finance Programming
  - Partner with a CDFI to provide low-cost financing and direct subsidy.
  - Section 108 Loan Pool – Minimum \$20 million borrowing for establishing a loan pool to finance acquisition and rehabilitation costs.
  - Affordable Housing Trust Fund
    - Consolidate all public local funding for (1) low-interest loans and (2) direct subsidy through forgivable loans
    - Flexible local finance source to leverage other funding sources

# Recommendation: Formalize Finance and Development Partnerships into Structured Programming

- Development Capacity Programming
  - Partner with Port of Greater Cincinnati Development Authority.
  - Begin with focus on increasing capacity of community-based development organizations.
  - Work with Housing Advisory Board on identifying other targeted needs
  - Emphasis on creating opportunities for minority-owned and women-owned businesses



# Recommendation: Leverage City Investment to Fundraise from Private Parties

- Consolidation of all public funding sources provides an opportunity to leverage public investment by attracting private investment.
- Deployment of private funds through Affordable Housing Trust Fund structure.
- Fundraising campaign to include participation by financing partners, Housing Advisory Board members, and other public and private stakeholders.



# Recommendation: Streamline Regulation of Housing Production

- Regulatory costs increase development costs and restrict production of housing units—driving up demand for existing units and prices.
- Comprehensive undertaking is need to overhaul regulatory framework.
- We do not recommend a strategy of maintaining existing or creation of new regulatory barriers to production that only benefit affordable projects.

# Recommendation: Streamline Regulation of Housing Production

- Legislative proposals forthcoming focused on:
  - Parking Restrictions
  - Density Restrictions
  - Administrative Code changes
  - More as-of-right housing development options, including accessory dwelling units
  - Clarify zoning variance standards
  - CRA incentive program streamlining
  - Hillside overlays, setback regulations, buffer yards, etc.