

Economic Development and Housing Committee Meeting

Tuesday, January 8, 2019, 6 pm- 7:30pm

LOCATION: Iris BookCafe and Gallery, 1331 Main Street, Cincinnati, OH 45202

MEETING NOTES:

Attending: Josh Spring, Marlene Romer, Peter Hames, Denny Delling, John Walter, Shane Neuringer, Anthony Bradford, Julie Fay. Attending from the City: Gil Guthrie, Anthony Cadle, Ryan Dyson, Roy Hackworth.

(Presentation: John Blatchford's Developers Presentation of 254 Mohawk Street was deferred to next meeting as he arrived at 8 pm. He has submitted his form.)

Progress report: Gil Guthrie, Affordable Housing Specialist, AmeriCorps VISTA, City of Cincinnati Planning Department has met with the Department of Performance and Data Analytics to see how they may be of help with data they already collect. He has had staff assigned to help him and intends to have data analysis by May 30. By email Margy requested short-term housing be counted. Gil will see how that will fit in...residential/business. Marlene will get him in touch with members and head of AirBnB group to help with information gathering.

Updates and Reports on City efforts:

Update on OHFA's TAP Program: Roy had sent us a copy of City Manager's FYI sent to the Mayor and City Council. The document gives background on the FHAct50 and Target Area Plan as well as score sheets for the 6 top scoring neighborhoods. OTR finished first on these criteria. The 5 key elements of a tap are listed and OHFA has recently redefined "newly Constructed" market-rate units as new construction, gut rehab, substantial rehabilitation, adaptive reuse of non-residential structures, and/or the demo and rebuilding of vacant buildings that were not habitable. The intent of the requirement for leveraged market-rate units is to promote a mixed income community through the FHAct50 program. The process of selecting a single neighborhood from the 6 finalists is described on pg 2 of the document. A technical consultant from Columbus has been identified to help DCED with that process, possibly in March. An RFI will be issued to potential developers with interest in the 6 neighborhoods, and evaluating capacity, financing plan, experience with LIHTC. "Following a substantial community engagement and outreach process," their recommendation will be backed by data, support from neighborhood stakeholders, community partners and available housing stock. City Council's support will move the TAP on to OHFA for approval.

Update on Affordable Housing Trust Fund: Josh has been active in this work through the Homeless Coalition and other advocates. He said the goal is \$30 million annually. They are identifying sources of funds, working with housing and the law department, then will go to City Council. Under discussion: some of the dollars would go to capital, some to maintain, but most to bring new housing on line. A small amount may go to emergency need and direct service. Roy and Josh said they are leaning away from grants but more like mortgages with no interest.

Report on RFPs, Community Approvals and Community Engagement:

City reps had no news or updates on RFPs.

Peter has met with the City Manager and Greg Landsman and is asking for a flow chart of the development process. He has been approaching approximately 7 other neighborhood community councils to be involved in asking for more effective community engagement process and more opportunities for neighborhoods to be involved. And small business to be involved. Tight timelines and “check the box” doesn’t get it.

Report by OTR Infill Committee: Danny was not at the meeting.

Discussion: Effects and adverse effects (unintended consequences) on the community of current “carrots.”

We talked briefly about the current effects of the CRA tax abatement incentive, which rewards infill over renovation and the adverse effect on historic buildings in historic district. We talked about revisiting the benefits of a new intermediate CRA, and relief for long-term and senior homeowners from the increased property tax burden.

Marlene was interested in dealing with blight, disrepair, unproductive property and vacant buildings in her immediate area. She asked for clarification of churning in regard to low income housing tax credits..

New resident parking permit—monitor effects on housing and economic development: residents, small businesses, jobs.

Next meeting: February 6, 6 pm Chatfield College

Timelines

Infill

Incentives

Unintended consequences

Seniors and fixed income homeowners

Individuals and entities with unproductive property

Vacant buildings

Churning

Disrepair

No heroes

Disposing of City properties

Demands of tight timelines

Check the box

Economic Development and Housing Committee Meeting
Wednesday, November 7, 6 pm- 7:30pm

LOCATION: Chatfield College, 1544 Central Parkway, Cincinnati, OH 45202

AGENDA—MEETING NOTES

Attending: Maurice Waggoner, Josh Spring, Peter Hames, Denny Dellinger, Shane Neuringer, Julie Fay, OTR residents; guests: Lann Field and Katie Westbrook, 3CDC; Jennifer Walke, Model Group; Guilford Guthrie, City Planning Dept.; (Mary Burke, did not sign in.)

Meeting Starts--(6:00 pm)

Presentation: Mary Burke Rivers, OTRCH, Model Group and 3CDC (6:10)**Topic:** **Ohio Housing Finance Agency (OHFA) TAP program.** *Lann Field described the OHFA LIHTC set aside for 3 largest cities called Target Area Plan (TAP). OTR could be that Cincinnati neighborhood. It equates to \$3M credits for 10 years. Roy Hackworth described at the September membership meeting. Lann described 180 units of mixed income units in clusters throughout the neighborhood that they have in predevelopment that they feel would be good candidates for the program. There are several downsides to the program for other developers. There are 4 or 5 neighborhoods on the short list. WE wanted to know what the City's process is for selection, and want to have enough data to make a good choice. Josh moved and was approved to write a letter to the Department of Community Development and Planning asking for OTR to be the chosen neighborhood.*

Progress report: Gil Guthrie, Affordable Housing Specialist, AmeriCorps VISTA, City of Cincinnati Planning Department. **Topic: OTR Housing Study update** *He has been looking at census data from 2000, 2010, and reports Community Building Institute has done for OTR in 2014 and Hamilton County in 2016. It was pointed out that we want accurate and up-close data, actual counts, and a system tied in to the City that can be updatable as the status of buildings and units change.*

Report on RFPs: NO REPORT, no attendee: Dyson, Ryan DCED

Topic: Street and Vine Street RFPs, any other within the OTR and Mohawk Historic Districts. (6:40)

Report by OTR Infill Committee: Danny Klingler, OTR Infill Committee member. **Gave the** history of infill activity from 4 years ago as part of the OTR Foundation's Strategic Plan as more than 50% of the historic were already gone. The mission was to have a better fit of architecture in vacant sites and have some influence, if necessary, on what is built. OTRCC deferred their decisions on infill to the Infill Committee. They began reviewing projects going to the Historic Conservation Board, offering feedback, with "pretty limited success," and have spent many volunteer hours design infill guidelines. There were many projects between 2013 and 2016, then a lull. In the last 3-4 months, there have been a rash of infill projects. Their part-time employee just left for a different position, so at this point there is no one monitoring the projects. They will need to hire someone to assure oversight and/or the OTRCC will have to come up with another way to keep up with the infill projects.

Presentation and Action Item: Peter Hames, ED&H Committee member.

Topic: re: City Engagement in the Development Process and Disposal of City Property—“ (7:00)

Peter Hames followed up on an OTRCC meeting that referred the topic of Community Engagement to the ED&H Committee. He was approved to take up the attached draft letter reviewing David Mann’s motion, the reply and the RFP process and send its review to select community council presidents for review by their organizations. We believe that feedback from the community is essential if there is ever to be changes to the current approach to community engagement. Peter feels that this is an area where OTRCC can and should take the lead.” the acting city manager’s report on David Mann’s motion and the RFP flow chart (all in the attachment) at our November 7 committee meeting.

Question: How does that work?

New bars in residentially zoned locations

Discussions: good intention, not enough time, referred to next meeting

Effect of “carrots” for new construction:

Revisiting the intermediate CRA

Next scheduled meeting will be on December 5, 6 pm at Chatfield College