



November 9, 2018

Via email

201801685

Mayor John Cranley
Vice Mayor Christopher Smitherman
President Pro Tem Tamaya Dennard
Council Member Greg Landsman
Council Member David Mann
Council Member Amy Murray
Council Member Jeff Pastor
Council Member Chris Seelbach
Council Member P.G. Sittenfeld
Council Member Wendell Young
City of Cincinnati
City Hall
801 Plum St.
Cincinnati, Ohio 45202

RE: Proposed Short Term Rental Ordinance

Dear Mayor Cranley and City Council Members:

Affordable Housing Advocates (AHA) urges the City of Cincinnati to enact the short term rental ordinance proposed by Councilmember Mann. The expansion of short term rental in Cincinnati should be subject to appropriate regulation similar to what has been done in other cities experiencing the proliferation of short term rentals.

The proposed ordinance attempts to strike a balance that reduces the risk of speculators driving up rental housing prices, protects neighborhood character, promotes tourism and business, and funds affordable housing. Just as hotels are and should be regulated, so too should short term rentals. It also appears that the distinction in the ordinance between hosted and unhosted short term rental is appropriate.

Affordable Housing Advocates makes two suggestions. First we suggest that the ordinance specify that the funds derived from the ordinance for affordable housing be incorporated into a local affordable housing trust fund as it is implemented. Second we suggest that the City of Cincinnati undertake further study to determine if additional protections for neighborhoods are needed once the ordinance is put in place.

City leaders recognize the pressing need for affordable housing. Without appropriate controls, short term rentals can exacerbate an already dire situation. In Hamilton County there is a deficit of 40,000 units of housing available for households that earn 35% of the local AMI; the number of Hamilton County households in poverty has grown by 40% since 2000; for every 100 of the lowest income households in Hamilton County, there are only 28 units of housing that are both affordable and available; and 75% of homeless families seeking emergency shelter are turned away because the family shelters are full. The proposed ordinance is an important step in protecting our neighborhoods and addressing the need for affordable housing.

Sincerely,

Noam Gross-Prinz
Board President

Affordable Housing Advocates
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www.affordablehousingcincinnati.org
*Mission: To promote the availability of high quality, safe,
accessible, affordable housing in the Greater Cincinnati Area.*