

Housing Advisory Board

Meeting Minutes from March 25, 2022

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

Attendance:

Board of Trustees

Roxanne Qualls (Chair) Kristen Baker, Brendon Cull, Sister Sally Duffy, Reggie Harris, Kevin Hughes, Gregory Johnson, Steve Leeper, Arlene Nolan, Cinnamon Pelly, Pastor Nelson Pierce, Jr., Susan Thomas, James Watkins

Members not in attendance:

Bobby Maly (Stephen Smith from Model Group attended for Bobby Maly, but he is not a member of the board.)

Guests: Interim City Manager, John Curp; Mayor Aftab Pureval; Assistant City Manager Billy Weber; Joe Huber (CDF); Luke Blocher (Counsel for CDF)

Call to Order: A quorum being present, the initial meeting of the Housing Advisory Board meeting convened at 11:00 a.m.

General Overview:

Markiea Carter, Director of Community and Economic Development, explained the purpose of the board and introduced the board members. Board Chair, Mayor Roxanne Qualls, greeted the board and explained that each member was chosen for their expertise, and that they will have an impact on the decisions made by the administration. Finally, each board member introduced themselves.

Interim City Manager John Curp explained that housing—particularly affordable housing—is a top priority for this new administration, which is confirmed by the creation of the Housing Advisory Board. Assistant City Manager Billy Weber told the board that their work will be impactful and not superficial. The administration is seeking real policy recommendations from the board.

Kaitlyn Geiger from the City Solicitor's Office gave a presentation about the legalities of serving on the board. She reminded everyone that all discussions of the board are public records. With regards to conflicts of interest, board members will have to abstain from voting.

Roy Hackworth from DCED's Housing Division provided a presentation regarding the housing resources that the City utilizes. Questions were received from Chair Roxanne Qualls and Council Member Reggie Harris regarding what constitutes the Affordable Housing Fund, the balances of the affordable housing components for TIF districts, as well as what is a 108 Loan and whether it can be used only for new construction, or for rehabs as well.

Mayor Aftab Pureval arrived and spoke about the goals of the Housing Advisory Board, as well as his administration's priority of funding the Housing Trust Fund. The mayor also said that the board will provide recommendations on zoning and tax incentives.

The Department of Community and Economic Development presented a slide show about the Housing Advisory Board and the Affordable Housing Trust Fund. This led to several questions including: Does Principal and Interest get repaid? What about private leverage and what are the terms of it? What is included in the Trust Fund and what is CDF? How does the Affordable Housing Trust Fund interplay with NOFA? Member Steve Leeper stated that some funding sources are more useful than others, so he would welcome greater clarity on the sources, how they can be used, and how they can be paid back. Luke Blocher of CDF explained that the goal is to have all of the sources in one place, which will make it easier for a developer to create affordable housing. At this time, Chair Qualls recommended completing the presentation before allowing more questions to be asked.

The Chair asked for additional questions regarding next steps. Member Duffy asked if the goal is also mixed income neighborhoods, to which Roxanne Qualls replied affirmatively. The chair also set the goal of having a solid tax base, as well as providing assistance for City residents to obtain affordable housing. She noted that funds have been allocated for the funding of consultants as needed.

Joe Huber of the Cincinnati Development Fund gave a presentation about who/what they are, with whom they collaborate, and what sources they use for funding. The Chair asked which members of the CDF board are also on the Housing Advising Board. Joe explained that three members of the CDF board were present at the meeting, but that only two of them are also on the Housing Advisory Board. CM Harris asked why he didn't see the City's funds in the CDF presentation, to which ACM Weber replied that the administration would provide a presentation that will elaborate further.

It was agreed that the next meeting of the Housing Advisory Board will be in 3-4 weeks.

There being no further business, Chair Qualls moved to adjourn the meeting. After approval from the other members, the meeting was adjourned at 12:30 p.m.