

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

NOTE: Due to a conflict in schedule conflict, the next meeting of the ED&H Committee is changed to Tuesday, February 5, 6-7:30 pm Chatfield College

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 or 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: due to a conflict on Wednesday, Feb 6, the next ED&H meeting is changed to Tuesday, February 5, 6 pm Chatfield College