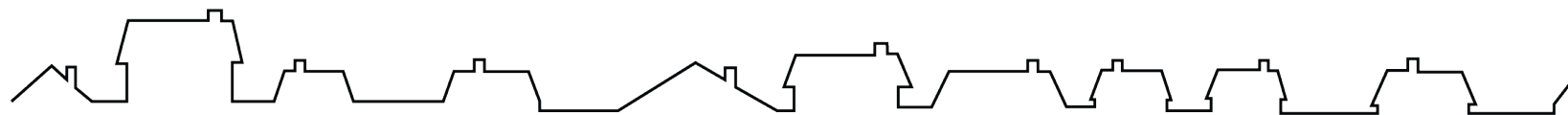


# HOUSING OUR FUTURE



Strategies for Cincinnati and Hamilton County

## Housing Our Future: 2020 Progress and Looking Ahead to 2021

January 2021

Thanks to our webinar series sponsor:



# Housing Our Future Release



Housing Our Future is working to produce and preserve affordable accommodations.

Provided

## 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 22, 2020

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# 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 Member:

- 1/Member: \$25,000
- 2/Member: \$34,400
- 3/Member: \$43,400
- 4/Member: \$52,800
- 5/Member: \$61,300
- 6/Member: \$70,100

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

HAMILTON COUNTY CARES  
Rent & Utility Relief Program





# New Initiatives in 2020



HAMILTON COUNTY

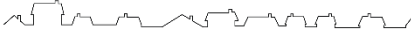
Planning +  
Development



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HOUSING OUR FUTURE

  
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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 10:18 a.m. ET Jul. 28, 2020 | Updated 1:09 p.m. ET Jul. 28, 2020

[View Comments](#)





Callahan Seltzer  
Director of Housing, LISC

Photo: The Community Builders





# Housing Our Future

Presentation by Callie Seltzer

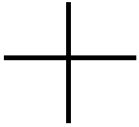
**LLSC** LOCAL INITIATIVES  
SUPPORT CORPORATION



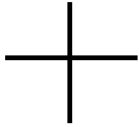
# LISC Housing takes a systems approach to the affordability and production challenges.



**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?



Section 8 Renters

Live in Project-Based Section 8 properties (not vouchers)

Section 8 Tenant-Based Voucher Holders

Rent from private owners, both single-family and multifamily buildings

Section 8 Project-Based Voucher Holders

Live in multifamily properties

Public Housing Residents

Live in public housing

Low Income Housing Tax Credit Tenants

Live in LIHTC or "tax credit" properties

Homeowners

Live everywhere, single-family and multifamily condo owners, pay a monthly mortgage; foreclosure concern

Non-Assisted Renters

Live everywhere, single-family and Multifamily, rent from private owners on the private market ; major eviction concern

## Resources to help you track evictions in your community:

Eviction Tracker: <https://evictionlab.org/>

Eviction Policy Scorecard <https://evictionlab.org/covid-policy-scorecard/>

Census Weekly Pulse Survey: <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

# Locally Driven Housing Solutions

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:

Callahan Seltzer

Director of Housing, National LISC

[cseltzer@lisc.org](mailto:cseltzer@lisc.org)

# 2020 Production

## **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.**





**Robert Killins, Jr.**

Director, Special Initiatives, Greater Cincinnati Foundation

# Affordable Housing Efforts at GCF

## **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 Efforts at GCF

## **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



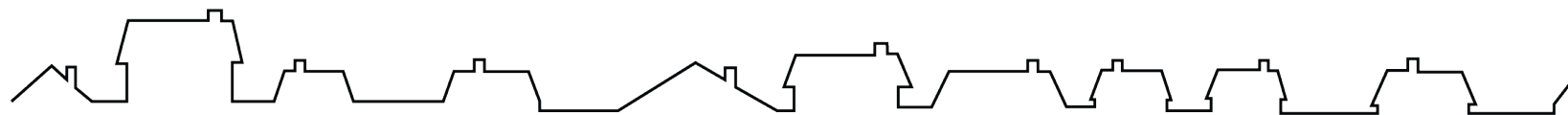


**Mark Lawson**

President and CEO, Community Action Agency of Cincinnati & Hamilton County



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