Housing Our Future: 2020 Progress and Looking Ahead to 2021

January 2021

Thanks to our webinar series sponsor:
Housing Our Future is working to produce and preserve affordable accommodations.

LISC of Greater Cincinnati unveils Housing Our Future

HILLARY COPSEY | TUESDAY, JUNE 2, 2020
New Initiatives in 2020

WITHOUT A DEED

Are you without a deed to your home?
Is the title in your name?
If not, your ownership could be at risk.

Do It Yourself Darlin
A women-centered, affordable home repair and renovation service.

REPAIR & UPDATE SERVICES OFFERED:
Drywall & Plaster • Finish Work • Bathroom & Kitchen
Indoor/Outdoor Painting • Decks • Weatherizing • Flooring
Cosmetic Home Improvements

CMHA Offering Bonuses To Property Owners Who Accept Vouchers

By ANN THOMPSON • JUL 23, 2020
New Initiatives in 2020

Rent, Mortgage, Water & Sewer Assistance

Ohio’s Home Relief Grant

Who is Eligible?
- Households at or below 200% FPL and who have been impacted by COVID-19
- Income guidelines per Household Members:
  - 1 person: $21,410
  - 2 members: $34,440
  - 3 members: $41,490
  - 4 members: $51,580
  - 5 members: $64,840
  - 6 members: $70,320

Mercy Health Sponsors Eviction and Foreclosure Prevention Program in Bond Hill and Roselawn

Hamilton County Cares Rent & Utility Relief Program

Housing Our Future
Strategies for Cincinnati and Hamilton County
New Initiatives in 2020

From National LISC:
11.05.2020 - LISC Stories and Housing

From California to Ohio, LISC Boosts Housing Developer Capacity

For more than 20 years, LISC has offered an affordable housing developer boot camp in California called the Housing Development Training Institute (HDTI). Earlier this year, LISC brought this successful training model to developers outside of California for the first time, training 20 developers across Ohio thanks to support from U.S. Bank Foundation. To learn ...

Lawsuit: Cincinnati's tax breaks hurt Black neighborhoods, increase segregation

Dan Horn  Cincinnati Enquirer
Published 10:16 a.m. ET Jul 28, 2020 | Updated 1:09 p.m. ET Jul 28, 2020

View Comments
Housing Our Future
Presentation by Callie Seltzer
LISC Housing takes a systems approach to the affordability and production challenges.

**Starting** with local vision, knowledge and commitment to solving complex community housing and affordability challenges.

**Adding** financial and policy acumen of LISC Housing to design financial products and appropriate policy system shifts to unlock production.

**Pooling** of corporate, philanthropic, and government resources that align to local market need/gaps and drive housing production where it’s most needed.

Production strategies and financial mechanisms that serve unmet needs of local communities, the market, and of funders/financiers.
LISC seeks to invest in organizations and strategies that can scale proven approaches to creating affordability and wealth-building through housing.

- Community driven and strategic, leveraging broader anti-displacement outcomes
- Build sustainability among potential investment partnerships and support ecosystem of affordability
- Create policy environments that reduce pressures on affordability
- Maximize the benefits of other housing capital provided by LISC and our partners
How does loss of income effect housing stability?

<table>
<thead>
<tr>
<th>Assisted Renters</th>
<th>Unassisted Renters</th>
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</thead>
<tbody>
<tr>
<td><strong>Section 8 Renters</strong></td>
<td><strong>Homeowners</strong></td>
</tr>
<tr>
<td>Live in Project-Based Section 8 properties (not vouchers)</td>
<td>Live everywhere, single-family and multifamily, rent from private owners on the private market; major eviction concern</td>
</tr>
<tr>
<td><strong>Section 8 Tenant-Based Voucher Holders</strong></td>
<td><strong>Non-Assisted Renters</strong></td>
</tr>
<tr>
<td>Rent from private owners, both single-family and multifamily buildings</td>
<td>Live everywhere, single-family and multifamily, rent from private owners on the private market; major eviction concern</td>
</tr>
<tr>
<td><strong>Section 8 Project-Based Voucher Holders</strong></td>
<td><strong>Low Income Housing Tax Credit Tenants</strong></td>
</tr>
<tr>
<td>Live in public housing</td>
<td>Live in LIHTC or “tax credit” properties</td>
</tr>
<tr>
<td><strong>Public Housing Residents</strong></td>
<td><strong>Homeowners</strong></td>
</tr>
<tr>
<td><strong>Low Income Housing Tax Credit Tenants</strong></td>
<td><strong>Homeowners</strong></td>
</tr>
<tr>
<td>Live in multifamily properties</td>
<td>Live everywhere, single-family and multifamily, rent from private owners on the private market; major eviction concern</td>
</tr>
</tbody>
</table>

Resources to help you track evictions in your community:
- Eviction Tracker: [https://evictionlab.org/](https://evictionlab.org/)
- Eviction Policy Scorecard [https://evictionlab.org/covid-policy-scorecard/](https://evictionlab.org/covid-policy-scorecard/)
- Census Weekly Pulse Survey: [https://www.census.gov/householdpulsedata](https://www.census.gov/householdpulsedata)

For detail on assisted and unassisted household types, see slides 2 & 3
We need three types of solutions to address the health of a housing system that is failing our most vulnerable:

1. Solutions that provide immediate housing stability for tenants and renters and vulnerable populations
   
   **How?**
   Emergency rental assistance, tenant protections, ramp up of voucher assistance, expanded eviction moratoria and prevention legal aid, cash assistance giving grounds for tenants to negotiate new rent, homelessness prevention

2. Solutions that support the continued solvency + operation of existing AH and safe completion of construction in process

   **How?**
   Enhanced asset mgmt. TA, patient capital to stabilize properties and landlords, individualized preservation strategies that can lead to appropriate REO transfers, loan mods, liquidity solutions for MF owners

3. Solutions that scale up AH production to a worsening affordable housing crisis in face of economic uncertainty for the most vulnerable

   **How?**
   New options for rapid rehousing, addition of community health workers for senior properties, liquidity for CDFIs and lenders to continue to finance AH/ PSH
Diverse approaches are needed to meet the varied needs and housing conditions across the country.

LISC local offices facilitate the development of neighborhood housing plans and provide capacity grants and technical assistance to housing developers expand and increase their effectiveness & productivity and to bridge social service providers and housing entities.

**Mixed Use Development**
Developing new affordable housing alongside commercial development to strategically connect residents to healthy food, health care services, or other job generating businesses for residents.

This approach can be effective for creating permanent supportive housing co-located with health care and social services.

**Permanent Supportive & Service Enriched Housing**
Permanent supportive housing can help families and individuals transition from homelessness and poverty through a continuum of enriched and supportive services.

**Housing Preservation**
Preservation is an essential part of combatting the affordable housing shortage and can also address the extreme shortage of supportive housing. It prevents housing disruption and potential displacement of existing tenants.

**Healthy Housing**
Home repair programs, typically focused on 1 or 2-unit homes can address unsafe living conditions and related health concerns (e.g. asthma and falls among frail elderly).

These programs can also combat blight and vacancies improving neighborhood safety and social cohesion.
Thank you!

Contact:

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Funds awarded for the production or preservation of new affordable units in Cincinnati and Hamilton County in 2020

- 859 units, 18 projects
- 3 projects designed to be mixed-income
- 5 projects in suburban Hamilton County

Funds awarded to these projects represent a total of $17MM in investments in affordable housing by the Ohio Housing Finance Agency, Hamilton County and City of Cincinnati.

The annual production goal in Housing Our Future is 2,000 units.
Affordable Housing aligns with GCF’s Racial Justice and Racial Equity Work
In Housing Our Future:
• Cost burden keeps people with low incomes trapped in poverty
• Cost burden is disproportionately represented among African Americans
• Poverty rates are disproportionately represented among African Americans
• Evictions disproportionately affect households headed by African American women
Affordable Housing Efforts at GCF

**Housing is a social determinant**
(quality, safe, affordable)

- Health
- Education for Children
- Economic Mobility
Affordable Housing Efforts at GCF

GCF efforts

• Grant making
  • LISC, Capacity Building, Homesteading, Renter Equity

• Policy and Advocacy
  • Protection, HOME, etc.

• Impact Investments
  • Production, Preservation

• Affordable Housing Impact Investment Pool
Affordable Housing Impact Investment Pool (AHIIP) $5MM

- Developed in Partnership with Cincinnati Development Fund
- Short-term affordable Acquisition and Predevelopment Loans
- Recent leverage includes a $900,000 Federal Grant
Mark Lawson
President and CEO, Community Action Agency of Cincinnati & Hamilton County
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