Over-the-Rhine Target Area Plan

December 2019
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Introduction

To celebrate the 50th anniversary of the Fair Housing Act in 2018, the Ohio Housing Finance Agency (OHFA) launched a new initiative to create mixed-income, diverse and accessible communities in Ohio’s largest cities. Named in honor of the 50th anniversary of the Fair Housing Act, the Fair Housing Act 50 Building Opportunity Fund (FHAct50) is designed to build mixed-income communities from the ground-up. Each affordable housing unit created must be matched by a market-rate housing unit produced at the same time and within the same neighborhood.

FHAct50 empowers Cincinnati, Cleveland and Columbus to allocate housing tax credits in a single neighborhood (the target area) where market trends indicate that affordable housing is most at-risk. Participating cities collaborated with their citizens to select one neighborhood that is ripe for market-rate housing investments and broader economic growth. OHFA supported the cities in this process by providing a planning consultant to help facilitate a dialogue with their residents and craft a plan that meets their objectives.

OHFA’s intent is that cities and residents work together to create a plan for this target area that strategizes long-term development goals, such as improving schools or expanding job opportunities. The city will then recruit community partners to help execute this plan. After laying this groundwork, the city is authorized to evaluate and identify affordable housing developments that support the plan to receive tax credits. This replaces OHFA’s traditional competitive requirements and allows investments to be more tailored and responsive to local needs than ever before.

The City of Cincinnati formally expressed interest to OHFA in participating in the FHAct50 Building Opportunity Fund in September 2018. The City had to select a target investment area for FHAct50 Building Opportunity Fund tax credits, within which the tax credits may support one or multiple projects.

To identify the target area, the Department of Community and Economic Development (DCED) utilized a data driven approach that evaluated three primary categories:

1. Neighborhood Capacity
2. Neighborhood Opportunities
3. Neighborhood Need

Every neighborhood was evaluated using these categories, which included rent
escalation, neighborhood organization and
developer capacity, available properties, and
recent development activity, this approach
resulted in the identification of six initial
neighborhoods that would be deemed most
suited for the FHA50: Avondale,
CUF (Clifton Heights, University Heights,
Fairview), Evanston, Over-the-Rhine, Roselawn,
and Walnut Hills.

DCED released a Request for Information
(RFI) on March 1, 2019 with the objective
to obtain information to help determine
which of the six finalist neighborhoods
demonstrated the most capacity to utilize
the FHA50. This included a meeting on
March 8, 2019 that was attended by 11
interested community leaders and
affordable housing developers.

The RFI evaluated the following:

1. LIHTC developer interest in the
   neighborhood
2. Evidence of market rate units in the
   neighborhood developed within the last
   18 months
3. Evidence of market units coming on
   line within the next 1-2 years in the
   neighborhood
4. Evidence of community support for the
   FHA50
5. List of potential high impact partners
   (institutions, philanthropists, nonprofits)

Of the six neighborhoods identified,
submissions of developer interest were
received for only three neighborhoods:
Avondale, OTR, and Walnut Hills.
Developer submissions of interest for both
Avondale and Walnut Hills had an abundance
of non-family (senior) units identified and
lacked site control on their proposed family
projects.

In all, OTR was generally more responsive to
the RFI and exhibited a greater immediate
propensity and capacity to maximize the use of
the FHA50 program. Based on the RFP
criteria and the guidelines of the FHA50
program, the City selected the Over-the-Rhine
neighborhood as the target area.

The Over-the-Rhine Target Area Plan (TAP)
is specifically designed to address the
housing and community development
needs of the neighborhood within the
framework of FHA50 and is the
culmination of prior planning efforts and
the recent Over-the-Rhine FHA50
community engagement efforts.
Now in the midst of a dynamic renaissance, Cincinnati’s Over-the-Rhine neighborhood has a vibrant history that contributes to both the challenges and opportunities that the community is experiencing today.

Originally settled by German immigrants in the early 19th century, Over-the-Rhine was the third largest producer of beer in the United States and was widely recognized as Cincinnati’s premier entertainment district.

Anti-German sentiment during WWI, immediately followed by the advent of prohibition, forced an economic and cultural shift in the neighborhood that would send it into an economic decline. The neighborhood saw an influx of people from Appalachia in the 1940’s due to Over-the-Rhine’s affordable housing and proximity to industrial jobs.

By the 1950’s and 1960’s, American was beginning its shift to the suburbs and Cincinnati was no exception. This provided an opportunity for African-American in-migration to occur. A concentration of low-income housing and social service agencies further moved the neighborhood into economic decline.
Redevelopment efforts in the 1990’s saw limited success and were curtailed by an influx of crime and civil unrest linked to social justice issues. By the early 21st century, new redevelopment efforts began to take place, largely spearheaded by the non-profit Cincinnati Center City Development Corporation (3CDC), who has spearheaded over $1.3 billion in investments within the community.

This new investment has not only taken place in the historic housing stock, but in places like the Cincinnati Music Hall, Washington Park and the Findlay Market. This new investment has moved Over-the-Rhine closer to a tipping point. How can the neighborhood welcome new, affluent residents without displacing the existing population and depleting the affordable housing stock? These are but some of the challenges the community will face moving into the future.

After the Over-the-Rhine neighborhood was selected by the City of Cincinnati as their FHAAct50 designee, an assessment of recent planning efforts was undertaken to identify those priorities that continue to remain relevant, and to identify any potential gaps within the adopted plans in policy areas such as housing, education, or economic and community development. There have been two planning and engagement efforts in the 21st century within the Over-the-Rhine neighborhood. The prior plans reviewed during this process for context and continued relevance included:

- 2002 Over-the-Rhine Comprehensive Plan
- 2013 Brewery District Master Plan

The 2002 document was a conventional neighborhood plan that focused on housing, economic development efforts, safety, transportation, and quality of life; but it predates the creation of the Cincinnati Center City Development Corporation, whose activities have had a profound effect on the community.

The master plan from 2013 is less a neighborhood plan and more a blueprint that emphasizes greater neighborhood connectivity, branding, enhancing recreation facilities, and developing complete streets. The timing of the TAP is well placed as it will provide new analysis to a neighborhood that is rapidly undergoing physical and cultural changes.
Public Participation

In an effort to develop the Target Area Plan, a series of efforts were launched to engage local residents, business owners and stakeholders concerning their current priorities. Those efforts included creating a project website (www.YourOTR.com) that allows residents and stakeholders to learn more about the current planning effort and provide feedback as the updated neighborhood plan was developed.

On October 15, 2019 a community meeting was held at the Over-the- Rhine Recreation Center to kick-off the TAP planning process. The Over-the- Rhine Community Council and the City of Cincinnati promoted the event and approximately 20 stakeholders attended.

The meeting was attended by a cross section of the community, including residents, social service agencies, business owners and institutional stakeholders.

The workshop included an overview of the FHAct50 program and an interactive mapping exercise that enabled participants to identify those areas they felt needed improvement, those areas that new housing should be constructed and those areas where other amenities should be improved or developed, such as greenspace or public parks and playgrounds. The results of the mapping exercise are found on the next pages along with the key of the various answers.
Cincinnati Over-the-Rhine TAP - Community Input Map Key

1. Underutilized vacant property.
2. West McMicken corridor.
3. Future affordable infill.
4. Imperial Theater.
5. Mohawk Neighborhood Business District.
6. West McMicken vacant storefronts.
8. Hanna Playground needs improvements.
12. Opportunity for housing at McMicken/Mohawk.
13. Streetcar. We love it!
14. Central Parking. Surface lots should be built on this.
15. Future city owned land development site - potential.
16. New development plans to include affordability.
17. Affordable housing in Findlay Market.
18. Affordable housing opportunity disappearing. New housing is luxury.
20. Findlay Playground and surrounding area.
22. Keep Findlay Park public.
23. The whole corridor of Vine Street north of Liberty.
24. Vacant multi-family buildings need to be redeveloped.
25. Multi-family housing potential
26. Large, vacant multi-family units that are problems.
27. Parking behind McMicken - develop into a parking garage.
28. Potential for new family housing.
29. McMicken corridor - crime/vacancy is sprawling.
30. Housing for Veterans or low/moderate income people.
31. Problem properties.
32. North Vine Street crime/vacancy is sprawling.
33. Improve and maintain senior center.
34. Improve and increase services for seniors at senior center.
35. Protect and keep rec center.
36. Green/Republic living room.
37. Keep Grant Park.
38. Grant Park - better activated. Address vacant buildings.
39. OTR Market - end of Walnut problem area.
40. Family affordable housing around Rothenberg.
41. Should have been included within the TAP.
42. Should have been included within the TAP.
43. Underutilized, blighted area around Shell.
44. Need gas stations. Don’t get rid of the last one.
45. Affordable housing north of Liberty on Vine Street.
46. Liberty Street - redesign road for pedestrians.
47. Liberty is not easy to cross on foot. Needs traffic calming.
48. Southeast corner of Elm/Liberty - empty lot.
49. Affordable housing opportunity.
50. Noise and parking from stadium. General impact on wellbeing.
51. Concern over parking and impact of FC Cincinnati.
52. Protect and keep crosswalks.
53. Build on surface lots of Liberty.
54. Opportunity for neighborhood serving business at old Kroger.
55. Have neighborhood businesses on first floor.
56. Affordable housing at old Kroger site.
57. Old Kroger and empty sites.
58. No neighborhood serving businesses at an affordable price point.
59. Improve and maintain Imagination Alley.
60. Protect Imagination Alley as a public space.
61. Possible childcare location.
62. No neighborhood serving businesses at an affordable price point.
63. Affordable housing in parking lot.
64. Old CMHA could be high-density housing.
65. Affordable housing, old drop-in center.
In addition to the mapping activity, a priority needs survey was created to help further understand residents wants and desires, as well as those efforts that should be undertaken within the neighborhood. The surveys and mapping activity were available on the website as well as paper-based at the TAP kick-off meeting. In addition to the public workshop an on-line survey was posted for over 30 days and links were distributed by the city to various resident groups and community agencies. The results of the survey can be found on the following pages. Overall, 56 surveys were completed.

In comparing the self-identified demographic characteristics of survey responses with the demographic information from the market analysis, our participants were on average, older, whiter, and more affluent than the typical resident of Over-the-Rhine. This was also the case at the kick-off workshop. This does not invalidate their opinions or the information collected as citizens who are engaged often the type of revitalization efforts that take place in a given community.

The following is a summary of key results of the community survey:

**Housing Needs**

The survey respondents clearly favored four categories; the demolition or rehabilitation of vacant structures, housing for residents with disabilities, housing for senior residents, and affordable new housing. It was clarified in the comments that the first priority, demolition or rehabilitation of vacant structures, that rehabilitation of existing buildings was preferred. The comments also reinforced the desire for additional affordable housing opportunities.
Respondent comments:

- We are losing mostly 0 - 30% AMI housing - projects need to include this portion as well.
- A community benefit agreement should be in the plan.
- Please use these tax incentives to prioritize affordable housing.
- Not sure demolition of existing structures should equate to rehabilitation of vacant structures.
- Affordable housing has to be a top priority for OTR.
- Middle income (50%-80% AMI) housing for all household sizes.
- No demolition. A variety of affordability mixed within development projects.
- Affordable housing (specifically housing affordable to families at the lowest income levels--30% AMI and under) should be prioritized in this neighborhood. Much of this housing has been lost over the years, and should be replaced. Housing that specifically targets vulnerable populations (such as senior citizens, people with disabilities) as well as family sized housing should be prioritized. Housing at the higher end of the affordability spectrum (ex.- 80% AMI) does not meet the growing need in Cincinnati or Over-the-Rhine.
- We need affordable housing at all levels but we desperately need affordable for sale and rental product for those earning less than 50% of AMI. In particular, there are virtually ZERO homeownership opportunities for low income people to gain a foothold in the community. This results in less engagement and community building among low income folks.
- We have a surplus of luxury housing for both large and small households, but desperately need more of both at the affordable end of the spectrum. I’m deeply disappointed that this survey doesn’t make that distinction. It seems to be designed to generate results to justify subsidizing more luxury and high-end market rate development.
- Clean, safe, accessible 24/7 housing for those working through HOMELESSNESS is greatly needed in the urban core of Cincinnati in neighborhoods like OTR.
- We Don’t Need Subsidized Housing.
- Sustainable housing that retains storm water, reduces the need for energy consumption, and limits light pollution.
- OTR is saturated with rentals. High priority should be put on home or apartment/condo ownership.
- NO demolition of existing buildings.
Economic Development Needs

Respondents identified a need for improved job training/counseling programs and assistance for minority or women owned businesses. Although still important, a lesser emphasis was placed on small business loans or grants. Individual user comments varied widely, but a theme of neighborhood oriented businesses that cater to the day-to-day needs of the community ran through approximately half of the comments.

Respondent comments:

- A community benefit agreement should be in the plan
- In addition to affordable housing, job training is critical
- There are limits to demand for commercial space. Less retail, more office. Affordable commercial needed for both retail and office.
- Over-the-Rhine is in need of more neighborhood serving businesses that accommodate people that have limited economic resources. Examples include--laundromat; stores to buy school uniforms, underwear and socks; restaurants that have affordable price points to feed a family on, grocery store. Creating living wage jobs should be prioritized in new businesses, and should be first offered to residents. We should not be solely investing in minimum wage level jobs.
- Over-the-Rhine needs stores where families can buy household basics and other staples as well as groceries. None of the existing businesses meet the everyday needs of neighborhood residents--they are practically all for dining out and/or entertainment, with
above-average prices and often offering very specific niche/luxury items.

- We need to stop turning usable commercial plots into parking like the site of the old vine street Kroger. This building can and should be re-purposed. We should do more to support legacy/existing small business in OTR instead of focusing on attracting new developers into the area.

- Driving and parking in urban core neighborhoods like OTR is not easy or safe. Improving public transportation is necessary.

- Grants for low income homeowners

- Plenty of job training organizations are within a mile radius. General economic development, blight elimination, and safety improvements in OTR should be prioritized and businesses will follow, hiring local individuals that care to work.

**Infrastructure Needs**

In both the survey results and the user comments, it is clear that the respondents believe a wide range of infrastructure improvements are required. Maintaining the historic cobblestone alleys, prohibiting businesses from blocking access to sidewalks and alleys, and creating a cleaner community were themes that received multiple mentions.
Respondent comments:

- Un-gate alleys
- Community benefit agreement, In Plan
- None of the cobblestone alleys should be paved over but many of the streets and sidewalks are disrepair. Motion lighting should be added to all alleys and dark areas. Lead water lines should be replaced.
- Historic alleys are an asset to our neighborhood that shouldn’t just be paved over. Original brick and cobblestone should be repaired and maintained (like many other Ohio cities do), so that they aren’t the public blighted spaces they are today and can instead add character and quality of life to the area.
- I think the city has done a great job with most all of these issues.
- Pedestrian safety is an ongoing concern especially with the new FC stadium.
- Parking and signage repair/improvement high need. Pedestrian streetscapes; eg. Main Street.
- Sidewalks and alleys should remain public and not be gated off for private business use.
- This is largely not a huge pressing issue, but we do need funding to restore our historic alley pavers.
- Keep sidewalks as public thoroughfares and don’t let businesses chain them off.
- We need clean streets.
- New projects should retain storm water.
- Spend the money allocated to eliminating a lane and 35 parking spots on Liberty for sidewalk improvements, lighting, and neighborhood beautification attracting more investment.

Community Service Needs

The greatest emphasis was placed on activities for youth and mental health services, followed closely by crime reduction and daycare/childcare services. There are a number of existing social service and community agencies working to address the needs that were enumerated in the community survey. As one respondent noted, many of these services already exist for residents, however more persistent and active outreach to various populations may increase the effectiveness of those programs.
Respondent comments

- CBA in the plan.
- Again, I feel that OTR has many options available, it’s just a matter of making yourself aware. I know in my mother’s community a lot of the seniors create their own entertainment by having friends over and playing cards, or making puzzles etc. I feel that the schools and library provide many opportunities in these areas.
- Permanent supportive housing is a high need.
- Transportation to and from health services.
The survey results and the conversations during the public workshop indicate that housing, particularly affordable housing is a key neighborhood priority in the Over-the-Rhine neighborhood. Many comments were related to the reduction in existing low and moderate housing units within the neighborhood over the past few decades, a testament to the gentrification pressures within the Over-the-Rhine neighborhood.

Largely, the data bears out the trend of the loss of very low-income family households (less than 30% AMI) and low-income family households (less than 60% AMI) at a higher rate in the Over-the-Rhine neighborhood, compared to the City of Cincinnati as a whole. Between 1990 and 2019, the number of households in Over-the-Rhine declined by -32%, compared to -10% for the entire city.

However, the number of very low-income households in the neighborhood declined by nearly twice that rate, -56%, compared to only a -1% overall decline in the city. The number of low-income households declined by -48% in the neighborhood, compared to -16% in the city overall between 1990 - 2019.
Housing Priorities

Priority #1 - Maintain Affordable Units within the neighborhood

Most of the workshop attendees and survey respondents expressed that preserving or increasing the number of affordable housing units was the top priority. Concern was expressed about the loss of those units serving households at or below 30% AMI.

As stated above, the percent of households at or below 30% AMI is nearly 50%, down from 75% in 1990. And the concentration of households earning 60% AMI has gone from 88% in 1990 to approximately 67% in 2029.

Today, the income levels of the neighborhood are more equally distributed, which should lead to a healthier neighborhood, however the concentration of low- and moderate-income residents in the Over-the-Rhine neighborhood is still higher than the city overall.

That being said, FHAct50 projects should emphasize the creation of affordable housing units targeted to those households earning less than 60% AMI, while being mindful of not creating concentrations of poverty and ensuring a mix of incomes within the neighborhood.

Priority #2 - Emphasize the re-purposing of vacant, historic structures

Over-the-Rhine’s remaining intact urban architecture and unique history as a working class, and immigrant neighborhood gives the neighborhood an authentic sense of place that is a major attraction residents and visitors alike. This authentic sense of place is difficult to recreate if the urban fabric is lost to benign neglect or demolition.

Where possible, FHAct50 developments should emphasize the renovation of existing historic structures to provide mixed income opportunities and preserve this historic fabric of the Over-the-Rhine Neighborhood. Developers should take advantage of the federal and state historic tax credits to help offset the costs of rehabilitation.

Priority #3 - Redevelop existing vacant lots

Over the years, buildings have been lost to demolition in the neighborhood and where appropriate, those resulting vacant lots should be targeted for mixed-use redevelopment.

Developers utilizing FHAct50 funds should ensure that new construction is compatible
Neighborhood Priorities

in scale, setback and architectural detailing as the surrounding historic properties.

Priority #4 - Promote homeownership programs within the neighborhood

The tenure of OTR occupied housing units was nearly 87% renter occupied according to the 2010 Census, which is significantly higher than the 61% rental rate of the city overall. Efforts should be made to increase homeownership opportunities, especially workforce housing units (those affordable to households between 80% - 120% AMI). A strong neighborhood is a diverse neighborhood, both in income and tenure.

Priority #5 - Promote or develop repair programs for smaller investor-owned properties

With an 87% renter occupied housing stock, a significant portion of these properties are smaller buildings or owned by small investors, who either do not have the capacity to undertake a LIHTC redevelopment or have no interest in using complex federal programs. Efforts should be made to develop low-interest loan programs by local lending institutions accessible to smaller investors or promote existing programs targeted toward these property owners.

Economic Development Priorities

Priority #1 - Link existing job training programs to neighborhood residents

Survey and workshop respondents indicated that job training or counseling programs are especially important in the OTR neighborhood. The TAP high-impact partner can assist in making those linkages with interested residents and training providers.

Priority #2 - Encourage businesses that cater to residents daily needs

Survey respondents indicated there was a lack of businesses in OTR that cater to daily needs such as groceries or other household needs, at prices affordable to neighborhood residents. Many of the recent retail establishments are taverns or restaurants, or specialty stores catering to an upper-income demographic.

FHAct50 developments should explore the feasibility of first-floor retail options that could provide the necessary space for neighborhood-based businesses or convenience retail.

Infrastructure Priorities

Priority #1 - Improve streetscape and sidewalks

Residents indicated a need for improved sidewalk and general infrastructure upgrades. FHAct50 developments should incorporate upgraded sidewalks and other pedestrian amenities where feasible.

Priority #2 - Maintain historic street and alley pavers

Brick pavers and cobblestone alleyways contribute to the historic presence of the Over-the-Rhine neighborhood. In addition to reinforcing the authentic sense of place of the neighborhood, they are also natural traffic calming devices that slow traffic and enhance pedestrian safety.

Priority #3 - Examine policies related to sidewalk / alley cafes

Respondents expressed concerns about the growing number of sidewalk cafes, or
cordoned off sidewalk and alley areas for businesses that are now blocking access to those sidewalks and alleys. Public access and ADA clearances should be maintained at all times.

**Priority #4 - Continue to improve connectivity and transportation options within the neighborhood**

As OTR continues to develop, improving connectivity and transportation options for its residents should be a priority. Improving connectivity between employment and housing is a key economic development and wealth building strategy. Barriers to mobility was also identified as an impediment to fair housing choice. Improvements in transportation options can help address those identified impediments.

It is important to note that the City of Cincinnati approved the Liberty Street Improvement Project in May 2019. Construction is slated to begin in 2020 and last through early 2021.

**Community Service Priorities**

**Priority #1 - Increase access to existing social service programs and agencies for neighborhood residents**

Connecting residents with needed social service and support agencies can improve residents’ health outcomes by linking them with needed mental and physical health services, as well as ensuring they are receiving all the benefits they need and are entitled to. This is extremely important for vulnerable populations such as very low income, seniors and those who may experience mental illness.

** FHAct50 developers should ensure their residents are linked to the appropriate supportive service agencies such as the Freestore Foodbank.**

**Priority #2 - Reduce food insecurity of very low and low income residents**

Efforts should be made to reduce food insecurity of residents, especially those with young children.

** FHAct50 developers should ensure their residents are keenly aware of the services the Freestore Foodbank provides.**

**Priority #3 - Improve the crime rate within the neighborhood**

Survey respondents indicated that crime prevention programs were a high need, and that crime within Over-the-Rhine was still a concern. Crime prevention comes in many forms. Physical improvements such as increased street lighting and designing the buildings with CPTED (Crime Prevention Through Environmental Design) principles in mind are two low cost methods.

Encouraging positive police relationships with neighborhood residents is another effective crime prevention method.

** FHAct50 developments should be designed with CPTED principals in mind to reduce and prevent on-site criminal activity. Developers and their management staff should encourage relationships with neighborhood police officers and assist in organizing meet-and-greet events between residents and police.**
Market Analysis

The FHAct50 program is designed to develop or stabilize mixed-income communities and provide a catalyst for community development efforts within the Over-the-Rhine neighborhood. The planning team undertook a housing market study to quantify the existing and projected housing market through 2023. The following section summarizes the housing market demand within the neighborhood for all income levels to quantify the size and type of projects that should be undertaken over the next three to five years. The projected housing demand, coupled with the expressed neighborhood priorities, set the basis for the recommended implementation strategies outlined in the next chapter.

Defining the market

The basis for this housing analysis is the identification of a preliminary Primary Market Area (PMA). A housing PMA is the geographic area where most of the support for housing originates, where the services used by residents of housing are concentrated and where households would likely consider housing choices. This is the standard methodology used to evaluate any potential residential real estate development. Typically,
PMAs account for approximately 60% to 80% of the support component for a housing development. Site-specific market feasibility analysis determine PMAs to evaluate and quantify supply and demand characteristics of a given market. We have considered current demographic trends, employment opportunities, access, housing alternatives, community services, schools, etc., and previous research conducted by VSI to determine the market area for a site within the Over-the-Rhine target neighborhood.

The PMA is larger than the target neighborhood. It is generally is bound by E. McMillan Street to the north, Interstates 71 and 471 to the east, the Ohio River to the south and Interstate 75 to the west. The PMA includes the neighborhoods of Over-the-Rhine, downtown, CUF (Clifton Heights, University Heights, Fairview), Mt. Auburn, Pendleton and most of the West End.

A portion of support will come from some other portions of the greater Cincinnati area. However, we do not anticipate this support component will be significant especially for housing that targets lower income households. Therefore, we have not considered a secondary market area in this report.

A map of the PMA boundaries and the Over-the-Rhine target neighborhood is provided on the next page.
Demographic Analysis

The Over-the-Rhine PMA experienced a significant increase in both population and households between 2010 and 2018. This trend is expected to continue in households for the next five years. The rates of increase are much higher than that for all of Hamilton County, the Cincinnati-Middletown MSA and all of Ohio.

The following table reflects trends projected to 2023:

<table>
<thead>
<tr>
<th>Year</th>
<th>PMA</th>
<th>Hamilton County</th>
<th>Cincinnati-Middletown MSA</th>
<th>Ohio</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Pop.</td>
<td>H.H.</td>
<td>Pop.</td>
<td>H.H.</td>
</tr>
<tr>
<td>2000 Census</td>
<td>32,666</td>
<td>11,207</td>
<td>845,303</td>
<td>346,432</td>
</tr>
<tr>
<td>2010 Census</td>
<td>30,442</td>
<td>14,008</td>
<td>802,374</td>
<td>333,945</td>
</tr>
<tr>
<td>2018 Estimated</td>
<td>33,583</td>
<td>15,843</td>
<td>820,366</td>
<td>342,923</td>
</tr>
<tr>
<td>Change 2010-2018</td>
<td>3,541</td>
<td>1,835</td>
<td>17,592</td>
<td>8,978</td>
</tr>
<tr>
<td>Percent Change 2010-2018</td>
<td>11.6%</td>
<td>13.1%</td>
<td>2.2%</td>
<td>2.7%</td>
</tr>
<tr>
<td>2023 Projected</td>
<td>36,541</td>
<td>17,313</td>
<td>828,735</td>
<td>347,286</td>
</tr>
<tr>
<td>Change 2018-2023</td>
<td>2,558</td>
<td>1,470</td>
<td>8,369</td>
<td>4,363</td>
</tr>
<tr>
<td>Percent Change 2018-2023</td>
<td>7.5%</td>
<td>9.3%</td>
<td>1.0%</td>
<td>1.3%</td>
</tr>
</tbody>
</table>

Source: VGI; ESRI; 2000, 2010 Census
H.H. - Households
Pop. - Population

According to the 2010 Census, 14,008 households resided in the Over-the-Rhine PMA. By 2018, the number of households increased 13.1% to 15,843. By 2023, it is projected that a total of 17,313 households will reside in the preliminary Over-the-Rhine PMA, an increase of 9.3% from 2018.

Households by tenure are distributed as follows:

<table>
<thead>
<tr>
<th>Tenure</th>
<th>2010 (Census)</th>
<th>2018 (Estimated)</th>
<th>2023 (Projected)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
<td>Number</td>
</tr>
<tr>
<td>Owner-Occupied</td>
<td>2,319</td>
<td>16.6%</td>
<td>2,127</td>
</tr>
<tr>
<td>Renter-Occupied</td>
<td>11,689</td>
<td>83.4%</td>
<td>13,716</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>14,008</strong></td>
<td><strong>100.0%</strong></td>
<td><strong>15,843</strong></td>
</tr>
</tbody>
</table>

Source: 2010 Census; ESRI; Urban Decision Group
Market Analysis

Homeowner households accounted for 13.4% and renter households accounted for 86.6% of all occupied housing in 2018. The share of renter households is extremely high, yet typical for an urban submarket. The number of renters represents a very large base of potential support in the market for additional, modern rental housing options, as much of the housing stock is considered to be old.

The distribution of households by income and the median income by tenure within the Over-the-Rhine PMA are summarized as follows:

<table>
<thead>
<tr>
<th>Household Income Range</th>
<th>2010 (Census)</th>
<th>2018 (Estimated)</th>
<th>2023 (Projected)</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Households</td>
<td>Percent</td>
<td>Households</td>
</tr>
<tr>
<td>Less than $10,000</td>
<td>4,277</td>
<td>30.5%</td>
<td>3,928</td>
</tr>
<tr>
<td>$10,000-$19,999</td>
<td>2,870</td>
<td>20.5%</td>
<td>2,988</td>
</tr>
<tr>
<td>$20,000-$29,999</td>
<td>1,973</td>
<td>14.1%</td>
<td>1,890</td>
</tr>
<tr>
<td>$30,000-$39,999</td>
<td>1,320</td>
<td>9.4%</td>
<td>1,370</td>
</tr>
<tr>
<td>$40,000-$49,999</td>
<td>925</td>
<td>6.6%</td>
<td>979</td>
</tr>
<tr>
<td>$50,000-$59,999</td>
<td>609</td>
<td>4.3%</td>
<td>959</td>
</tr>
<tr>
<td>$60,000-$74,999</td>
<td>698</td>
<td>5.0%</td>
<td>877</td>
</tr>
<tr>
<td>$75,000-$99,999</td>
<td>603</td>
<td>4.3%</td>
<td>1,029</td>
</tr>
<tr>
<td>$100,000-$124,999</td>
<td>301</td>
<td>2.1%</td>
<td>614</td>
</tr>
<tr>
<td>$125,000-$149,999</td>
<td>147</td>
<td>1.0%</td>
<td>418</td>
</tr>
<tr>
<td>$150,000-$199,999</td>
<td>147</td>
<td>1.0%</td>
<td>420</td>
</tr>
<tr>
<td>$200,000+</td>
<td>138</td>
<td>1.0%</td>
<td>371</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>14,008</strong></td>
<td><strong>100.0%</strong></td>
<td><strong>15,843</strong></td>
</tr>
</tbody>
</table>

The median household income in 2010 was $19,502. By 2018, it increased by 29.8% to $25,320. Projections indicate the median household income will be $28,231 by 2023, an increase of 11.5% over 2018. While projections indicate an increase over the next five years, the median PMA renter income remains well below the median owner income. The $23,934 median income projected for renter households in 2023 is only one-third the $73,953 median income projected for homeowner households.

At $28,231, the projected median household income within the PMA in 2023 is much lower than that of Hamilton County ($56,916), the Cincinnati-Middletown MSA ($64,678), the state of Ohio ($57,982) and the United States as a whole ($60,996). This further indicates the potential need for affordable housing in the PMA.

The community specifically asked that we analyze how households earning 30% or below of AMI have declined since 1990. Our analysis determined that in 1990, there were 3,486 households at this income level representing 75.2% of the households in Over-the-Rhine. In 2018, the number had declined to 1,539, but represented 48.5% of households. This non-linear shift between the number of households and the percentage of households is a function of there being a decrease
in the number of households between 1990 and 2018.

Housing Demand Projection

To understand the rental environment within the PMA, we identified and surveyed by telephone 101 conventional housing projects containing a total of 8,524 units. This survey was conducted to establish the overall strength of the rental market and to identify those properties most comparable to the subject site. These rentals have a combined occupancy rate of 98.6%, a high rate for rental housing.

The following table summarizes the breakdown of conventional housing units surveyed within the PMA.

<table>
<thead>
<tr>
<th>Household Income Range</th>
<th>Projects Surveyed</th>
<th>Total Units</th>
<th>Vacant Units</th>
<th>Occupancy Rate</th>
<th>Under Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market-rate</td>
<td>54</td>
<td>4,686</td>
<td>115</td>
<td>97.5%</td>
<td>91</td>
</tr>
<tr>
<td>Market-rate/Tax Credit</td>
<td>4</td>
<td>147</td>
<td>2</td>
<td>98.6%</td>
<td>0</td>
</tr>
<tr>
<td>Market-rate/Government Subsidized</td>
<td>2</td>
<td>303</td>
<td>0</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Market-rate/Tax Credit/Government Subsidized</td>
<td>1</td>
<td>686</td>
<td>0</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td>Tax Credit</td>
<td>8</td>
<td>322</td>
<td>0</td>
<td>100.0%</td>
<td>32</td>
</tr>
<tr>
<td>Tax Credit/Government Subsidized</td>
<td>20</td>
<td>1,412</td>
<td>0</td>
<td>100.0%</td>
<td>105</td>
</tr>
<tr>
<td>Government Subsidized</td>
<td>12</td>
<td>968</td>
<td>0</td>
<td>100.0%</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>101</strong></td>
<td><strong>8,524</strong></td>
<td><strong>117</strong></td>
<td><strong>98.6%</strong></td>
<td><strong>228</strong></td>
</tr>
</tbody>
</table>

Source: VSI Telephone Survey

As the preceding table illustrates, all project types identified and surveyed are experiencing high overall occupancy rates.

We identified 228 units currently under construction within the PMA at eight properties, which are summarized in the following table on the next page.
### Under Construction Properties

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Name</th>
<th>Location</th>
<th>Project Type</th>
<th>Total Units</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>Vine Street Project</td>
<td>1507-1517 Vine St, Cincinnati, OH</td>
<td>Tax Credit</td>
<td>32</td>
<td>30%, 50% &amp; 60% AMHI</td>
</tr>
<tr>
<td>25</td>
<td>Morgan Apts.</td>
<td>19 W. Clifton St. (Scattered Sites) Cincinnati, OH</td>
<td>Tax Credit &amp; Government-Subsidized</td>
<td>48</td>
<td>30%, 50% &amp; 60% AMHI &amp; Sub; Expected completion summer 2020</td>
</tr>
<tr>
<td>67</td>
<td>821 Flats</td>
<td>821 Ezzard Charles Dr. Cincinnati, OH</td>
<td>Tax Credit &amp; Government-Subsidized</td>
<td>57</td>
<td>30%, 50% &amp; 60% AMHI &amp; Sub; Expected completion 11/2019; 100% permanent supportive housing for persons formerly or at risk for homelessness with a mental illness</td>
</tr>
<tr>
<td>75</td>
<td>Lancaster Building</td>
<td>22-24 W. Seventh St. Cincinnati, OH</td>
<td>Market-rate</td>
<td>14</td>
<td>Adaptive reuse</td>
</tr>
<tr>
<td>79</td>
<td>One 41 Willington</td>
<td>1925 Vine St. Cincinnati, OH</td>
<td>Market-rate</td>
<td>15</td>
<td>Preleasing began 6/2018; Opened 8/2018; Still in lease up</td>
</tr>
<tr>
<td>93</td>
<td>Reakirt Building</td>
<td>126 E. Sixth St. Cincinnati, OH</td>
<td>Market-rate</td>
<td>52</td>
<td>Expected completion 10/2019</td>
</tr>
<tr>
<td>99</td>
<td>Lombardy Flats</td>
<td>322 W. 4th St. Cincinnati, OH</td>
<td>Market-rate</td>
<td>5</td>
<td>Does not accept HCV; Limited surface parking on first-come, first-serve basis; Still in lease-up</td>
</tr>
<tr>
<td>100</td>
<td>Baltimore Apartments</td>
<td>330 W. 4th St. Cincinnati, OH</td>
<td>Market-rate</td>
<td>5</td>
<td>Does not accept HCV; Shares project amenities with The Lombardy</td>
</tr>
</tbody>
</table>

**Total**: 228

Source: VSI Telephone Survey

### Planned Properties

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
<th>Project Type</th>
<th>Total Units</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Freeport Row</td>
<td>Liberty &amp; Elm. Cincinnati, OH</td>
<td>Market-rate</td>
<td>110</td>
<td>110 apartments, 80 surface parking spaces and 15,000 square feet of commercial space</td>
</tr>
<tr>
<td>Market Street II</td>
<td>1830 Elm St. Cincinnati, OH</td>
<td>Market-rate</td>
<td>55</td>
<td>55 apartments, 24,000 square feet of ground-floor commercial space; 10 historic buildings and a new building</td>
</tr>
<tr>
<td>1925 Vine Redevelopment</td>
<td>1925 Vine St. Cincinnati, OH</td>
<td>Market-rate</td>
<td>20</td>
<td>20 studio and/or 1-br. Units</td>
</tr>
<tr>
<td>Eighth &amp; Main Apts.</td>
<td>721 Main St. Cincinnati, OH</td>
<td>Market-rate</td>
<td>125</td>
<td>125 units, 1,070 square feet of commercial space and 4 on-site parking spaces</td>
</tr>
<tr>
<td>Provident Bank Building</td>
<td>642 Vine St. Cincinnati, OH</td>
<td>Market-rate</td>
<td>160</td>
<td>150 1-br. &amp; 10 2-br. Units; 540 to 1,000 square feet in size; Adaptive reuse of former bank building</td>
</tr>
<tr>
<td>Heberle Lofts</td>
<td>2015 Freeman Ave. Cincinnati, OH</td>
<td>Market-rate</td>
<td>59</td>
<td>Adaptive reuse of historic school building</td>
</tr>
</tbody>
</table>

**Total**: 529
The map on the following page identifies the locations of the projects currently under construction and currently planned or proposed projects.
The market study examined the future demand for apartments and rental units based on the following project types:

- **Affordable Tax Credit Apartment Units**: 40% - 80% AMI ($22,800 - $70,300)
- **Workforce Apartment Units**: 80% - 120% AMI ($45,550 - $105,480)

Based on the housing market study, the market area should support the following project types:

- **Affordable Tax Credit (40% - 80% AMI) Apartments**: Up to 300 units based on a 5% capture rate
- **Workforce Apartment Units (80% - 120% AMI)**: Up to 110 units based on a 6% capture rate

These units can be brought online through either new construction or the renovation of existing vacant structures, however the developments must be high quality and have similar or better amenities than existing or competing developments.

The market study also examined the future demand for for-sale homes, based on the following project types:

- **For-Sale Homes at Affordable Price-Points**: 40% - 80% AMI ($22,800 - $70,300)
- **For-Sale Homes at Workforce Price-Points**: 80% - 120% AMI ($45,550 - $105,480)

The demand for Affordable for-sale homes are assumed to have price points between $80,000 and $245,000. The demand for Workforce for-sale homes are assumed to have price points between $160,000 and $370,000.

Based on the housing market study, the market area should support the following project types:

- **For-sale Affordable family homes (40% - 80% AMI)**: Up to 70 units over the next 5 years
- **For-sale Workforce family homes (80%-120% AMI)**: Up to 80 units over the next 5 years

The market study projections are basis for the new housing goals outlined in the implementation strategies in the next chapter.
Implementation Strategies

The following section outlines the various implementation strategies and community partners that are necessary to address the priority needs. The implementation strategies are organized by topic area (housing, community and economic development, etc.) and include recommended action items, responsible organizations and time frames. The time frame is delineated as immediate (0-2 years), short (3-5 years), medium (6-10 years) and long (over 10 years).

High Impact Partnership

The Over-the-Rhine neighborhood is rich with community partners that can act as change agents within the community. The high impact partner identified to help achieve the goals outlined by the community is the Freestore Foodbank. The Freestore Foodbank’s mission is to improve lives by eliminating hunger in partnership with the community. Their vision is a hunger-free, healthy, and thriving community. To that end they provide nutritious food, connect families to supportive services and ensure hope through pathways from crisis to stability.

Freestore Foodbank began in 1971 when Frank Gerson, a worker at Cincinnati’s
incinerator, saw usable household items being tossed away. The foodbank has served local families for 48 years, starting in Cincinnati, Ohio and expanding to a 20-county tristate region. They operate four locations in the Greater Cincinnati area, including the Customer Connection Center on Liberty Street in Over-the-Rhine, the Mayerson Distribution Center on Tennessee Avenue in Bond Hill, the Jeff and Darlene Anderson Family Building on Central Parkway in the West End, and our Distribution Center in Wilder, Kentucky.

Freestore Foodbank is one of the 200 food bank members of Feeding America, the nation’s largest domestic hunger-relief organization. As a food bank, they purchase, collect and distribute food to community partners, including soup kitchens, schools, emergency food pantries and social service centers, supplying over 33 million meals annually.

The Customer Connection Center in Over-the-Rhine houses a choice pantry, which supports the emergency food needs of up to 300 individuals each weekday. This center also provides essential services, including clothing, housing/rent assistance, financial management, public benefits and healthcare enrollment and transportation assistance.

Freestore Foodbank’s signature programs include: providing food assistance to address childhood hunger (Kids Cafe, Power Pack, School Pantry and KIND: Keeping Infants Nourished and Developing); bringing fresh produce to food deserts (Healthy Harvest Mobile Market); distributing supplemental food to low-income, elderly neighbors (Senior Boxes); providing wrap-around services that help families in need build stability and self-sufficiency (Stabilization Program and Customer Connection Center); and offering free workforce development training (LIFT the TriState and Cincinnati COOKS!).

The Freestore Foodbank will work with FHAAct50 developers to ensure that residents have access to healthy food options and connect residents with necessary support services such as financial management courses, emergency clothing and transportation assistance. Since FHAAct50 developments emphasize family developments, the Freestore Foodbank will be a critical partner in ensuring that kids receive nutritious meals and reduce food insecurity within the Over-the-Rhine Neighborhood.

**Neighborhood Involvement**

To ensure the Over-the-Rhine neighborhood is continually represented, the City of Cincinnati has convened an advisory committee specifically to assist in the selection of FHAAct50 developments and provide general advice on the TAP implementation.

The committee membership includes:

- Two low-income OTR residents
- One member of the Over-the-Rhine Community Council
- One developer and/or business owner in the neighborhood

The role of the advisory committee is to review the TAP and provide feedback. Other roles will include a review, feedback, and recommendations of projects once applications are received. And although feedback of the TAP is important, projects will primarily be recommended based on a scoring system that takes into account how projects align with the priorities identified in the neighborhood survey and TAP. The advisory committee will meet on a regular basis throughout the life of the FHAAct50 program.
FHAct50 Development Selection Process

The City of Cincinnati will identify FHAct50 developments through an application process that evaluates projects and their incorporation of priorities outlined in the TAP and scoring process. The scoring criteria will be based on the following six elements:

1. Threshold Requirements
   - Applicant has site control through a deed, option or other mechanism
   - Primary financing is committed to the project
   - The project creates a minimum of at least 20 residential dwelling units
   - The developer has past experience with the LIHTC program
   - 100% of the proposed new LIHTC units will be matched with new market-rate units

2. Project Financing
   - The project highly leverages any requested City funds
   - The project has a high debt coverage ratio to ensure long-term financial soundness of the development

3. Project Units
   - The development maximizes the total number of new units
   - The development targets households with incomes at or below 30% AMI
   - The development contains a 100% market-rate unit match
   - The development is creating new units versus a rehabilitation of existing units

4. Community Engagement
   - The proposed development is consistent with the goals and objectives of the TAP
   - The proposed development has a Community Engagement Plan

5. Development Team
   - Prior experience with the LIHTC program and placing projects in service
   - The development team is led by a minority or women-owned development firm.

6. Quality of life
   - The project contains on-site amenities, such as laundry, storage facilities, resident services, and community or green space
   - The development incorporates family units (2-bedroom or larger)
   - The development accommodates residents with varying abilities and needs through the incorporation of universal design, aging in place, or visitable components.
   - The development promotes energy efficiency through LEED or other Green Building certification
   - The development eliminates blight of existing buildings or other blighting conditions.

The city will take applications from interested developers review them with the TAP Advisory Committee.

Affirmatively Furthering Fair Housing

All FHAct50 developments will help achieve objectives of the City of Cincinnati and Hamilton County 2019 Fair Housing Assessment. From the Assessment, the selected FHAct50 developments will help address the following:

1. Barriers to mobility of families with vouchers

For those families who choose to live in OTR, developments financed through the FHAct50 program will accept Housing Choice Vouchers.
2. Barriers to housing choice for people with disabilities

Cincinnati’s application for the FHAct50 will encourage developments that incorporate universal design, are visitable, and enable residents to age in place.

3. Lack of Resources to serve the housing needs of protected classes or low-and moderate-income people.

FHAct50 Credits will help fund developments that will provide affordable housing options to low and moderate-income households.

4. Lack of coordination among current the current system of housing agencies and organizations that provide supportive services.

Coordination with the high impact partners along with public and private investment can help to ensure that protected classes not only get the housing they deserve, but also exposure to services that can help them achieve greater economic opportunities, housing stability, and a pathway out of poverty.
## Housing Strategies

<table>
<thead>
<tr>
<th>Outcomes</th>
<th>Actions</th>
<th>Responsible Organization</th>
<th>Time frame</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reduce the number of vacant and/or dilapidated structures and empty lots by 15% in the next five years</td>
<td>Emphasize re-purposing of vacant and blighted structures to create new housing opportunities over demolition</td>
<td>City of Cincinnati</td>
<td>Immediate</td>
</tr>
<tr>
<td></td>
<td>Develop incentives encourage rehabilitation of structures for mixed income, including varying affordable and market-rate housing</td>
<td>City of Cincinnati</td>
<td>Short</td>
</tr>
<tr>
<td>Develop new affordable rental housing and homeownership opportunities within the five year period defined in the market study</td>
<td>Construct up to 300 new rental housing units targeted to households earning less than 80% AMI</td>
<td>City of Private housing developers</td>
<td>Medium / Long</td>
</tr>
<tr>
<td></td>
<td>Promote mixed income communities by constructing up to 110 new rental housing units targeted to households earning between 80% - 120% AMI</td>
<td>City of Private housing developers</td>
<td>Medium / Long</td>
</tr>
<tr>
<td>Increase the quality of the existing housing stock within the neighborhood</td>
<td>Continue targeted code enforcement efforts to stabilize the existing housing stock</td>
<td>City of Cincinnati</td>
<td>Short</td>
</tr>
<tr>
<td></td>
<td>Over the next 18 months provide financial incentives, or market existing programs to homeowners and small developers for necessary exterior improvements and cure code violations</td>
<td>City of Cincinnati</td>
<td>Immediate</td>
</tr>
</tbody>
</table>
### Housing Strategies - Continued

<table>
<thead>
<tr>
<th>Outcomes</th>
<th>Actions</th>
<th>Responsible Organization</th>
<th>Time frame</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coordinate FHAct50 efforts with existing or emerging plans with OTR and surrounding neighborhoods to the extent feasible, and Plan Cincinnati</td>
<td>Ensure FHAct50 developments align with plans of the neighborhood as well as Plan Cincinnati</td>
<td>City of Cincinnati</td>
<td>Immediate</td>
</tr>
<tr>
<td></td>
<td>Ensure new FHAct50 developments are generally consistent with the Over-the-Rhine Conservation Guidelines for New Construction</td>
<td>City of Cincinnati</td>
<td>Medium</td>
</tr>
</tbody>
</table>

### Economic Development Strategies

<table>
<thead>
<tr>
<th>Outcomes</th>
<th>Actions</th>
<th>Responsible Organization</th>
<th>Time frame</th>
</tr>
</thead>
<tbody>
<tr>
<td>In the next year, recruit at least one business that caters to resident’s daily needs</td>
<td>Work with existing entrepreneurship partners to fill storefronts with neighborhood businesses</td>
<td>City of Cincinnati Neighborhood Business Owners FHAct50 developers</td>
<td>Medium</td>
</tr>
<tr>
<td>Grow personal wealth within the neighborhood</td>
<td>Link at least 20 residents with existing job training programs in the next 12 months</td>
<td>City of Cincinnati Freestore Foodbank FHAct50 developers</td>
<td>Immediate</td>
</tr>
<tr>
<td></td>
<td>Encourage entrepreneurship within the community by conducting bi-annual workshops on how to start your own business</td>
<td></td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td>Provide jobs or job training to local residents through FHAct50 development activities</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

Over-the-Rhine Target Area Plan
<table>
<thead>
<tr>
<th>Outcomes</th>
<th>Actions</th>
<th>Responsible Organization</th>
<th>Time frame</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improve the appearance and connectivity of neighborhood gateways and</td>
<td>Implement the Liberty Street Safety Improvement Project in 24 - 36</td>
<td>City of Cincinnati</td>
<td>Short</td>
</tr>
<tr>
<td>major corridors</td>
<td>months</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintain the historic integrity of the neighborhood</td>
<td>Dedicate funds toward maintaining the historic street and alley paver</td>
<td>City of Cincinnati</td>
<td>Long</td>
</tr>
<tr>
<td></td>
<td>system in sections so that in 5 years it is stabilized</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ensure balance between users of the public sidewalks and alleyways</td>
<td>Over the next 12 months, evaluate the current policies related to side-</td>
<td>City of Cincinnati</td>
<td>Immediate</td>
</tr>
<tr>
<td></td>
<td>walk cafe permits and alley closures</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Health and Safety Strategies

<table>
<thead>
<tr>
<th>Outcomes</th>
<th>Actions</th>
<th>Responsible Organization</th>
<th>Time frame</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase resident access to existing social service programs and agencies</td>
<td>Actively market available services to existing and new residents</td>
<td>Freestore Foodbank</td>
<td>Short</td>
</tr>
<tr>
<td>Reduce food insecurity of Over-the-Rhine residents</td>
<td>Ensure all FHAAct50 development managers are aware of the services of the high impact partner</td>
<td>Freestore Foodbank</td>
<td>Short</td>
</tr>
<tr>
<td>Improve the crime rate within the neighborhood</td>
<td>Where feasible and practicable, encourage developments to incorporate CPTED principles</td>
<td>FHAAct50 Developers</td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td>Encourage positive interactions between police and new residents</td>
<td>FHAAct50 Developers and management staff</td>
<td>Short</td>
</tr>
</tbody>
</table>