

Appendix A: 2021 Annual Action Plan by Grant, Community and Programs & Projects

2021 Annual Action Plan by Grant, Community and Programs & Projects		
Community Development Block Grant		
Community	Project/Program	Amount
Addyston	Acquisition and Demolition	\$15,000
Cleves	Community Park ADA Playground	\$58,000
Colerain Township	Sidewalk Repair and Maintenance Program	\$30,000
Colerain Township	Groesbeck Strategic Plan + Implementation	\$30,000
Colerain Township	Emergency Home Repairs	\$10,000
Colerain Township	Acquisition and Demolition	\$30,000
Columbia Township	Senior/Community/Event Center Elevator Installation	\$65,000
Delhi Township	Delhi Park ADA Playground	\$50,000
Elmwood Place	Township Avenue and Vine Street Reconstruction	\$45,000
Elmwood Place	Acquisition and Demolition	\$45,000
Forest Park	Home Improvement Repair Program	\$7,500
Golf Manor	Code Enforcement	\$13,000
Greenhills	Homeowner Repair Program	\$10,000
Green Township	Senior Center Parking Lot Reconstruction and Expansion	\$110,000
Lincoln Heights	Memorial Park Playground	\$50,000
Lockland	Acquisition and Demolition TBD	\$32,000
Loveland	Water Valves	\$75,000
Newtown	Short Park Revitalization Basketball Courts	\$25,000
Norwood	Forest, Robertson, Varelman Street Reconstruction	\$300,000
Norwood	Sidewalk Improvements ADA and Safety Matching Program	\$50,000
Norwood	ADA Curb Ramp Replacement	\$30,000
Sharonville	Community Center Elevator Modernization Project	\$73,000
Silverton	Montgomery Rd Gateway	\$40,000
Silverton	Homeowner Repair Revolving Loan Fund	\$20,000
Springdale	Homeowner Repair Program	\$15,000
Springdale	Two New Bus Shelters (Kemper, Springfield Pike)	\$25,000
Springdale	Tree Planting	\$15,000
Springfield Township	West College Hill Neighborhood Services	\$50,000

Community	Project/Program	Amount
Sycamore Township	Bechtold Park ADA Improvements	\$110,000
Woodlawn	Acquisition and Demolition TBD	\$10,000
TOTAL Community Projects		\$1,438,500
Agency	Project/Program	Amount
HCDC	Economic Development Services	\$50,000
H.O.M.E.	Fair Housing Services	\$75,000
To Be Determined	Mini-Grants for Planning	\$100,000
To Be Determined	Nonprofit Services	\$550,000
To Be Determined	Homeowner Housing Programs	\$100,000
Hamilton County Public Health	HUD Lead Control Program Matching Funds	\$100,000
To Be Determined	Community and Economic Development Assistance Program (CEDAP)	\$525,000
To Be Determined	Section 108 Loan Pool	\$0
Total Community Wide Programs		\$1,500,000
Planning + Development	Planning + Administration	\$550,000
Total CDBG		\$3,488,500
HOME Investment Partnership Program		
Agency	Project/Program	Amount
To Be Determined	Housing Development Projects & Programs	\$1,286,055
Lydia's House	CHDO Start Up Technical Assistance + Operating Support	\$50,000
Planning + Development	Administration	\$148,451
Total HOME Projects & Programs		\$1,484,506
Emergency Solutions Grant		
Agency	Project/Program	Amount
Strategies to End Homelessness	Rapid Rehousing Program + Homeless Prevention	\$273,638
Strategies to End Homelessness	Administration	\$19,023
Total ESG Projects & Programs		\$292,661

Attachment B: 2019 Analysis of Impediments to Fair Housing and Action Plan Update

To access this update plan, please visit this link on our website:

<https://www.hamiltoncountyohio.gov/common/pages/DisplayFile.aspx?itemId=15912327>

Hamilton County and City of Cincinnati

2020 Analysis of Impediments to Fair Housing Action Plan Update

In 2019, County and City staff worked together to solicit and hire an outside consulting to conduct this analysis. Xavier University's Community Building Institute met with community stakeholders, analyzed data and made recommendations for improvements to further fair housing. The recommendations are broken into two areas: RESOURCES NEEDED and SYSTEMATIC CHANGES NEEDED as outlined below. Progress made in 2020 and Plans for 2021 are included below each section.

RESOURCES NEEDED TO MAKE A MEASUREABLE DIFFERENCE

Establish a city and a county affordable housing trust fund(s)

Cities and regions across the country are pledging millions of dollars to create and maintain affordable housing in places where the market is no longer adequately keeping up with demand. This need is heightened because federal funds for this purpose are declining significantly and because private market property owners are able to command higher rents in strengthening real estate markets, and because as properties age and are not maintained, they are no longer livable and are being demolished. The scale of this problem demands that significant resources be dedicated to this purpose.

Over the next several years both the City and the County should be aspiring to make up to \$10 million available annually until the need is reduced.

2020 Progress: A Housing Trust Fund was established in 2019 for the City of Cincinnati, but no funding source has been identified. Petitions are being circulated to collect enough signatures to put this on the November 2021 ballot. Historically, County HOME funds were used primarily for tenant based rental assistance (TBRA) programs until 2016. Since then, County HOME funds have been awarded to create 524 units of affordable housing with \$5.4 million leveraging \$112 million in investments.

2021 Plans: County Commissioners recently passed a 2021 operating budget with \$1 million set aside for affordable housing. County will continue to explore housing programs for renters, homeowners, landowners, etc. in the coming year to build upon this progress, using CDBG, HOME and General Fund dollars. Research will continue on a County housing trust fund.

Support catalytic economic and community development investments in north central Hamilton County

The communities in north central Hamilton County (in both the City of Cincinnati and Hamilton County) have affordable housing, both rental and ownership, and they have social networks that have included Black families and immigrant and refugee families for decades. These are mostly small political jurisdictions that have a difficult time generating the funds necessary for catalytic economic and community development projects. The region needs to support these communities and provide resources for the kinds of projects that can improve the trajectory of these places so they stay welcoming communities of choice.

2020 Progress: “Housing Our Future” housing strategy outlined suggestions and County HOME funds are being used to develop Housing Action Plans for six communities to identify and create these investments.

2021 Plans: Pilot programs and projects will begin in 2021 using CDBG, HOME and General Funds.

Support regional and community-based organizations that create and support affordable housing

Regional development organizations like the Port, the Hamilton County Landbank, Homesteading and Urban Redevelopment Corporation (HURC), Cincinnati Metropolitan Housing Authority, Local Initiatives Support Corporation (LISC) of Greater Cincinnati and Northern Kentucky, Habitat for Humanity Greater Cincinnati, Volunteers of America, Working in Neighborhoods, the Housing Network of Hamilton County, and the myriad of private and non-profit agencies working to provide stable, supportive affordable housing options should be supported to maximize production.

Community-based community development corporations (CDCs) and other kinds of community and housing organizations play an important role in comprehensive community development. They provide and maintain affordable housing, engage residents, are accountable to them, and help create positive local change. When these organizations are well staffed and properly resourced, they can accomplish great things in the communities where they work. We do not necessarily need to create more CDCs, but we need to support those that are doing good work and encourage them to work in more communities.

2020 Progress: Given the global pandemic and changes it brought in 2020, progress was stalled in this area. County staff will be working with these and other partners to brainstorm and test new programs.

2021 Plans: County staff will continue meetings with lenders to maximize these and other funds; for example, CDBG, HOME and General Funds can be used for grants and loans to help homeowners fix property maintenance/code enforcement issues.

Support agencies which protect vulnerable households

There is an existing network of organizations that support vulnerable protected class household, including the Legal Aid Society of Greater Cincinnati, Housing Opportunities Made Equal (HOME), Community Action Agency (CAA), Freestore Foodbank, Urban League of Greater Southwestern Ohio, Talbert House, Strategies to End Homelessness, Greater Cincinnati Homeless Coalition, Lighthouse Youth Services, St. Vincent DePaul, Catholic Charities Southwestern Ohio, and many others. While the right long-term solution to issues these organizations work on is that all households should have the resources and the capacity to support themselves, we are a long way from that today. These organizations need to be adequately resourced to follow their missions, and then held accountable for agreed upon outcomes.

2020 Progress: CARES funding provided over \$25 million in support for these and other agencies to assist homeowners, renters, small businesses, etc. During this year, the need for stronger partnerships, centralized data sharing and technical assistance was quite apparent.

2021 Plans: County staff is working with the National Community Development Association and HUD to allow for capacity building training, especially for nonprofit with people of color in leadership positions to be exempt from the planning and administration cap of the CDBG program. Locally, the Greater Cincinnati United Way has also volunteered to assist in this effort.

ACTIONS NEEDED TO CHANGE OUR SYSTEMS:

Expand public transportation

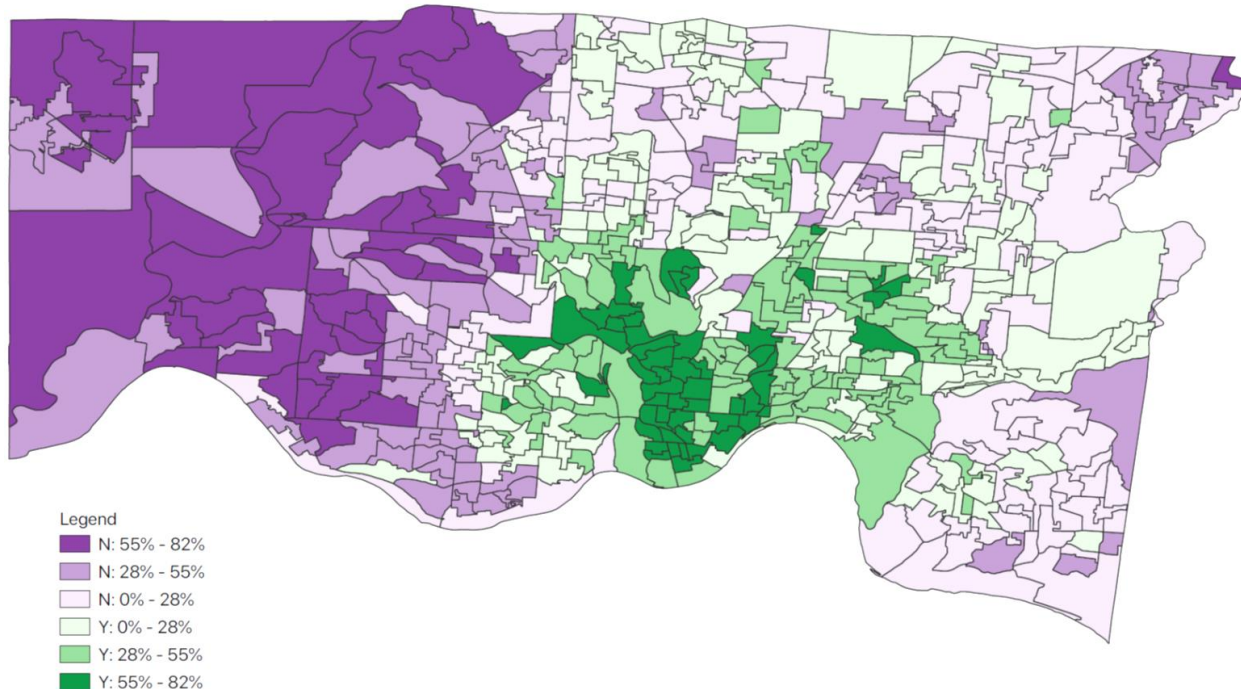
Much of Hamilton County remains off limits to protected class households who need public transportation. Access to public transportation is poor in many communities because service is limited, routes are not well designed, and location stops are restricted.

Access to reliable public transportation needs to be extended throughout Hamilton County and to employment and other opportunities throughout the region.

2020 Progress: In April 2020, Hamilton County residents passed new funding mechanism to expand the public transportation system and upgrade current routes, vehicles and related infrastructure to improve access for many communities. A map of the election results follows:



Issue 7 Performance Map Hamilton County 2020 Primary



2021 Plans: The County encouraged local governments eligible for CDBG funds to request funding for infrastructure improvements to improve bus shelters, etc. The City of Springdale will be improving two shelters in 2021 on Kemper and on Springfield Pike.

Create more lending products that work for protected class households

Access to capital for mortgages and home improvement loans remains a challenge for protected class households. Access to good, affordable home ownership opportunities are often limited because people cannot get appropriate loan products. The housing crisis and the following tightening of credit standards has only made an already difficult situation worse.

There are thousands of single-family homes in Hamilton County available for sale for under \$100,000. This could translate into monthly housing expenses of under \$800 a month and provide very affordable options for people.

Banks are often unwilling to lend smaller mortgage amounts, or make loans for purchase and rehabilitation. These issues, along with racial disparities, as evidenced by Home Mortgage Disclosure Act (HMDA) data, and people with poor credit histories, all conspire to limit access to capital in communities that would be great options.

2021 Plans: Outreach will occur in the first half of 2021 to develop an action plan for this goal.

Improve housing crisis response

Being evicted, unable to find housing you can afford or becoming homeless are among the most traumatic, chaotic, stressful, destabilizing situations a household can endure. This is the definition of a crisis for a family. When a household is in the midst of this kind of situation, they need immediate support. The current network of help lines, support services, and intake systems designed to support these most vulnerable households are tremendously overburdened, in part due to the lack of affordable housing units.

During focus group meetings, vulnerable households reported feeling abandoned by the systems that are designed to help them at this critical “intake” moment. There needs to be a better way to humanize this process and provide a more effective response to households in crisis.

2020 Progress: The COVID-19 pandemic only exacerbated this need. Weekly and monthly meetings took place to address the rental assistance and eviction crisis.

2021 Plans: Strategic planning and clear action steps will take place in the first half of 2021 utilizing the general CARES funding, CDBG funding, COOHIO funding and ESG and ESG-CV funding.

Engage in active, consistent professional code enforcement

Poor property conditions are a huge problem for protected class households, especially in rental and owner-occupied units. Lack of access to capital, as described above, is part of the problem. Unscrupulous property management practices by large Real Estate Investment Trusts (REITs), who now own significant numbers of multi-family and single-family homes in the region, is another. There are also smaller rental property owners, some who are local and some who are not, who are not properly maintaining their properties.

Active, consistent, professional code enforcement is a critical part of what it takes to manage these kinds of units.

In small political jurisdictions, this function is often a part-time position. In bigger cities, competing interests often limit resources.

In all of these places, good code enforcement is the only protection many protected class households have to ensure their units are safe and healthy. Helping shore up this function of government is important to safe sanitary housing and to protection vulnerable households.

2020 Progress: The COVID-19 pandemic only exacerbated this need. No progress made.

2021 Plans: County staff will work on this initiative as part of the Housing Action Plans in six communities.

Change zoning codes to open new areas to protected class households

Zoning codes and land use decisions often constrain housing choices in communities. Many of these codes and plans have been in place, and unchanged, for decades. Restrictive single-family zoning districts, large lot size requirements, onerous planned unit development regulations, and hearing processes often constrain housing variety in a place.

These regulations are enacted to protect property values, but they also sometimes effectively limit choice and options for protected class households. Jurisdictions in the County with these kinds of restrictive codes should be encouraged to eliminate restrictive provisions and seek to expand options for their residents and be more welcoming to new residents.

Elected and appointed officials should be supporting expanded housing options throughout Hamilton County and supporting organizations and jurisdictions that pursue them.

2020 Progress: No progress made.

2021 Plans: County staff will work on this initiative as part of the Housing Action Plans in six communities.

Discussion:

Over the next 4 years, these goals and recommendations will be measured and re-evaluated to remain organic as strategies and programs are tested, revised, refined and shared. The progress will be measured in annual Action Plans and CAPERs as well as public meetings, reports and complimentary planning efforts.

Attachment C: Public Notices

Public notice is given that Hamilton County, Ohio drafted the 2021 Action Plan for the Community Development Block Grant, HOME Investment Partnership Program and Emergency Solutions Grant programs. Public hearings will be held Jan 7 and Jan 14 at 1 PM, County Admin Building, 138 E. Court St, Rm 603; Cinti, OH 45202. 30 day comment period is Dec 16, 2020 to Jan 15, 2021. The Board of County Commissioners will vote on the Plan Jan 21, 2021. The Plan is available at https://www.hamiltoncountyohio.gov/government/departments/community_development or 138 E. Court St, Room 1002, Cincinnati, OH 45202. Send written comments to joy.pierson@hamilton-co.org or the above address.

Attachment D: Public Comments

TBD