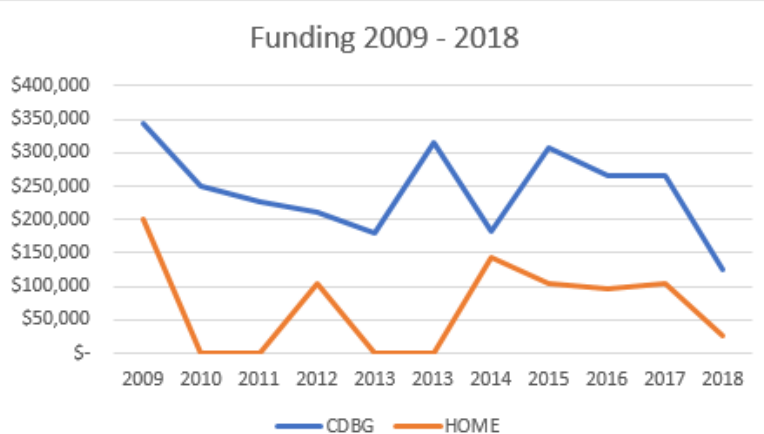


Community Development Corporations Association of Greater Cincinnati

Policy Priorities at May 11, 2018

1. Identify and increase ongoing source of operating support dollars for community development corporations (CDCs).

The CDCs leverage public and private funding to multiply the benefits of City dollars, creating positive economic impact while improving the quality of life through reduced blight, job creation, renovated housing, improved business districts, enhanced community health, and ongoing community engagement. As indicated on the attached 2017 Annual Report, CDCs generated over \$79 million in economic impact in 2017. Our CDCs are engaged and ready to move forward with projects and services as their scopes of work continue to expand, while at the same time our support has remained stationary rather than increased to meet the need. We now have more players and more projects underway but funding has not increased with the need.



2. Improve City policies to support mixed-income neighborhood development, including inclusionary zoning, property tax relief in rapidly improving neighborhoods, housing court, the affordable housing trust fund and more.

As neighborhoods begin to improve, legacy residents often feel threatened by rapid changes and a higher cost of living. Added attention and investment in neighborhoods can drive up rental and sale prices, slowly pushing out low income and long-term residents. CDCs value the historic economic and racial diversity of our neighborhoods and advocate for policies and funding decisions geared toward ensuring mixed-income neighborhoods. Some policy recommendations include inclusionary zoning efforts, exploring property tax relief for legacy residents, fully funding the affordable housing trust fund, and giving preference to nonprofit developers in City funding programs. Development in all city neighborhoods should be inclusive and available to people at a variety of income levels.

3. Increase city support for development projects by providing increased gap funding for market rate and affordable housing development (rental and homeownership).

Project financing provided by the City of Cincinnati has been critical to neighborhood housing development projects. These funds leverage traditional bank financing, tax-credits and other sources of investment in our neighborhoods. Whether affordable or market rate, rental or single-family homeownership, these projects help meet a growing demand for housing in City neighborhoods. In addition to increasing property values, these projects create jobs and help drive business development. Ultimately these projects expand the tax base, help create thriving housing markets and safe neighborhoods, drive economic development and return far more than the original investment to the City. With rising construction costs and a limited workforce, costs to rehab and construct new housing are increasing, making the need for gap funding even more critical than before if we are to maintain economic diversity in our housing supply and ensure our neighborhoods are accessible to people from various income levels.

4. Improve staffing levels within the Department of Community & Economic Development in order for the City to be more responsive to housing and economic development projects in neighborhoods.

The Department of Community and Economic Development has been a key partner in neighborhood redevelopment in the City. Whether through their work on housing projects, mixed-use development projects in our neighborhood business districts or business development services, the Department has been an indispensable partner in the transformation of our successful neighborhoods. While the Department is proactive, forward-focused and driven by outcomes, it needs greater resources and interdepartmental support so that housing and economic development projects can be evaluated, underwritten and contracted expeditiously.

5. Increase support for neighborhood business district projects, including activation, and small business development focused in revitalizing neighborhoods to ensure future retail and commercial opportunities reflect the diversity and the character of the neighborhoods.

While growth is often viewed through the lens of large-scale brick and mortar projects, it is what happens in the preceding years that is truly transformative. Neighborhood CDCs are demand builders as much as supply builders. We work day-to-day on placemaking and demand-generating activities in our communities. These project types might include programming, community engagement, social media marketing & storytelling, public art installations, temporary and permanent traffic calming projects, pop up retail and much more. We need continued support for this phase of our revitalization efforts. Not only does this support need to come in the form of funding but also in the form of policy support around parking requirements, zoning, building codes, traffic calming, etc.