

Housing Advisory Board
Minutes from April 29, 2022

Location: Centennial II, 805 Central Avenue Suite 700: Griesel Rooms A and B

Members in attendance:

Roxanne Qualls	Brendon Cull
Reggie Harris (via telephone)	Steve Leeper
James Watkins	Arlene Nolan
Cinnamon Pelly	Nelson Pierce
Susan Thomas	Gregory Johnson
Kristen Baker	Bobby Maly

Member Not in Attendance:

Sister Sally Duffy

Guests:

Assistant City Manager Billy Weber

Call to Order:

A special meeting of the Housing Advisory Board was held in Griesel Rooms A and B at Centennial II Building at 805 Central Avenue. Chairperson Qualls convened the meeting at 10:03 A.M.

Administrative Action:

The Chair requested the roll; ten members were present during roll call, with two members arriving after the roll. With twelve members present, a quorum was established.

The meeting minutes from the April 25th, 2022, Housing Advisory Board meeting were distributed to members. Members noted the misspelling of a member's name and attendance status of member James Watkins as needing corrections. There were no objections to the approval of minutes with corrections.

General Overview:

Markiea Carter, Director of Community and Economic Development, delivered a presentation about the Affordable Housing Trust Fund legislation and the history of the partnership with the Cincinnati Development Fund. Director Carter provided an overview of Affordable Housing funding sources, including those used to fund the Affordable Housing Trust Fund, the City's Notice of Funding Availability, the TIF District 25% Affordable Housing Allocation, and the City's property tax incentives. Director Carter and Roy Hackworth, Housing Division Manager, reviewed and explained Federal Entitlements sources for renters and homeowners and briefly discussed Section 108 funding.

The chair opened the floor for questions. Members asked what affordability is. The staff explained different funding sources require different Area Median Income (AMI) targets. Members explained they would like to understand – within the Affordable Housing Trust Fund's fund of funds- which AMI targets are being reached and the fund allocation to each target. Assistant City Manager Weber explained that we are open to discussing this for the City funds that do not include section 108. Mr. Weber stated that he would like to have this

board discuss those needs and provide a policy recommendation. Director Carter explained that the administration can investigate who is being assisted by current programs.

Members discussed their perspective on affordability and what needs the current resources are addressing and not addressing. The conversation began with a 9% LIHTC program addressing 60% AMI and lower and the resources required to provide those units. Compared to 60% AMI to 120% AMI and the limited resources needed to give those units. Some members expressed concern about a significant need for 0% to 40% AMI units, and this board and its recommendations should not ignore this. The discussion left the question of the real or not real difficulties of providing actual mixed-income development.

Board members wished to step back and consider the bigger picture. A discussion ensued regarding the handout outlining guiding principles. Members suggested that the board needed to determine what we are doing now and what we would like to do in the future. Upon reviewing the guidelines, members disagreed with the use of the term “deconcentrating poverty.” It was decided that this term will be replaced with more inclusive language, which reflects the desire to deconcentrate both poverty and wealth, and that will focus on housing diversity and building communities with greater opportunities for all.

The board continued to discuss guidelines articulating different considerations the board should focus on. The panel discussed increasing the number of affordable housing units via renovation, development, and homeownership support. The board also discussed advocating for changes to state law, all while continuing to focus on neighborhood quality.

There was some confusion regarding the difference between Advisory Board guidelines and guidelines for CDF. Members discussed guidelines instructing CDF to leverage investment to support mixed-income projects and neighborhoods, create a spectrum of opportunities, align city dollars to support LIHTC projects, work to have city resources match the funding timeline with pipeline projects and other funding sources, identify opportunities for increased participation of WBE and MBE firms through development, and encourage energy efficiency and sustainability.

The Chair called for a close discussion due to meeting time. Chair determined with members and announced the next meeting on Friday, May 13, 2022, at 10:00 AM. Before the adjournment, the Chair announced that the agenda would include approval of guidelines. Director Carter informed members next meeting will consist of a detailed presentation of the CDF guidelines to allow for discussion.

The Chair adjourned the meeting at 11:27 AM EDT.