

AFFORDABLE HOUSING STUDY CINCINNATI, OH 2015



RESPONDING TO THE CRITICAL NEED FOR AFFORDABLE HOUSING IN CINCINNATI

Lessons in Overcoming Local Governance and Community Opposition

GCHC

THE GREATER CINCINNATI HOMELESS COALITION (GCHC) IS A UNIFIED SOCIAL ACTION AGENCY, FULLY COMMITTED TO ITS ULTIMATE GOAL: THE ERADICATION OF HOMELESSNESS WITH RESPECT FOR THE DIGNITY AND DIVERSITY OF ITS MEMBERSHIP, THE HOMELESS AND THE COMMUNITY. THE COALITION WORKS TOWARDS THIS GOAL BY COORDINATING SERVICES, EDUCATING THE PUBLIC AND ENGAGING IN GRASSROOTS ORGANIZING AND ADVOCACY.

2014 Board Members

Steve Gibbs
Virginia Tallent
Chris Wilke
David Knoll
Kate Bennett
Bob Moore
Megan Zarnitz
Bill Joiner
Kate Holley
Jennifer Kinsley
Rickell Howard
Arnita Miller
Alice Skirtz
Jean Beauchamp

2014 Staff

Josh Spring, Executive Director
Leslie Moorhead, Director of
Development
Michelle Dillingham, Director of
Education
Justin Jeffre, Streetvibes Editor
Anna Worpenberg, Streetvibes
Distributor Program Manager
Charles Carpenter, Receptionist
Derrick Hudson, Receptionist
Iolanda Barton, Receptionist
Pete Roper, Custodian
Particia J. Browne, Receptionist
Roosevelt Williams, Receptionist

AHA

AFFORDABLE HOUSING ADVOCATES (AHA) IS A GROUP OF HOUSING PROVIDERS, ADVOCATES, AND CIVIC GROUPS DEDICATED TO THE GOAL OF ENSURING GOOD, SAFE, ACCESSIBLE, AFFORDABLE HOUSING FOR ALL PEOPLE IN THE CINCINNATI REGION.

2014 Board Members

President: Mary Burke Rivers, Over the Rhine Community Housing
Vice-President: Alicia Townsend, US Bank
Secretary: John Schrider, Legal Aid Society of Southwest Ohio
Elizabeth Brown, Housing Opportunities Made Equal
Patricia Garry, CDC Assn of Greater Cincinnati
Kat Lyons, Center for Independent Living Options
Ranata Mattison, LADD, Inc.
Helen Rhoad, League of Women Voters of Greater Cincinnati
Alice Skirtz

Ro-Ellen Sinkewich, Volunteers of America Josh Spring, Greater Cincinnati Homeless Coalition Peg Fox MARCC, Metropolitan Area Religious Coalition of Cincinnati

Bill Woods, AIR, INC/MARCC

Contributors

Alice Skirtz, PhD, MSW, LISW-S

Alice is a founding organizer of the Homeless Coalition, and continues to be active in local issues of affordable housing and economic equity. She is the author of "Econocide: Elimination of the Urban Poor", the story of how the city has used legislation and the administration of public policy to privatize public assets and displace people who are perceived as undesirable because they lack economic power and privilege.

Benjamin Green

Benjamin earned his Bachelors of Social Work from the University of Cincinnati in 2013. He plans to complete his Master's Degree in Social Work at UC with a macro focus in the spring of 2015. Ben interned with the Greater Cincinnati Homeless Coalition for his field experience, and researched the Jimmy Heath House program for this report.

Casey White

Casey is a senior at the University of Cincinnati and graduated in May of 2015 with a Bachelors of International Affairs. She plans on starting a career in the nonprofit sector with a focus on sustainable development. Casey interned with the Greater Cincinnati Homeless Coalition in 2014 and researched the emerging field of criminalization of homelessness for this report.

Chuck Wickenhofer

Chuck graduated in May, 2013 with a Bachelor's degree in English from Northern Kentucky University. He contributed to the Anna Louise Inn case study while completing an independent study course.

Michelle Dillingham, MSW, LISW

Michelle is the Director of Education for the Homeless Coalition. She serves as editor of this study, and also as a contributor. She also serves as an Adjunct Professor and Field Instructor for the University of Cincinnati, School of Social Work.

Contributors Cont.

Morgan McKnight

Morgan is a third year English major at Northern Kentucky University with a focus in Writing Studies. She helped research the Anna Louise Inn for this report as part of an Independent Study with Dr. Chris Wilkey.

Rachel Strunk

Rachel is a first-year Master of Social Work Graduate Student at the University of Cincinnati, and will be graduating in May of 2016. With a diverse background, and a variety of life experiences, Rachel plans to become a mental health practitioner. Rachel was an intern with the Greater Cincinnati Homeless Coalition during 2014, and participated in researching and writing the Housing Gap segment of this report.

Rhonda Morrison

Rhonda earned her Bachelors of Arts (Psychology) from the University of Cincinnati in April 2014. She plans to complete her Master's Degree of Social Work from UC with a macro/administrative focus in spring of 2016. Rhonda completed her first year of internship at the Greater Cincinnati Homeless Coalition, and researched the VOA Home of the Brave for this report.

Tia Hale

Tia graduated from the University of Southern California in the summer of 2015. Upon graduation she plans to apply her Masters of Social Work while working with various populations, including homelessness and substance abuse. Tia contributed to the New Foundations Transitional Living case study for this report.

Acknowledgements

The Greater Cincinnati Homeless Coalition and the Affordable Housing Advocates wish to thank the various people and organizations for their guidance and valuable support to this study:

The Membership, Board, and Member Organizations of the Affordable Housing Advocates and the Greater Cincinnati Homeless Coalition

The following schools for placing their student interns with us: Miami University, Northern Kentucky University, the University of Cincinnati, the University of Southern California, and Xavier University

Benjamen Green for photographic contributions.

Rachel Strunk for the design and layout.

A special thanks to the editorial team: Elizabeth Brown, Rina Saperstein, John Schrider, Mary Burke Rivers, and Alice Skirtz

The men and women we interviewed for the study who shared their personal and professional experiences of the struggle to overcome opposition to affordable housing.



S	
Е	
Z	
ш	
E	
Z	
0	
Ŭ	
ш	
0	
щ	
BL	
A	

02	Homeless Coalition and Affordable Housing Advocates contact info, Staff & Board
03	Contributors
05	Acknowledgments
07	Executive Summary
09	Introduction: A Social Justice Approach
10	Methodology of the Study
11	State of Affordable Housing
15	SECTION 1: The Affordable Housing Gap
26	SECTION 2: Case Study 1: Jimmy Heath House Case Study 2: The Home of the Brave Case Study 3: New Foundations Transitional Living
53	SECTION 3: Cincinnati's Land Use Development Code Common Themes of Organized Opposition to Affordable Housing
59	SECTION 4: How to Fight the "NIMBY's" (Not in My Back Yard!) How to be a "YIMBY" (Yes In My Back Yard!)
69	SECTION 5: References
53	SECTION 6: Appendix A: Supplemental Information for Affordable Housing Gap Section Appendix B: Jimmy Heath Project Timeline

Appendix C: Affordable Housing Programs

EXECUTIVE SUMMARY

The Greater Cincinnati Homeless Coalition and the Affordable Housing Advocates present this report to help educate our community on one of the greatest challenges to meeting the need for affordable housing for the men, women, and children of Greater Cincinnati: community opposition.

Many times the general public believes that funding or lack of available land is what prevents the development of affordable housing. However, our experience in Cincinnati is that even when funding and land is available, community opposition prevents the housing from being built.

The Alaska Commons project is one such case that captured the city's attention in a long and drawn out five-year battle that ended in 2014. The project had received the top rating from the state, had all the funding and zoning permissions, and was supported by Cincinnati City Council on four separate votes. Yet, because of opposition by a small, very vocal and politically connected group the project languished and was ultimately killed. This eliminated what would have been ninety-nine permanent supportive units of housing that would have directly lifted ninety-nine adults with disabilities out of homelessness. This significant loss, as well as countless other cases of neighbors and politicians pushing out or blocking affordable housing, led to this year's affordable housing report theme: "Responding to the Critical Need for Affordable Housing in Cincinnati: Lessons on Overcoming Local Governance and Community Opposition".

This report accomplishes three goals, 1) it provides a general, up to date overview of the data available on affordable housing and homelessness, 2) it uses case studies to demonstrate the influence of local government, communities, and voluntary responses and services on the development of affordable housing, and 3) it offers a guide on how to be an effective advocate for the development of affordable housing.



EXECUTIVE SUMMARY CONT.

We share three stories of local affordable housing that succeeded, despite community resistance. These case studies provide the context in which to understand local housing needs, the complexity and competing interests among the stakeholders, and ultimately how community opposition was overcome. They include:

Case Study #1. The Volunteers of America

(VOA) Home of the Brave

A story of how the tragic murder of a young girl influenced the development of housing for veterans experiencing homelessness. In the end, a new home was found for the housing in Mt. Healthy.

Case Study #2. The Jimmy Health House

Jimmy Heath House is a twenty-five unit apartment building that uses the Housing First model for men and women who have alcohol and mental disorders and have been chronically homeless. The long road to developing this housing was fraught with delays and political opposition.

Case Study #3: The New Foundations Transitional Living

Amid a heroin epidemic, the City of Cincinnati tries to close the doors on an organization that offers "sober living" to men and women in recovery. This story shows how used the Fair Housing Act to save their housing.

A section on our local subsidized housing system managed by the Cincinnati Metropolitan Housing Authority (CMHA) is included. We cover site-based public housing, multi-family housing, and the Housing Choice Voucher program. These subsidized housing programs are often the most vehemently opposed. We explain these programs and make recommendations for how to help better meet the large, unmet need for housing assistance. A section "Common Themes of Organized Opposition to Affordable Housing" presents various accounts including the relocation of the Drop Inn Center, Alaska Commons, and finally the Anna Louise Inn. These stories reveal the challenges to public decision-making on issues of affordable housing, socio-economic diversity, zoning, planning, and funding. The challenge to secure funding and zoning to develop affordable housing is significant. Yet we know the need is great, as the problem of homelessness is only getting worse. Once developers have the means and permissions to build homes for men, women, and children who are financially poor, fear and prejudice prevents this housing from being built. The voices of fearmongering and bullying can be overcome. This report shows how critical community support is, and offers a guide on how we can all be champions for affordable housing.

-The Greater Cincinnati Homeless Coalition

INTRODUCTION: A SOCIAL JUSTICE APPROACH

The Homeless Coalition raises the consciousness of our local community about homelessness and the affordable housing crisis using a social justice approach. It is the lens through which we educate about housing trends, analyze policy and funding priorities, and explain on why thousands of local men, women, and children do not have a home of their own.

We stand with persons experiencing homelessness and we demand the right to housing, rather than asking for aid. We challenge government, non-profits, and communities to operate out of justice, and remind them because of our standard of human rights set forth by the United Nation's Universal Declaration of Human Rights, justice is demanded of them. We share the view that extreme poverty and homelessness is directly attributable to the way our society allocates resources, and is rooted in structural inequality.

We work with people experiencing homelessness, not on behalf of them. We do not label people who need affordable housing "clients" or "consumers". Instead, we are partners together in the fight to prevent and end homelessness. We model people-first language when we speak about homelessness. Referring to "people experiencing homelessness", not "the homeless" helps reinforce the truth that housing status is something about a person at a specific time; it does not define them. We challenge people to understand and make the connection between policy decisions and homelessness. We rely on people who have lived without a home to share their personal experience; their stories are the focus of our education programs. In this report we rely on the stories of men and women who advocated, and fought for affordable housing.



Using a social justice approach as we fight for housing for all means asking different questions, so we can get to the right answers.

- How can we reduce homelessness? vs. Why are there people who have to sleep on our city's streets?
- What programs are needed to help the homeless? vs. What institutional and social change is necessary to end homelessness?
- How can individuals make sure they do not become homeless? vs. What collective action is necessary to end homelessness?
- What are individuals doing to help themselves? vs. What is our community doing to help end homelessness?

In this report we hope to challenge your thinking about affordable housing and homelessness. If we can change hearts and minds about the problem of homelessness, people will be more likely to work on solutions to ending it.

METHODOLOGY FOR THE STUDY

Our study begins with a description of the need and availability of affordable housing in Cincinnati. This summary reveals we are still in an affordable housing crisis, and sets the stage for Section 1 where we describe various public housing programs, and the affordability gap families who work low-wage jobs face. Both the Greater Cincinnati Coalition for the Homeless and the Affordable Housing Advocates have long recognized affordable housing as important "solutions" for homelessness. We often say the solution to homelessness is housing. As we advocate for an end to homelessness, we often encounter the considerable influence that local governance and community can have on thwarting the development of affordable housing. Section Two offers three case studies of housing projects that were developed despite opposition. We decided it was important to tell these stories in this year's report, as we educate about the need for affordable housing. A publication titled: "Telling Your Story; A Guide to Preparing Advocacy Case Studies" (The Advocacy Institute, 1992) lists the many benefits of the advocacy case study, and some are of particular relevance to affordable housing development advocacy. These benefits include:

- · Case studies demystify and make accessible the public policymaking process.
- · Coalitions and community groups can build on a sense of accomplishment and history.
- Writing a case study of a successful campaign celebrates community participation, recognizes activists, and strengthens the base for future advocacy actions.

The advocacy case study provides an opportunity for activists and advocates to record their stories. Many times we are so busy and caught up in the fight, that once it is over we simply move on to the next one. The opportunity for reflection, and for sharing and communicating strategies that worked, seem to be a luxury that rarely happens. Yet, the Advocacy Institute encourages us to take the time for this activity; "Public policy advocates should have access to a comprehensive body of case histories about various advocacy strategies, opportunities, resources, failures, and successes....few, if any, case histories chronicle the obstacles facing victories won by advocates in low-income communities or communities of color, for example. (p. 8)".

Section Three covers the fight for inclusionary zoning in Cincinnati's Land Use Development Code, and summarizes common themes of organized opposition to affordable housing.

Section Four contains key recommendations that emerged from the case studies in the section How to Fight the "NIMBY's (Not in My Backyard!), and our "Be A YIMBY (Yes In My Back Yard) Guide" to help everyone learn how they can be a champion for affordable housing. The Appendix contains additional information that supplements the Affordable Housing Gap section, and a table that lists various types of affordable housing programs. This year's report records some of the successes we've had in Cincinnati. We hope that it will both reveal the opposition that exists, and teach that every one of us can make a difference.

Using the U.S. Department of Housing and Urban Development's methodology for counting the homeless, the annual count represents the unduplicated count of persons in Street Outreach, Emergency Shelter, and Transitional Housing. The count of persons experiencing homelessness for 2014 was 7,810:

1,188 persons served by Street Outreach
6,250 persons residing in Emergency Shelters
1,432 persons who lived in Transitional Housing
4,450 persons who resided in Permanent Housing
Source: 2014 VESTA Community Data Report

HOMELESSNESS

One of the most common questions received at the Homeless Coalition is "How many people are homeless in Cincinnati?" The answer? It's complicated. Truthfully, there is no way to know an exact, accurate count of how many men, women, and children are experiencing homelessness at any given time. There is some accurate data available that show a trend, but an exact number is impossible to know. The federal agency HUD (Department of Housing and Urban Development) sets specific definitions for what is considered "homeless", and local agencies use this definition to count people experiencing homelessness. The problem is that the HUD definition does not include persons staying in motels, such as pay-by-the-week motels, or persons who are staying with relatives of friends (or "doubled up"). This is why the Homeless Coalition, offers stipulations along with any reporting of the number of persons experiencing homelessness: HUD data does not reflect a true count of

everyone who is without a home. A report by the Partnership Center, Ltd. "2014 VESTA Community Data Report" provides the official unduplicated count of homelessness for Greater Cincinnati*. As the public is educated on the problem of homelessness and the crisis of affordable housing, it is important for advocacy organizations to provide and address realities behind the numbers.

It would be misleading to think-that there are only 7,810 people experiencing homelessness, and that there is a decrease from prior years. Sadly, this is not the case. Periodically HUD makes changes to the definitions of homeless "beds", which affects the way agencies count persons experiencing homelessness. In the Strategies to End Homelessness (STEH) report, "Homeless in Cincinnati, 2014" which is based on the information in the VESTA report, the accompanying summary explains that because of a change in definition of "transitional housing beds" it appears there was a 5.7% decrease from 2013 to 2014. In fact there was not a real reduction in persons in these types of beds, it was the total number of beds that were counted was decreased. STEH explains, "Re-typing TH (transitional housing) to RRH (rapid re-housing) led to a decrease of 26% in persons in Transitional Housing."

The report also points out a change in service delivery resulted in a decrease in numbers of persons counted in the street. The explanation provided is, "In 2014 there were 1,188 persons who were living in places unfit for human habitation or on the streets and were working with an outreach worker. The number appears to be a 22% reduction in street homelessness. Was there a decrease in the street homeless population? We don't think so. All data indicators are that the population remained steady. However, the largest outreach project changed their service delivery which caused what appears to be the decline. In 2013, the 74% of the cases (and 53% of the contacts) served by the project were street homeless persons, in 2014, that number had declined to 36% of the cases (and 28% of the contacts). Instead, the outreach workers moved inside of a shelter and 100% of those served were from Emergency Shelter projects."

FORECLOSURE

Another indicator to consider when looking at the state of affordable housing in our city is the recent foreclosure crisis. The federal government subsidizes American homeowners with tax deductions for mortgage interest and real estate tax at about \$100 billion dollars every year for households at all levels of income. This is more than four times the HUD budget for affordable rental housing. Yet, despite this support for homeownership, foreclosure remains a painful reality. The organization Working in Neighborhoods (WIN) compiles an annual report on foreclosures. Their 2014 report is titled, "After the Crash: The Lingering Results of the Foreclosure Crisis in Our Communities". Their summary: although the overall numbers are down for 2014, the devastation of 23,905 homes (or 6.4% of all homes in Hamilton County) sold at Sheriff's sale between 2006 and 2014 continues to have an overall negative impact.

Foreclosure is not limited to the inner city of Cincinnati, in fact the five Hamilton County communities most impacted by foreclosure in 2014 were in the suburbs including: Golf Manor, Elmwood Place, Forest Park, North College Hill, and Fairfax.

Local foreclosure rates reflect the continuing challenges at local, state, and federal levels of decreasing support for housing. At the federal level more could be done to offer better loan modifications and housing counseling. At the state level there is great need for more land bank funding and more rehab dollars; additionally the state has signaled that the state is "out of the foreclosure business". At the city level there are challenges of allocating very limited housing dollars, and watching those limited funds diverted to other uses that are not housing (like job training). Cincinnati and Hamilton County should allocate Community Development Block Grant (CDGB) and HOME funding for preserving and increasing affordable housing, fully restoring both to housing purposes. Advocates continue to assert the urgent need to keep housing money in housing, where it belongs.

AFFORDABLE RENTAL HOUSING

The National Low Income Housing Coalition's (NLIHC) report "Out of Reach 2015: Low Wages & High Rents Lock Renters Out" presents data documenting the affordable housing crisis across America. One indicator NLIHC uses is the "Housing Wage", an estimate of how much a household must earn per hour in order to afford an apartment at fair market value, while spending no more that 30% of total household income for housing. NLIHC research shows there does not exist anywhere in America a city where apartments' fair market rent is affordable to a worker that earns minimum wage.

The fair market rate for a two-bedroom apartment in Hamilton County as established by HUD is \$769 a month, not including utilities. A minimum wage earner has to work 73 hours a week all year round, no vacations, in order to afford a two-bedroom apartment at this rate. (Full-time employment at 40 hours per week is 2,080 hours annually; 73 hours per week is 3,796 hours annually.) The Housing Wage for our area for a two-bedroom apartment is \$14.79, and for a one-bedroom its \$11.13; both well above the state's minimum wage of \$8.10, and well above what many sub-minimum wage workers earn.

NLIHC findings include the fact that job growth since the Great Recession has been concentrated in low-wage industries such as home health aides, retail, fast food, day cares, and nursing homes. Workers in these industries who earn minimum wage are severely cost-burdened by the cost of housing.

A closer look at why men, women, and children use the City's emergency shelters, reveals an economic dilemma with a solution that likewise is economic. Thousands of Cincinnati-area families are surviving paycheck-to-paycheck working at jobs where well over half of their income goes to rent, and "sick time" is not even offered – especially critical for working

The major cause of homelessness is that individuals and families are living in poverty, and cannot afford housing. Therefore, solutions usually fall into one of two categories:

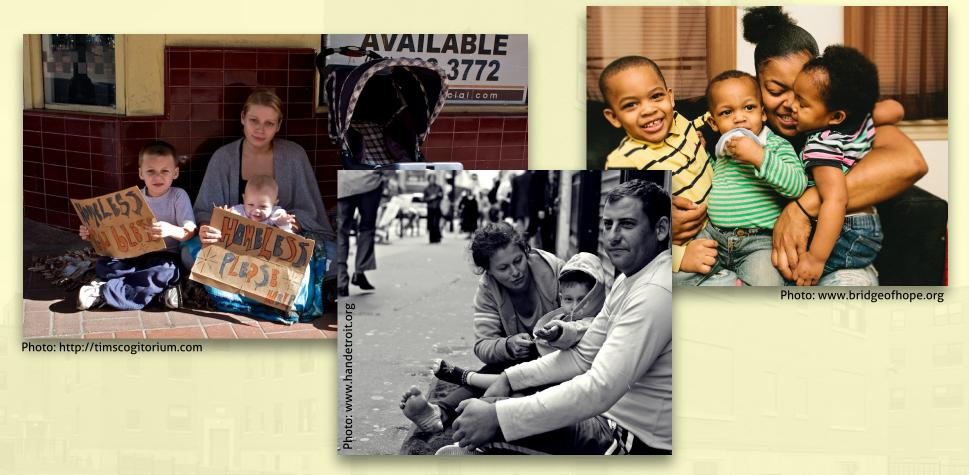
#1) expand and preserve the supply of affordable housing (via subsidies, tax credits, block grant funding, housing trust funds, etc.), and

#2) set pay at minimum wage levels for workers so they can afford a place to live.

parents for whom it is a necessity, especially for families with small children. A small crisis such as illness, or car repairs, gets them behind. And then they fall further behind. And then the eviction notice comes. They double up with family and friends for as long as they possible for both households, perhaps turn to relatives for help, and then they sleep in their cars, outside, finally turning to emergency shelters. The local shelter system could only offer emergency shelter to 30% of the families with children who called needing it. We do not know where the other 70% ended up.

CONCLUSION

Advocates for affordable housing continue to sound the clarion call to address the growing crisis of affordable housing in our city. As this study once again shows, problems of homelessness are not about shelter, but rather an enduring shortage of affordable housing. For most who seek it, shelter is a solution of "last resort." As advocates look across the continuum of where people find shelter – from the street, to emergency shelters, to rental units, to homeownership – the reality remains that men, women, and children in our city continue to sleep in places unfit for human habitation and in places with no permanence, as they wait for affordable housing.





THE AFFORDABLE HOUSING GAP

As the need for affordable housing grows within the city of Cincinnati and the surrounding areas, we strive to meet these needs in a diverse and supportive manner. This section of the report examines the current, overall impediments and successes within the affordable housing programs in the Greater Cincinnati area.

THE HOUSING PROGRAMS

Public Housing:

Public housing was established by the United States Housing Act of 1937, in response to a need that was not addressed in the National Housing Act of 1934. Loans were authorized by the United States Public Housing Authority, and managed by local government-owned housing authorities. Today, funding for the implementation, development, and maintenance of these programs comes through the U.S. Department of Housing and Urban Development (HUD), and is managed by a local housing authority. The Cincinnati Metropolitan Housing Authority (CMHA) serves all of Hamilton County. The local public housing properties are owned and managed by CMHA. It is a political entity, incorporated through the state by way of state legislation. CMHA has a Board whose members are appointed by a variety of elected officials. The current sitting Board is listed in the Appendix.

Some public housing projects are quite large, and include locations such as Winton Terrace, Millville, Findlater Gardens, and Sutter View. Public housing also consists of some smaller apartment buildings, single-family homes, and duplex homes. Currently there are approximately 5,000 units dedicated to public housing in Hamilton County. Rent for public housing residents is 30% of their income and annual Federal funding is needed to meet the cost of managing and maintaining the properties. The wait time associated with gaining access to public housing locally can range from as little as two weeks to as long as three years. Preferential status is given to families, individuals with disabilities and the elderly.

THE GAP

THE PROGRAMS, CONTINUED...

HUD- "Project Based" Housing

In the 1970s and early 1980s the Federal government moved to greater reliance on the private market to provide affordable housing. HUD offered funding to rehabilitate properties and provided long-term contracts that allowed the private owners to charge the low-income tenants rent based on their income. With the combination of the rental income and the HUD subsidy, owners are able to cover their costs and make a profit. Data from 2013 shows that Cincinnati has 6,887 HUD-assisted units, although many are in need of repairs and renovation. A complete list of these properties is available on the HUD website. Unlike public housing and vouchers, HUD manages this program directly without the involvement of a local housing authority. HUD is no longer entering into new rental assistance contracts with private owners. As the buildings age, if the owners are not able to obtain funding for rehabilitation, the buildings fall into disrepair and HUD withdraws the subsidy funding.

Housing Choice Voucher (HCV) Program

In recent decades the Federal government has moved to providing rent subsidies for low income families through tenant-based

vouchers, rather than contracting with owners to subsidize whole buildings. Officially named Housing Choice Vouchers, this program is often referred to as "Section 8." The rental subsidy is given in the form of a voucher directly to the tenant who then must find housing on the private market with a landlord willing to accept the voucher for part of the rent. The program is administered through the local housing authority; in Hamilton County it is administered by the Cincinnati Metropolitan Housing Authority. CMHA determines eligibility of the tenants, inspects the housing chosen by the tenant, and manages the payments to the landlords.

In theory, the vouchers give low-income families greater choice in where to live. However, it is difficult for families to find landlords willing to accept the vouchers outside of traditional low income neighborhoods. Some states and cities have passed laws prohibiting "source of income" discrimination, but in the greater Cincinnati area landlords are free to decline the payments and the tenants.

The Housing Choice Voucher program currently provides rental subsidies for approximately 11,000 households in Hamilton County. However, the demand is much greater. It is difficult to even get on the waiting list for a voucher because the waiting list is rarely open. It was open for 5 days in 2014

which was the first time it was open since 2011. During the 5 days it was open, applications could be made online and 17,000 people applied. A lottery was used to reduce the list and assign numerical waiting list order. The amount of Federal funding for rental vouchers is limited and is not increasing; therefore vouchers can be issued to a new participant only when a prior participant leaves the program.

THE AFFORDABILITY GAP

FOR SINGLE WORKING MOTHERS IN CINCINNATI, OHIO

Single mother does not earn enough to pay for housing,

SUBSIDIZED HOUSING ASSISTANCE

food, health care, daycare or other amenities. This mother can apply for subsidized housing and other assistance programs.

THE GAP

Single mother now earns too much to qualify for housing assistance, and too little to be self sufficient.

SELF-SUFFICENCY

Single mother now earns enough to pay for housing, food, health care, daycare and other amenities.

50K/YR

Under the subsidy programs the cost of rent rises in proportion to an increase in earning, which results in an inability to save.*

56K/YR

The Public Housing Program covers rent up to 30% of a yearly income of \$51,350 for a 3-person household.

Housing Choice Voucher program covers rent up to 30% of a yearly income of \$49,350 for a 3-person household. * CMHA's

Family Self-Sufficiency Program
All HCV participants are eligible to join FSS.
Individuals must be able to commit to the
program for 5 years, and be able to continously
increase their earned income.

According to the Economic Policy Institute, a single parent of two needs a monthly income of \$4,657 to live modestly.

(Budgeting \$740 per month for housing)

Working mothers of two



Average income for single working mother:

Home Health Aide: \$10.50/Hr Telemarketer: \$13.51/Hr Waitress: \$9.15/Hr

Hair Stylist/Cosmetologist: \$12.62/Hr

*Data sourced from the Bureau of Labor Statistics

Average rental costs

for 1-2 bedroom apts in the Cincinnati area

Mount Adams: \$1102 Mount Lookout: \$1081 Mount Auburn: \$1065 Hyde Park: \$1059

Over-The-Rhine: \$972 Central Business District: \$950

West End: \$913 East End: \$905 Oakley: \$857 Madisonville: \$762 Clifton: \$740 Cuf: \$736

Northside: \$730 Riverside: \$726 Evanston: \$703 Avodale: \$676 Pleasant Ridge: \$671 Walnut Hills: \$670

East Price Hill: \$655 Mount Washington: \$654

*Data sourced from rentjungle.com

Crunching the numbers: HUD set the 2015 fair market rate for a two-bedroom apartment, in Hamilton County at \$769. In order to afford the \$769/month that HUD deems to be "fair market rent", an individual needs to earn at least \$16.02/Hr.

Solution: Bracket an individual's income similar to that of a tax bracket. This will allow for an opportunity to build up a savings.

Whenever people try to create affordable housing, there are a number of influencers involved in the process. We'll call them "The Players" to help describe what can be an intricate drama. We describe some of the more common influencers, but this is by no means an exhaustive list.

THE PLAYERS

Affordable Housing Advocates (AHA): Affordable Housing Advocates (AHA) is a group of housing providers, advocates and consumers dedicated to the goal of ensuring good, safe, accessible, affordable housing for all people in Southwest Ohio. (Source: http://www.ahacincy.org/). A list of AHA members can be found in Appendix A.

Cincinnati City Council: Elected by the residents of Cincinnati and serving four-year terms, City Council is a legislative body that makes appropriations, approves the City budget, enacts ordinances, establishes policy, and can approve or veto the hiring of key city staff. The mission of the Cincinnati City Council is to make Cincinnati a better place to live by serving its citizens in a democratic and transparent way. A list of council members, and committees on which they sit, can be found in Appendix A.

Cincinnati Community Council: Each of Cincinnati's 52 neighborhoods has it's own community council. The purpose of a community council is to represent the interests of that particular neighborhood to City Council. Typically community councils operate per the stipulations of a set of by-laws. These by-laws state how one can become a voting member of the community council and how one may become a board member. Community councils in their ideal serve as a place for residents to organize around issues they deem important.

THE GAP

THE PLAYERS, CONTINUED...

Cincinnati Metropolitan Housing Authority (CMHA): Created in December of 1933 under the provisions of the Ohio Housing Authority Law, the vision of CMHA is to "shape our future by utilizing sustainable funding models to develop quality, affordable housing solutions in partnership with our community stakeholders". A list of CMHA board members can be found in the appendix.

Greater Cincinnati Homeless Coalition (GCHC): Established in 1984, the mission of The Greater Cincinnati Homeless Coalition is one of a unified social action agency. They are fully committed to its ultimate goal: the eradication of homelessness with respect for the dignity and diversity of its membership, the homeless and the community. The Coalition works towards this goal by coordinating services, educating the public, and engaging in grassroots organizing and advocacy. (Source: http://cincihomeless.org/)

Homeless to Homes Ordinance: Originating as Emergency Ordinance 347-2008, later evolving into the Homeless to Homes Plan, and culminating into the Homeless to Homes Ordinance in 2008, this plan addresses the ever-changing inadequacies of current services. The plan was created by the Hamilton County Continuum of Care, and currently has the limited scope of addressing the needs of single individuals in need of housing. This ordinance also has a profound effect on where new developments may be built due to language about saturation of services and zoning that has been written into the ordinance.

Housing Opportunities Made Equal (HOME): HOME has a long history of advocacy, dating back to 1959. HOME'S mission is to eliminate unlawful discrimination in housing with a primary focus on racial discrimination. Established in 1968, HOME advocates for and enforces housing regulations for all protected classes and promotes stable, integrated communities. HOME primarily serves the Greater Cincinnati metropolitan area. (Source: http://www.cincyfairhousing.com/)

Housing and Urban Development (HUD): A U.S. government agency created in 1965, HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination, and transform the way HUD does business. (Source: http://portal.hud.gov/hudportal/HUD?src=/about/mission)

THE GAP.

THE PLAYERS, CONTINUED...

Legal Aid: Founded in 1908, the Legal Aid Society of Cincinnati works to protect the rights of those in need by working to resolve their legal issues. The Legal Aid Society of Greater Cincinnati and its affiliate The Legal Aid Society for Southwest Ohio and The Volunteer Lawyers Project provide coordinated services for low-income residents living in seven southwest Ohio counties.

Mayor: Elected on November 4, 2013 and eligible to serve two consecutive four-year terms, John Cranley is Cincinnati's current Mayor. In most cases, Mayor Cranley is recognized as the official representative of the city and presides over all meetings of Cincinnati City Council, proposes new legislation, and appoints or remove the vice-mayor and chair of any council committee.

Neighbor(s): This word is described as the following: 1) one's fellow human being: 2) a person who shows kindliness or helpfulness toward his or her fellow humans: 3) to live or be situated near to; adjoin; border on.

Rental Assistance Demonstration (RAD): A voluntary program that allows Public Housing Authorities (PHAs) and owners of HUD assisted properties to convert their units into project-based, Section 8 programs. This program is open to any PHA by submission of an application, after tenants have been notified. In Cincinnati the Cincinnati Metropolitan Housing Authority (CMHA) is proceeding to implement RAD in several of its developments. (http://portal.hud.gov/hudportal/documents/huddoc?id=Toolkit1WhyRAD.pdf)

Strategies to End Homelessness: This organization is led by President and CEO, Kevin Finn. Its principal goal is to reduce homelessness by 50% by the year 2017, by utilizing coordinated system of care that includes the organizations and direct providers that are listed in Appendix A. Strategies to End Homelessness also helps to develop, and currently manages, the Continuum of Care plan that guides the implementation of the Homeless to Homes Ordinance of 2008.

THE GAP

Myths & Rebuttals

Myth #1: Subsidized housing destroys property values & the financial stability of neighborhoods. It is a pervasive belief that the presence of low-income housing will decrease property values in a given area. This school of thought has recently contributed to the

prevention of the implementation of a housing project in Avondale, known as Alaska Commons.

Myth Rebuttal #1: Research confirms that the presence of low-income housing actually increases property values of nearby homes. A study by New York University's Furman Center for Real Estate and Urban Policy examined the sale prices of apartment buildings, condominiums and individual homes in New York City neighborhoods where 123 supportive housing developments were opened between 1985 and 2003. The results were that the prices of buildings nearest the supportive housing development experienced "strong and steady growth," and appreciated more than comparable properties that were slightly farther away.

Safety is a large factor for the majority of tenants who are in the process of choosing a place to live.

No one wants to live in a high-crime area; however, this is often the only option available. Lobbying for support and more funding in order to secure subsidized housing in low crime areas can, over time, help build a more positive image of affordable housing.

Myth#2: Minorities, the mentally disabled, and individuals who live in poverty are dangerous and they do not belong in my neighborhood. Fear of others can be passed

down just as much as other types of familial history. Individuals share with one another the physical areas of the city that should be avoided, certain people to be wary of, and so on. Additionally, many members throughout our community believe laziness is an underlying reason for existence of poverty. This type of close-minded thinking can be found across all socioeconomic lines and is a large barrier to a strong community and the expansion of affordable housing.

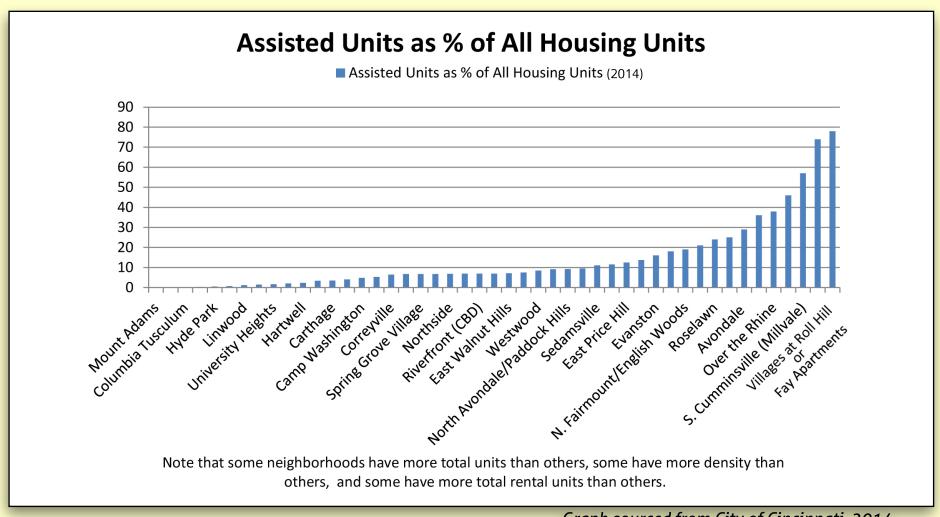
Myth Rebuttal #2: Minorities, the mentally disabled, and individuals that live in poverty are part of our community and should be embraced. Simple math shows that minimum wage does not equate to a "living wage". This means that many hard-working community members are forced to live in poverty. Poverty (situational or long term) is often just a paycheck away for many of our community members. Since fear seems to be generational, it will take a concerted effort to and find commonalities with individuals that we view as dissimilar. Rebuilding strong communities requires interacting with our neighbors and being open-minded, while understanding and celebrating our differences.

THE GAP

Myths & Rebuttals

Myth#3: "We support the expansion of affordable housing, just not here. Our neighborhood is already saturated with subsidized housing." One of the biggest myths about affordable housing is the belief that the city is already reached its saturation point.

Myth Rebuttal #3: Overall, only 7.4% of households in Hamilton County, including Cincinnati, receive some type of public housing assistance. (Brown 2014, p. 25) In most cases, as noted by the graph below, the claim of saturation is unfounded, and is the cause of great resistance in the push to expand affordable housing programs in the Cincinnati area. It should also be noted however, that some neighborhoods have a disproportionately high number of subsidized housing units.



Recommendations

Increase knowledge of affordable housing opportunities:

Once a tenant is approved for a Housing Choice Voucher (HCV), they are charged with securing an approved rental unit within 90 days. In an effort to aid the tenant in their search, CMHA points participants to a national website known as www.gosection8.com to search for housing. Tenants also scour newspapers and other viable sources in an attempt to find a landlord who is willing to accept the subsidy voucher.

Housing Opportunities Made Equal (HOME) until a short while ago, operated a Mobility Program which helped to connect willing landlords to appropriate tenants, in an effort to relieve some of the pressures of this process. Due to recent cuts in CDBG (Community Development Block Grant) funding, this program is no longer available. It is recommended that we work with CMHA and communities to create an educational campaign about the benefits of an economically diverse neighborhood. It is also suggested that CMHA allocate funding to HOME in an effort to revive their Mobility Program.

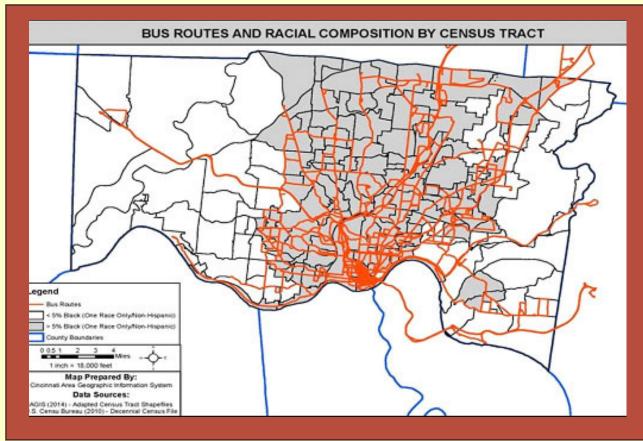
Improve the Treatment of Landlords:

As cited in a recent study of the HCV program published in Cityscape Journal, landlords who participate in the HCV program do not feel that they are treated with courtesy or respect. They have expressed frustration with the amount of "red tape" involved throughout the process of having their property approved for the program, and securing a tenant who possesses a subsidy voucher, requiring them to keep a unit unoccupied for several months without rent payment. With a reported rise in the strength of the rental market, it is not hard to understand why fewer and fewer landlords are willing to become involved. We recommend encouraging CMHA to expedite and simplify the property approval process for the HCV program to avoid revenue loss and bolster landlord participation. We also suggest creating a position within CMHA dedicated to strengthening relationships with current landlords and kindling relationships with new ones.

Recommendations Cont.

Build Community Collaboration with CMHA:

Cincinnati Metropolitan Housing Authority (CMHA) lacks transparency. It is exceedingly difficult to accomplish what should be the goal of CMHA, the expansion of affordable housing programs. We want to encourage and support CMHA in their efforts to reach out to neighborhood community councils for the purpose of education and expansion. We recommend that they keep records of their educational efforts and the responses in order to monitor the effectiveness of the educational activities being carried out. It will also be important to work with current CMHA board members and the electing bodies to ensure the appointment of a diversified, transparent, and invested group of individuals so that this Housing Authority is able to best serve the communities in which they work and live. We also recommend the creation of a community advisory board to the CMHA board.

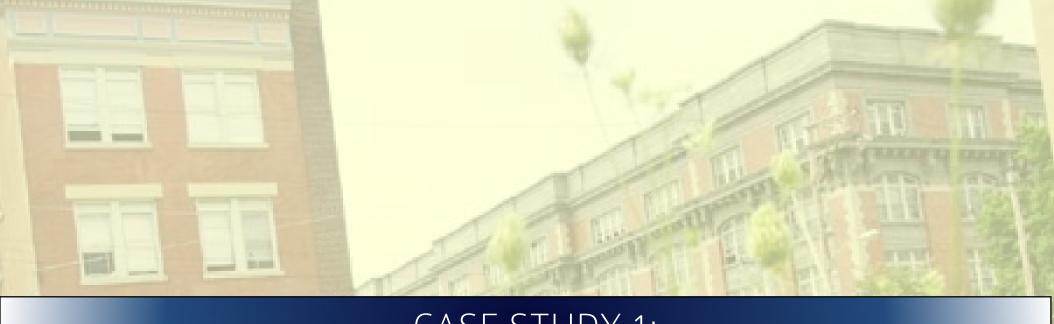


Bus Routes:

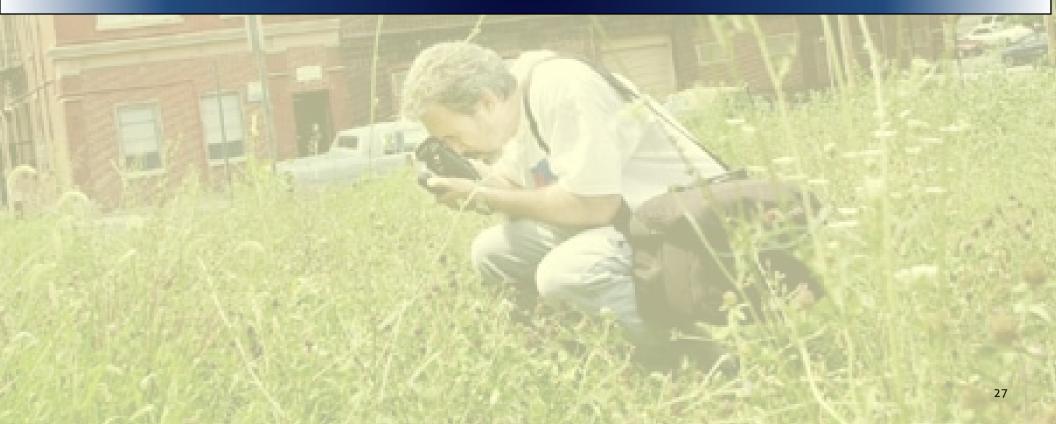
Many individuals who participate in housing subsidy programs are without access to personal vehicles. Therefore, many rely on public transportation to shop for groceries, attend work, take children to school, and so on. This poses a problem when individuals attempt to use a Housing Choice voucher to find an apartment in a suburb or the outskirts of the city. The bus lines simply do not extend that far. (Map sourced from City of Cincinnati, p.25)

We recommend continuing to collaborate with the City of Cincinnati, SORTA, and Hamilton County to work towards the expansion of the bus lines to "areas of need".





CASE STUDY 1: THE JIMMY HEATH HOUSE



Historical Context:

The story of the Jimmy Heath House is one of perseverance, commitment, and timing.

In the years prior to the Jimmy Heath House (JHH) several factors played large roles in the resistance to social services in the Over-the-Rhine and downtown neighborhoods that became pervasive. The momentum of the Over-the-Rhine redevelopment was the larger framework in which the specific issues arose. The efforts of the corporate community and local government officials to remove shelters, transitional, and permanent supportive housing from Over-the-Rhine interestingly created a dynamic where the idea of the JHH was ultimately supported.

Removing so-called "undesirable individuals" from the area in order to make the area more acceptable to a more affluent citizenry was the idea underlying many actions.

Concentration of Social Service Agencies Argument:

For many years some have argued that, "there is an unusually large number of social service agencies in the Over-the-Rhine area of the City of Cincinnati;" and "...the unchecked proliferation of these agencies has the potential to negatively impact the residential character and the neighborhood serving commercial uses of Over-the-Rhine."

While the overwhelming successes of market-rate housing, upscale housing, and high-end restaurants and boutiques clearly disproves that hypothesis, it remains today as the context in which many decisions are made. At the time of the Jimmy Heath House development it was a strong narrative that had the support of corporate Cincinnati and elected City officials.

Department of Housing and Urban Development (HUD) Funding

Federal funding was allocated for a Housing First project through the Samaritan initiative in 2006. A task force was formed by the Drop Inn Center with representation from Greater Cincinnati Homeless Coalition, City of Cincinnati, the Health Foundation (now called Interact for Health), alcohol drug and mental health providers, shelters, and persons battling homelessness (Burke-Rivers M., 2014) (Gregg Pieples MSW). Initially the Drop Inn Center was the lead agency for the Samaritan Initiative (which later became the Jimmy Heath House) and led the many planning meetings. The program was being planned for the corner of Race and Liberty Streets. The project's original design called for a new building. The project was progressing, but the location was eventually rejected by-Cincinnati Center City Development Corporation(3CDC), who owned the land. After many months of frustrated attempts to get the project underway, the lead role was handed over to Over-the-Rhine Community Housing (OTRCH) in 2007. In an effort to site the project OTRCH turned to 3CDC because of their large inventory of vacant property in Over-the-Rhine. 3CDC suggested a site consisting of five adjacent freestanding buildings at 209-219 Odeon St. A for-profit developer had intended to develop the site but could not make the site work for market housing. OTRCH was able to purchase the property and put together a renovation financing plan to include 25 units of permanent supportive housing for people who were chronically homeless and chronically alcoholic.

OTRCH served as the developer and is the owner of the project. 3CDC provided the acquisition financing, consulting and political support. The site now houses 25 individuals in 14 one-bedroom apartments and 11 efficiencies.

Homeless to Homes Plan:

The Homeless to Homes Plan was adopted in 2009 during the construction of the Jimmy Heath House. The plan began as a study called for by Cincinnati City Council and carried out by the Continuum of Care (COC) and a large group of volunteers. The result of this study was a comprehensive set of recommendations to attack the problem of single person homelessness in Cincinnati. The plan cited the Jimmy Heath House and Housing First as part of the solution to ending homelessness in the single adult population.





Housing People Who are Experiencing Chronic Homelessness

In Cincinnati the population of individuals experiencing chronic homelessness has been growing. In 2008, 1,013 individuals met the criteria for being chronically homeless and in 2013 that number grew to 1,884 (The Partnership Center, Ltd., 2013). This population suffers from the harsh conditions of spending extended periods of time without a home. Individuals who struggle with chronic homelessness also have high rates of mental illness (48%), alcohol abuse (38%), drug abuse (37%), chronic illness (29%), physical disabilities (6%), developmental disabilities (5%), and HIV/AIDS (2%) (The Partnership Center, Ltd., 2013).

One thing that is readily apparent by these statistics is that individuals who experience chronic homelessness have a high risk of substance abuse. Those who are chronically homeless are men and women who may have been in and out of treatment programs, often labeled as failures due their lack of progress towards sobriety. This leaves individuals with no other options but to live on the streets and utilize services such as the Drop Inn center as a long-term shelter solution.

The Jimmy Heath House operates on a Housing First Model, a service model defined by the Federal Department of Housing and Urban Development (HUD) as housing individuals first, then providing services to them, which is known to be effective for this population. The individuals housed by Jimmy Heath House are people who struggle with chronic homelessness and alcohol abuse. The basis of this model is that it operates without a sobriety requirement (Glazer Works, Over-the-Rhine Community Housing, 2009). Moreover, Jimmy Heath House is a "single site operation" meaning that services are provided in the same building where the individuals are housed, offering easy and quick access to service providers. Greater Cincinnati Behavioral Health Services (GCBH) is the service provider on site. Additional treatment techniques offered include strength-based case management (SBCM), motivational interviewing (MI), and Integrated Dual Disorder Treatment (IDDT) (Glazer Works, Over-the-Rhine Community Housing, 2009)

Funding Sources for Jimmy Heath House:

The funding sources include the U.S. Department of Housing and Urban Development (HUD), and the Substance Abuse and Mental Health Service Administration (SAMSHA). Funding also came from the Federal Home Loan Bank (FHLB) as well as Ohio Finance Housing Agency (OHFA) and local City of Cincinnati HOME funds. Also included were private sources such as Union Savings Bank and, later, Fifth Third Bank and local foundations. In all, the project cost was \$4.2 million including zoning, building and legal costs.

Historic:

Because the buildings that became the Jimmy Heath House are in OTR's Historic District listed in the National Register of Historic Places, federal, state, and local funding, approvals from the City and State Historic Conservation Board (HCB) were required. OTRCH was required to get HCB approval as well as approval by the Ohio Historic Preservation Office (OHPO). OHPO is a state level body whose board members are appointed by the governor and are responsible for the preservation of historic sites by coordinating at the local state and federal level. Consequently, this body is governed by specific federal regulations.

Zoning:

Zoning can be a challenge for permanent supportive housing and can serve as a tool for those opposed to the project. The Jimmy Heath House zoning was initially approved using the \$1401-01-C16 Congregate Housing designation. At some point during the development process, OTRCH was informed that the zoning had been denied and a new designation was to apply. Transitional Housing \$1401-01-T code was determined by city planning staff to be more appropriate, but it was not an explicitly permitted use in that block. OTRCH had to apply for a conditional use.

106 Review:

A 106 review is a review done by a federal agency, which assesses the impact of construction on the historical landscape in the area. A large portion of OTRCH's seven month interaction with OHPO involved this 106 review, ultimately leading to the decision that the plans for renovation would be detrimental to the historical value of the property. As a result, OTRCH was required to develop a mitigation plan to minimize the projects' impact on the historic aspects of the buildings. OTRCH was required to pay \$50,000 to have a historic housing inventory study done.

Government Resistance:

The Jimmy Heath House also saw resistance from other sources. Council Member Chris Bortz expressed his opposition to the project on WVXU in a debate with Mary Burke Rivers, Executive Director of Over-the-Rhine Community Housing, which aired on Thursday, June 4, 2009. Council Member Bortz articulated his opposition to the Jimmy Heath House as creating too many social service agencies in the area and that it would draw individuals to the area who need the services (Burke-Rivers C. B., 2009). He also expressed some concern that the Jimmy Heath House would be enabling individuals because it does not have a sobriety requirement. This runs counter to the research data. He argued that the Housing First model is new to the area and unproven in this particular community. Other arguments included the idea that the decline in Over-the-Rhine has been influenced by the concentration of social services in the area (Burke-Rivers C. B., 2009). This interview took place in June of 2009; construction of Jimmy Heath House was scheduled to begin in August (Burke-Rivers C. B., 2009). Coordination of zoning along with funding design and development were in place for the Jimmy Heath House. Later that month OTRCH learned from Mr. Bortz' office that they no longer had zoning approval (Burke-Rivers M., 2014). OTRCH had not received notification of the zoning change at that point. The actual letter informing them of the situation was issued on June 29th 2009 by the Historic Conservation Board (Over-the-Rhine Community Housing, 2009). Because of this new challenge, Tim Burke, a local lawyer and zoning expert, was contacted, and agreed to take on the case pro-bono for OTRCH (Burke-Rivers M., 2014). He proved to be very helpful in the process. This back and forth started to draw the zoning issue out for broader public discussion and review and, eventually, it was resolved in part due to pressure of time and the perception that it was being drawn out for no other reason than to slow down the process (Burke-Rivers M., 2014).

Professional Resistance:

Some professionals in the treatment community also had reservations about the Jimmy Heath House, mainly based on the Housing First Model, and the question of "enabling" alcohol abuse. David Logan is a leader in the treatment community and the Executive Director of the Prospect House, a substance abuse treatment facility in a long-term residential setting. Through communication with OTRCH and also his appointment to advisory board for the Jimmy Heath House, Mr. Logan's concerns have been assuaged over time and he now says that he thinks the Jimmy Heath House does a great job providing service. He now believes that the Housing First Model at Jimmy Heath House is helping individuals who have been in and out of service over long periods of time. His service on the board of advisors has helped Mr. Logan to give input in to the operation, and OTRCH sees him as a valuable member of the team at the Jimmy Heath House. His buy-in to the program in general was a valuable asset in easing others' anxieties about the model (Logan, 2014).

Community Collaboration:

In order to address opposition of the community, OTRCH created a good neighbor council which then developed a "Good Neighbor Agreement." The good neighbor council is made up of a representative from District 1 Police and 5 to 7 residents and employees from the surrounding area (Over-the-Rhine Community Housing, 2009). The "Good Neighbor Agreement" stipulates specific standards for property upkeep, codes of conduct, and safety rules for Jimmy Heath House residents and the surrounding community (Good Neighbor Council, 2010). The agreement also includes guidelines about communication between residents in the surrounding area of Jimmy Heath House in order to address any concerns of persons involved (Good Neighbor Council, 2010). The creation of this Council and Agreement went a long way in easing the minds of the residents in the area.



Photo: cornerstonemag.net

Unforeseen roadblocks...

Another obstacle occurred just prior to the groundbreaking for Jimmy Heath House. The bank that was funding a portion of the project and had served as the conduit for the Federal Home Loan Bank funding decided that they did not want to participate in the project. Typically, a private bank fronts the capital and at the completion of the project the Federal Home Loan Bank reimburses the bank. It turns out the bank had misgivings about the Federal Home Loan Bank program and did not trust that the funding would come through to retire their loan. Luckily Fifth Third Bank stepped in to cover the gap in financing for the project and the project was able to begin on time (Burke-Rivers M., 2014). Once construction began, things actually went very smoothly and the Jimmy Heath House hosted a ribbon cutting ceremony in December of 2010 (Wright, 2010). All told, from the beginning of this project to the ribbon cutting, JHH was roughly four years in the making from 2006 through 2010.

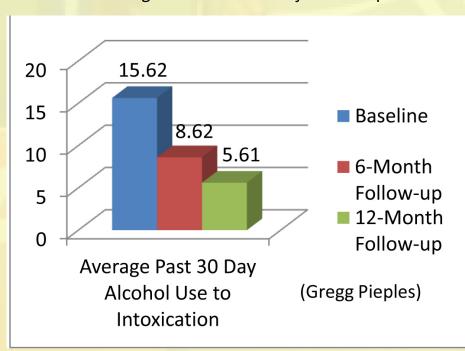
JIMMY HEATH HOUSE: MYTH VS. REALITY

Myth #1

The Housing First Model's absence of a sobriety requirement means the housing agency is simply enabling individuals with alcohol abuse issues. In substance abuse terms an "enabler" is defined as one who enables another to persist in self-destructive behavior (such as substance abuse) by providing excuses or by helping that individual avoid the consequences of such behavior.

Reality

Across the country Housing First Models are being implemented and showing signs of progress. The Jimmy Heath House data are not an anomaly, and it will continue with every new Housing First institution that opens its doors. For example Utah has decreased the number of individuals struggling with homelessness by 72% over the last nine years in large part due to the state's use of the housing first principle (Carrier, 2015). In study after study the Housing First Model has proven to be extremely effective in treating individuals who may have had past difficulties in other treatment programs. The Jimmy Heath House has



collected data on its effectiveness such as the frequency of alcohol use and amount used on each occasion. The numbers show a reduction in amount of use as well as frequency of use. The average alcohol use for residents dropped over time, specifically in reference to the question of average alcohol use over the last thirty days. A baseline is taken followed by a six-month and twelve-month follow up. The resulting data showed that baseline was 25.05 days. At six months it fell to 16.48, and by 12 months it was 16.12 (Gregg Pieples).

Alcohol use to the point of intoxication by residents has also significantly reduced. The baseline average was 15.62 days in the past thirty days, and at 6 months that number fell to 8.62, while at one year it fell to 5.61 (Gregg Pieples).

JIMMY HEATH HOUSE: MYTH VS. REALITY

Myth #2

Affordable housing brings a criminal element to the area and, therefore, raises the crime rate.

Reality

OTRCH has assessed crime rates in this area surrounding the Jimmy Heath House and the results show that crime rates have fallen. The arrest rate for residents fell overall by 60%, which is an extraordinary amount and highlights the large gap between the perceptions of affordable housing versus the reality. Not only did the rate drop for the entire population but - as one would expect - it also fell per individual, on average from 9.88 arrests to 4.00 (Gregg Pieples, Addictions Service Director, GCB).

Time Period	# of Arrests	% of Total Arrests
Pre-housing period	563	71.2%
Post-housing period	228	28.8%
Total	791	100%

Statistically significant reduction in arrests

	Pre-housing period	Post-housing period
Average # of arrests	9.88	4.00

JIMMY HEATH HOUSE: MYTH VS. REALITY

Myth #3

Permanent Supportive Housing is expensive and will therefore cost the taxpayer more money.

Reality:

Factors such as utilization of emergency room services, medical outpatient, mental health inpatient, substance abuse outpatient, detoxification, emergency shelters, and jails were considered in a study done in New Mexico (Guerin, 2011). A savings of \$904.96 per individual during the one-year period following the study was found due to the reduction in use of most or all services that were studied (Guerin, 2011). This finding is a conservative estimate when compared to studies done in other areas of the country. For example, a study done in Denver Colorado found a savings of \$4,745.00 per individual over a two-year period in Housing First programs (Guerin, 2011). The numbers in these studies vary but the reoccurring theme is that Housing First Models consistently save money on cost of care for those individuals admitted to the programs.



JIMMY HEATH HOUSE

BEST PRACTICES

Corporate and Government Interests:

Given the environment that agencies will be working within, it is crucial to develop and maintain a working relationship with the corporate community. Interwoven in the story of the development of the Jimmy Heath House is an example of the influence of the corporate community, in this case as embodied in 3CDC.

Vocal opposition to Jimmy Heath House from city government came from a small minority on City Council and from one staff member of the planning department. Ultimately Over-the-Rhine Community Housing prevailed and the support of 3CDC was critical.

In other neighborhoods throughout Cincinnati the corporate interests may play out differently or be embodied in other entities. It is wise to seek out the support of these powerful stakeholders as their influence over elected officials can be substantial.

Residents:

In the process of creating the Jimmy Heath House, OTRCH did research on other successful Housing First projects. Through this process they discovered that a Good Neighbor Agreement had been used effectively in Columbus. The ordinance that arose from the Homeless to Homes Plan also specified that permanent supportive housing developments must develop and adhere to a good neighbor agreement in order to be eligible for public funding (City of Cincinnati, 2009). OTRCH set about creating a good neighbor council and drafting an agreement. The purpose of this is to involve the surrounding community in the process and to allow them to have an avenue for input into the operation of the Jimmy Heath House. It also serves as a means by which the community can complain and be heard if any residents cause trouble in the area. The entire process of creating this agreement served to mitigate significant opposition in the neighborhood. Establishing communication is key in stopping misconceptions at their beginning and informing individuals in the area of the facts rather than the myths that seem to persist around affordable housing.

JIMMY HEATH HOUSE

CONCLUSION:

The process of creating affordable housing is extremely complicated and has many unclear processes that change given the make up of those in power. Regrettably, this is the system that organizations that are creating affordable housing must work within. This dictates a heavy reliance on relationships with the corporate community, the surrounding neighborhood community and local government officials in order to move projects through the pipeline. Having the majority decision-making in private hands causes an environment in which the levers of power are not readily apparent.

Identifying sources of support becomes essential in successful completion of any project in OTR, as well as other neighborhoods. Any current project should be viewed in the context of the current privatization of public decision making in planning, housing, zoning, and community development. This means it is essential to identify and maintain sources of support. It is also essential to take actions to advocate for a more transparent and navigable system.

Extraordinary dedication, persistent positive attitude, exceptional communication skills, and large amounts of patience were the key factors in bringing the Jimmy Heath House to life. The women and men who have dedicated their time and effort to creating and maintaining permanent supportive housing are the most valuable resource in the struggle to fight homelessness and poverty in the Cincinnati area.





CASE STUDY 2: HOME OF THE BRAVE



HOME OF THE BRAVE

NEW TO THE NEIGHBORHOOD: THE HOME OF THE BRAVE

According to the national Veteran's Administration (VA) about 4% of veterans experience homelessness. The tri-state area's numbers are consistent with the national prevalence (Hammitt, 2014). The Home of the Brave is one small housing project that fought long and hard to help house a few of the many veterans experiencing homelessness. It is operated by the Volunteers of America (VOA)'s Transitional Housing Unit program. The Home of the Brave is a \$1.9 million, 17,500 square-foot facility that houses 54 Veterans: 50 males and 4 females. The average age of residents in this facility is 50-60 years of age. The facility opened in June 2012, taking over four years to find a home at 7938 Hamilton Avenue in Mt. Healthy.

The Home of the Brave is classified as transitional housing; each resident may remain at the facility for 24 months, at which time they must locate to permanent housing. The facility operates in conjunction with the Veteran's Administration, and offers veterans who are experiencing homelessness supportive transitional housing. Residents include those who are involved with the justice system, have severe mental health illness, or a dual diagnosis. Residents are referred to The Home of the Brave through many channels and may include walk-ins, a referral by the National Call Center for Homeless Veterans, or via the Veteran's Administration. Typically there is a waiting list of up to 50 veterans, the average wait time being two months. Priority is given to a veteran who is "living on the street"; and they are moved to the top of the waiting list.

Fifty beds are controlled by the VA and four beds are rented out at the discretion of the Volunteers of America (VOA). The residents participate in the Grant Per Diem (GPD) program, a subsidy program, which requires they pay \$200 per month or 30% of their income which may include service pension, SSI, SSD-I, or a VA Pension. They are provided with a private bedroom, three meals per day, and case management services. There are also psychoeducational classes available that include cognitive-behavioral therapy and Life Skills training. The VOA has full-time social workers at all of their facilities including Mt. Healthy. The social worker is responsible for crisis intervention, healthcare and mental health interventions. The VA requires that 65% of those who participate in the Grant Per Diem (GPD) program must transition to permanent housing. As of September 30, 2014, the Home of the Brave had placed 66% of their residents into permanent housing (Mboymo, 2014). The VOA has a zero tolerance policy regarding alcohol or illegal substances and residents are subject to random drug testing, breathalyzer testing, or room searches. Residents must return to the facility by a 10:00 p.m. curfew unless they have been granted a pass. Any infractions to this policy are handled on a case per case basis at the discretion of the Program Director. Threatening behavior or assault is an immediate discharge from the facility (Salois, 2014).

HOME OF THE BRAVE

FUNDING THE PROJECT:

The Home of the Brave was funded by a \$910,000 GPD Capital Grant from the Veteran's Administration and \$995,000 from the Federal Home Loan Bank of Cincinnati, through their Affordable Housing Program (AHP). The Federal Home Loan Bank of Cincinnati is comprised of 738 member banks in the 5th District that includes Ohio, Kentucky, and Tennessee. Each member bank sets aside 10% of their net earnings annually for a subsidy to finance the development of affordable housing. Funds are only made available through financial institutions who are members of the Federal Home Loan Bank. Applications are submitted by a sponsor, which is typically a non-profit, local government, individual, commercial development corporation, or a for profit organization through a member financial institution. Applications must meet specific program criteria. The AHP was established by Congress in 1989, and is a flagship program that helps build affordable rental/home ownership in the district's community.

AN UNWELCOME DETOUR....

In 2006 the Volunteers of America (VOA) decided to help meet the need for transitional housing for veterans experiencing homelessness. The Home of the Brave facility was originally planned to be located in the Avondale neighborhood of Cincinnati. Two tragic incidents involving residents of another VOA facility created significant fear by certain neighborhood leaders, and so the project ended up being opposed vehemently (Clifford, 2014).

The first incident took place on January 31, 2009 in Cold Spring, KY when Shawn Davis's burned body was found underneath a bridge. Marion (Timmy) Parker III was charged in his death just days after his discharge from Noble Correctional Institution; Parker had previously been a resident at the Pogue Rehabilitation Center. The second incident took place on March 7, 2009 when Anthony Kirkland viciously murdered a young girl after he was evicted from the Pogue Center. Kirkland was eventually sentenced for killing four women- three of whom were teenagers, including one that was killed after he was kicked out of Pogue Center. Following this tragedy, some members of the Avondale community and Cincinnati City Council were immediately enraged and called for the closing of the Pogue Center.

These two incidents aroused intense opposition from some Avondale residents to the planned Home of the Brave facility, saying they did not want any VOA facilities in their community. They carried their opposition to elected officials at both the city and state legislatures. On March 10, 2009 Councilmember Chris Monzel called for an immediate shutdown of the Pogue Rehabilitation Center. Monzel stated in a press conference, "For years, the VOA has been running facilities in Cincinnati that have made our city a virtual dumping ground for sexual predators all over the state. It's time for this facility to close once and for all, and this is only going to happen if the state stops paroling them here after being released from prison." (Coolidge & Horn, 2009).

HOME OF THE BRAVE



As a result of the two incidents and escalating fear mongering by some Cincinnati City Councilmembers, Governor Strickland commissioned a study on the VOA Pogue Rehabilitation Center. This study resulted in changes to reporting requirements for rehabilitation centers that house individuals who are on parole. Even though neither of the residents involved were veterans, or involved in the VOA's veteran housing programs, VOA was now forced to seek a new location for the Home of the Brave facility. It took over two years from the denial of location in Avondale to securing the current location in Mt. Healthy.

FINDING A NEW HOME....

The community of Mt. Healthy has been described as a very patriotic pro-veteran community, evidenced by flag lined streets, and banners recognizing current service members. The community is very supportive of the Home of the Brave; civic and

community groups provide programming, as well donations including their annual holiday tree.

There has been no increase in crime rates in the neighborhood of the Home of the Brave since its establishment in Mt. Healthy. The only increase that may be attributed to their address is the number of EMS calls to the facility, largely due to the residents' health conditions. Overall, the community is very welcoming and inclusive of the facility. Another factor that made for a smooth transition was the fact that the transitional housing was located in a commercial district with no immediate residential neighbors.

SUMMARY

Veterans who are experiencing homelessness have limited resources and options for affordable housing. The Home of the Brave is an excellent example of how a transitional living facility, placed in a receptive community, and operated by an organization with experience, can allow those veterans who have served our country to have a place to call home. While many myths abound regarding veterans experiencing homelessness, we work to dispel those myths with facts. Veterans would also benefit from support prior to their discharge from military service regarding housing, careers, and financial issues. This would allow them the opportunity to better prepare for their future...and hopefully prevent them from experiencing homelessness.

HOME OF THE BRAVE: THE LONG ROAD HOME

The Home of the Brave Project Timeline, after Avondale denies the project

June 21, 2011: Then VOA Director Phil Nunes meets with Mt. Healthy City Council and discusses the intention of the VOA to place the transitional housing facility in their city. This new director's willingness to take a very collaborative approach to the project with the neighborhood is met with positive results.

July 9, 2011: Mt. Healthy City Council meets, it's noted that land had been purchased and the building on it had been demolished. A note is made that planning commission approval is required.

August 16, 2011: Mt. Healthy City Council notes there was no need to re-zone the land for the VOA Home of the Brave.

September 6, 2011: Mt. Healthy City Council announces the VOA site is on track; however, there are some concerns regarding parking issues. It is noted the plan designs were presented to the Mt. Healthy Planning Commission.

September 20, 2011: American Legion Post 513 (located adjacent to the proposed facility) states that they will provide up to 20 parking spaces on an as-needed basis for the Home of the Brave.

October 4, 2011: Mt. Healthy Planning Commission approves the proposed facility plan with some conditional changes that involve landscaping, lighting, screening, and fencing.

June 22, 2012: The VOA Home of the Brave is officially opened and dedicated.

HOME OF THE BRAVE: MYTH BUSTERS

Many myths exist regarding veterans who experience homelessness:

MYTH: All veterans experiencing homelessness are drug addicts or alcoholics.

FACT: Almost a third of veterans experiencing homelessness do not have any alcohol or substance abuse issues.

MYTH: Transitional housing for persons experiencing homelessness will decrease property values.

FACT: According to a study completed by Econsult Corporation on 15 transitional housing facilities in the Philadelphia area, it was found that property values in fact increased by 1.8%.

MYTH: Veterans experiencing homelessness choose to be homeless.

FACT: No one chooses to be homeless, including veterans. Financial difficulties, the lack of affordable housing, and lack of services are the primary reasons that veterans experience homelessness.



MYTH: The VA provides housing for veterans experiencing homelessness.

FACT: The VA provides two programs that allow veterans experiencing homelessness to seek housing: GPD (Grant Per Diem) and HUD-VASH. These are unable to meet the needs of all veterans experiencing homelessness.



NEW FOUNDATIONS TRANSITIONAL LIVING

New Foundations Transitional Living Program

New Foundations Transitional Living (NFTL) is an organization that runs six sober living homes, in Cincinnati and one in Northern Kentucky. These homes do not have any services on site; they are simply houses where people who are recovering from substance abuse live together.

The NFTL sober living homes provide structured living for the residents. There are some rules for the renters: for example they must maintain employment, submit to frequent drug tests, set goals, comply with curfews, participate in community service, and attend 12-step meetings. NFTL has been providing this critical housing for over four years with no use of public tax dollars. Any profits are used to cover operational and maintenance expenses for the houses.

An Epidemic....

There has been a significant increase in heroin use throughout the country, and some are calling it an "epidemic". Leaders in the criminal justice system are overwhelmed by the problem. Chief Deputy Mark Schoonover says, "We treated over 9,000 heroin addicts in 2013", and from Lt. Jason Maydak (Perry, 2015), "It's a problem and it's going to get worse". The jails are overcrowded, and now with so many more individuals addicted to heroin coming through, they are not prepared to handle the numbers they are seeing. Sergeant Michael Hudepohl claims there were about 50 heroin-related vehicle accidents in all of 2014. In 2015 multiple calls are run in a day, and in one 24-hour period there were 10 heroin-related vehicle crashes (Huston, 2015). The effects of substance abuse can be job loss, financial hardship, and encounters with the criminal justice system. These consequences can result in individuals experiencing homelessness, and also being excluded from accessing both subsidized and market rate housing. The Ohio Mental Health & Addiction Services agency reports the biggest challenge for individuals working toward recovery is the lack of safe housing.

Within one year of 2012 overdose deaths rose from 6.7% to 159% in Hamilton County; 15% to 92% in Butler County, 14.3% to 56% in Clermont County, and 18.5% to 32% in Warren County.

Not In My Back Yard

The following is an outline of a series of events resulting from pressure by some neighbors and some politicians to get rid of sober living housing in the neighborhood of Price Hill. In 2010 Ross Shively purchased an apartment in the Price Hill neighborhood of Cincinnati and decided to transition it into sober living housing. After seeing the success of the residents of this first home, he decided

to purchase five more. From 2010 to 2014 NFTL operated these homes with no issues, and had positive relationships with both the city and neighbors.

"We are your children, your spouses, your friends, the people who serve you dinner at your favorite restaurant, your doctor, your neighbor, the actors in your favorite films, the musicians who perform your favorite songs, and so on. Some of us are quite obvious and others are well hidden, suffering the ugly effects of this disease alone on their bathroom floor, shaking violently, soaked in tears, and overflowing with shame." (Henry Harbor, 2014)

In the early Spring of 2014 Shively purchased a sixth home in the neighborhood of Price Hill.

March, 2014: Donald Strunk, a neighbor of a potential new NFTL home, noticed Shively had purchased a house on Rutledge. He started an on-line petition calling on Shively to not be allowed to open a sober living home in his neighborhood, and sent it to the city.

March 29th, 2014: Shively received a letter from the City of Cincinnati stating that complaints had been made that he was going to use this home for sober housing, even though it was still unoccupied and in the renovation process. The city told Shively they would pull his renovation permit if he intends to use the property for his NFTL program.

April 28, 2014: Mayor Cranley made public complaints about NFTL from zoning to concerns about property values. An attorney for NFTL contacted the city and informed them that they believe the city is violating the Federal Fair Housing Act. This act protects specific classes of people, such as individuals with disabilities, by stating they can live together in group settings, in single family housing zones, in accordance with local laws.

April 29, 2014: Shively received complaints from the City of Cincinnati on all his Price Hill properties, stating they are in violation of zoning laws. He is told to cease and desist with the Rutledge house, or all his houses would be shut down. Strunk's accusations included that the homes had bed bugs, were over-occupied and were in violation of zoning. In truth, bed bugs had never been an issue for the Shively homes, the over-occupancy was corrected immediately, and zoning was never a concern as he had contacted the city about proper zoning before he opened the homes to renters.

The city then challenged NFTL about licensure. NFTL has never advertised that they offer anything other than housing and structure. It is clearly stated any additional needs are to be sought outside of the sober living home, as they are not treatment providers.

May, 2014: Neighbors claim their opposition to the Rutledge home is simply that Shively is not operating according to the law. The city claimed they were extremely over-occupied with 12-15 residents per household which is above the occupancy guidelines (Noble, 2014). Shively is criticized for operating "under a cloak of darkness". Community members such as Pete Witte claimed "no one

knew what he (Shively) was doing" (Noble, 2014). However, Director Jason Overby (2014) explained that in 2010 when NFTL opened their housing, the City was directly contacted to come to an open house. In the years leading up to the Mayor's complaint in March, 2014, they had never received any negative feedback.

"HALFWAY HOUSE **OPERATOR TAKING ON** CITY HALL" -Cincinnati Enquirer

The press depicts Shively as a cold, heartless man who was taking advantage of individuals with addiction since he operates as a for-profit. NFTL had three attorneys offer to fight for them on the grounds of fair housing law.

Correspondence is exchanged back and forth between the city and NFTL attorney Steven G. Polin. The city tells NFTL they must reduce each house to 5 residents or less. If they cooperate the city will drop all complaints, fines, penalties and violations towards NFTL. NFTL is told they have to evict any tenant who was not willing to move, work with other area providers to perform "best practices", sell the Rutledge house, and that future homes cannot be opened without obtaining permits, approvals and variances from the city in advance.

"The help that New **Foundations Transitional** Living provides to recovering addicts should trump city zoning laws that forbid more than four unrelated people from living together in residential neighborhoods, supporters say." -Cincinnati Enquirer

The attorney responds by telling the city if they plan to bring it into court he will pursue in the United States District Court. Attorney Polin says the city is in violation of the Fair Housing Act by not making an accommodation for 10 residents to reside (as per the current City's Municipal Code), and by following the zoning codes as you cannot discriminate against recovering alcoholics and or substance abuse users in terms of housing (Polin ESQ., 2014).

October 15, 2014: A settlement was agreed upon by both the City of Cincinnati and NFTL that included the following:

- **√** One NFTL home was closed.
- ✓ NFTL agreed to not open anymore homes in West and East Price Hill.
- ✓ NFTL had to cut occupancy in their houses by 50%.
- √ The Rutledge house had to operate as a market rental, and not as sober living housing.
- ✓ Permits and permissions to operate any additional sober living homes must be requested to the city in advance.

Permits and Permissions

The two major issues that came to light from this project are occupancy and zoning codes. Although the over-occupancy was corrected, Hamilton County has an extremely high rate of individuals that are in dire need of safe housing in order to recover from their addiction. Having to evict these individuals from the sober living housing can be a matter of life and death.

Cincinnati currently has a zoning code (City of Cincinnati Planning & Building, 2014) that prevents housing projects with multi-family intentions to reside in single family zoning areas. This was one of the city's major objections to NFTL. However, federal Fair Housing Law protects individuals with disabilities (this includes chemical dependency or addiction) to reside in these areas because they can be considered a family working towards a common goal (Polin, ESQ., 2014). Even with this federal protection in place, NFTL still took some major losses in this fight.

Best Practices

The importance of collaborating with the city is emphasized in this case. Unfortunately, politics sometimes outweighs what is truly needed in a community. Understanding the perception of the neighborhood is also important while simultaneously working to educate neighbors on the overall benefits of the program. Jason Overby explained that being involved in Sober Living Housing project is something that takes great motivation and dedication. The project has not made Shively a great deal of money and his losses at times have outweighed the profit. It is important to be passionate about this cause due to the negative consequences that can arise.

An open house was offered to neighbors, the city, and anyone willing to visit to see the houses, presenting themselves as an open book. According to Jason Overby, Director at the NFLT program in 2014, the program has a high rate of success. Individuals cannot be under the influence of any substances while living in the household or they will be evicted immediately. More than fifty individuals have successfully moved out of the homes and continue to rebuild their lives.

Conclusion

The opposition by the Mayor and fearful neighbors resulted in the loss of sober living options for men and women who desperately need safe and secure housing in which they can recover from addiction. Nowhere in any communications from the city was there any acknowledgement of the heroin epidemic happening in greater Cincinnati. An agreement was made that the home on Rutledge will be sold and not available to turn into a sober living home and NFTL cannot open any more housing in Price Hill (WCPO, 2014). Occupancy has also been decreased, leaving some individuals without housing. Going forward Shively must also apply for permits even though Fair Housing Act states the city must accommodate the housing needs of individuals with disabilities.

Unfortunately, this is a problem not limited to Hamilton County. The City of Middletown's Planning Department recently denied a proposal of housing for veterans experiencing homelessness who are in recovery. The neighbors in opposition claimed Middletown had "enough issues without adding more drug addicts to the scene" (Pitman, 2013). Middletown reached a similar conclusion stating it was too close to other similar facilities (zoning) and there was significant concern about more low income housing in Middletown which "needed to be capped" (Pitman, 2013).

Although Fair Housing Law offered some protection for the people who lived in the NFTL houses, they still agreed to a settlement which gave the City of Cincinnati the ability to make demands. Cincinnati is currently working on a re-draft of their zoning code where they have draft language that would require advance approvals for where permanent supportive housing can be located (City of Cincinnati Planning & Building, 2014). Instead of playing into people's fears and prejudices, the city should embrace inclusionary zoning. People's lives depend on it.

50

NEW FOUNDATIONS — Myth Busting....

MYTH: "People who use drugs and alcohol could stop if they really wanted to."

FACT: The medical field rejects the notion that individuals simply have a "lack of willpower". There are predispositions for individuals who are more likely to be addicted to drugs, and once they start using, neurological changes can make it more difficult to control impulses. Addiction is a disease that changes the chemistry of the brain, and recovery can be very difficult.

MYTH: Once people stop using drugs their problems will be over.

FACT: Recovery is a lifelong process, the first year being the most crucial. Stable and safe housing is a critical component to rebuilding lives.

MYTH: Sober Living housing will drive down property values and look like "cheap housing"

FACT: Research has shown there is no negative impact on the price or frequency of sales of neighboring homes to sober living homes. Sober living housing is just like any other housing, and so has to adhere to the same building restrictions and design standards as any other market rate housing.





LAND USE DEVELOPMENT CODE

In the spring of 2014 the City of Cincinnati announced it was going to revise its zoning code, otherwise known as the "Cincinnati Land Development Code". The code sets the rules for zoning, landscaping, signage and parking, and overlay districts. This revision presented advocates for affordable housing with an opportunity to build in policy to ensure our city can better respond to the affordable housing crisis. The traditional solutions for creating affordability in housing have all but disappeared. Cities increasingly are turning to market solutions that include affordability to house the working class and the very low income.

In the summer of 2014 the city's Department of Planning and Buildings published a draft of the new code, and the public was

offered the opportunity to give feedback. The Affordable Housing Advocates (AHA) offered feedback on the first draft. A second draft was published that reportedly included feedback the city planners had received on the first draft. Unfortunately, none of the recommendations offered by AHA were included.

The public was offered a second opportunity to provide feedback, this time due in January, 2015. Reportedly the next step is that the city will publish a final draft in fall 2015. Both the City Planning Commission and City Council will then hold public hearings to discuss the proposed plan, followed by their final approval.

Whenever there is a revision of a land use (zoning) code, it provides an opportunity to set out a vision for the future of a city. AHA made some important recommendations that could have a real impact on diversifying the City of Cincinnati. Their first recommendation was, "Inclusionary zoning policies should be part of the plan. Cincinnati must promote inclusion and diversity to succeed in the 21st Century."

The basic definition of Inclusionary Zoning (IZ) is "A land use technique for developing diverse mixed-income communities by requiring each new residential development make a percentage of the new units affordable to targeted incomes (inclusionaryzoning.com).

Although city officials mentioned inclusionary zoning by including it in a HUD grant application, and commissioned a study that was essentially a literature review of inclusionary zoning, they still refused to sign a motion that would have required a small percentage of affordability in the preferred developer agreement in the neighborhood of Over the Rhine.

LAND USE DEVELOPMENT CODE

Cincinnati advocates for affordable housing are left to read longingly about successful campaigns for inclusionary zoning in places like Washington DC and New York. Political leaders in those cities agreed that inclusionary zoning was an important tool to help protect affordability and address gentrification's negative effects. From the article, "Winning Campaign: Housing advocates in Washington, D.C., marshaled four strategies for achieving inclusionary-zoning policies designed to protect affordability in a rapidly gentrifying city." Radhika Fox (2007):

"Inclusionary zoning can become a central component of a community's affordable-housing toolbox, because it can help meet multiple housing goals, including:

- o Fostering communities that are racially and economically mixed;
- o Ensuring housing for a diverse labor force;
- o Expanding housing opportunities for residents living in high-poverty neighborhoods-or residents historically excluded from affluent neighborhoods."

Meanwhile in Cincinnati we are presented with a code heading for approval in 2015 that is dominated by *exclusionary* zoning: "the utilization of zoning ordinances to exclude certain types of people from a given community (Wikipedia)."

On this issue, AHA notes the following critical feature in the new code regarding classifications based on personal characteristics of residents:

It is disappointing that the code continues the old policy of limiting who can live where based on personal characteristics. The code restricts who can live together in all the various types of districts. For example, the code continues the unnecessary policy of favoring persons living together who are related by marriage or biological relationship. Other examples of this problem are: Different rules based on age of residents, such as rules that give more options to a person over 60. In other sections people over 60 are disfavored per the code. Different treatment if residents have religious affiliations, such as religious orders. Different limits based on health or need for supportive service of residents. Foster children are disfavored. Local codes can and do set limits on the number of people who can reside in a residence based on the size of the space. Such rules prevent overcrowding and protect the health of the residents. The relationships, age or disability of residents should not be regulated.

LAND USE DEVELOPMENT CODE

We should not be making rules about who can and cannot live somewhere based on what type of person they are. The code should be about buildings, not people.

Another recommendation was that the code should facilitate reasonable accommodations for persons with disabilities, and to reconsider the idea that the City requires a person requesting a reasonable accommodation under zoning to go through the formal zoning variance procedure. Instead AHA recommends a simpler administrative procedure.

This is an example of how advocates hope to set better land use policy and reject exclusionary zoning.

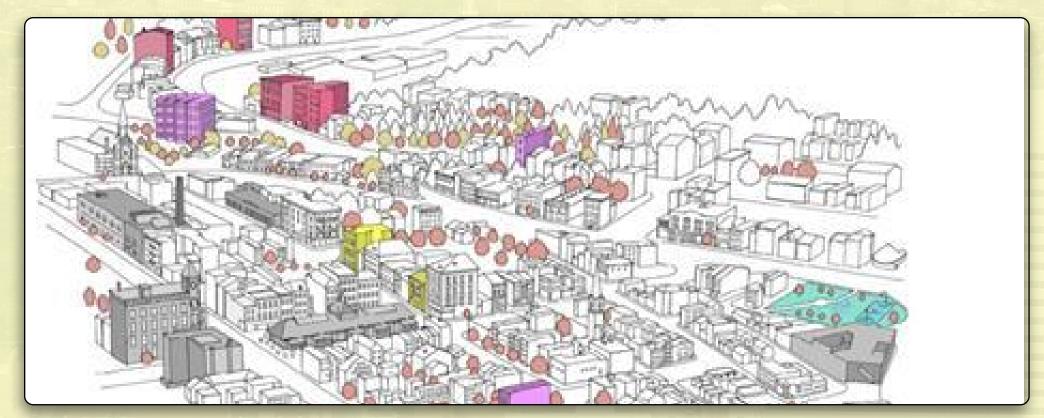


Image from: facebook.com/MUCCEOTR

COMMON THEMES OF OPPOSITION

Common Themes of Organized Opposition to Affordable Housing

These findings are drawn from experience with three cases in which community or corporate opposition blocked efforts to develop or retain affordable housing for low-income populations. The three programs are well known beyond advocates for affordable housing as opposition was widely publicized through public narratives related to both location and funding, and legitimacy of authorization for affordable housing. The three targets of opposition include the relocation of the Drop Inn Center from its location of 30 years, relocation of the Anna Louise Inn from its location of 104 years, and blocking the planned Alaska Commons from a proposed location in a residential neighborhood. Opposition came from community groups, ad hoc special interest groups, individuals, individual corporations, business groups, and corporate interests. A brief description of each program follows with a reminder that some issues raised are "still in play" and they are offered for understanding of opposition forces, not the specific housing programs.

Drop Inn Center: On January 13, 1978, the volunteer forces of the Drop Inn Center led by founder buddy gray made the famous "People's Move" to the former Teamsters Hall at 217 W. 12th Street where the shelter has operated for over 30 years. Starting in 2010 there was an active plan to remove the Drop Inn Center from its original location in the heart of Over the Rhine. This location has been critical to people experiencing homelessness, as it was within walking distance of important resources to help meet their basic needs such as food, clothing, and health services. In September 2015 the shelter will be moved far from the city center at a new facility at the site of an old Butternut factory in Queensgate, a neighborhood dominated by industrial and commercial warehouses.

Anna Louise Inn: The Anna Louise Inn (ALI), owned and operated by Cincinnati Union Bethel (CUB) provided permanent housing for single women in an historic building donated by the Charles P. Taft (brother of the President) family in 1909. Responding to critical needs for housing for single women, the Taft family gift of the beautiful (now with historic designation) Anna Louise Inn opened in 1909 providing safe, affordable housing adjacent to the Taft's own home and nearby Lytle Park, and close to the business and commercial center of the City where the residents found employment. After attempting to renovate its building in the Lytle Park area, CUB recently built a new ALI at a site in a low-income neighborhood after a protracted struggle that it move to a new location. The Anna Louise Inn continues to serve low income, single women with permanent housing. ALI is not a shelter for homeless women, is not a residential treatment center, nor a rehabilitation center. Residents have rental agreements, pay rent, and have the protections of fair housing as tenants just as residents in nearby upscale apartment and condominium buildings do – differentiated only by level of income and levels of rent.

COMMON THEMES OF OPPOSITION CONT.

Commons at Alaska: For years, a former nursing home sat vacant on Alaska Avenue, falling apart, hanging open with trash pilled everywhere, both inside and out. An affordable housing developer National Church Residences based in Columbus proposed a 99-apartment development on the site called "Commons at Alaska". The residents would have on site supportive services and there would have been 24-hour staffing. The developer decided on the neighborhood of Avondale based on the direction of the city, the acceptance of the Avondale Community Council and Avondale Comprehensive Development Corporation. National Church Residences and the Avondale Community Council worked together for three years before the specific site was selected. City Council voted to support Commons at Alaska, and the Cincinnati Zoning Code allowed this development by Alaska. In the end, the project stalled due to pressure from some neighbors who did not want it built in their neighborhood. If it were not for the diligence of the developer in seeking out acceptance of another neighborhood, the possibility of 99 new housing units may still not happen.

Learning from these examples, organized opposition seems to fall in general themes, all made major impact on the dynamics of developing, renovating, and providing affordable housing:

- 1. Initiating recall of public decisions on funding, zoning, historic designation, and economic development (Council HUD approvals, LIHTC, Historic Tax Credits, etc)
- 2. Denouncing positions of fully vetted funding decisions (OHFA) and denunciations of positions/support of recognized citizens/community groups (Community Councils, CDAC's)
- 3. Use of political influence on public decision-making bodies to deny funds or housing assistance to eligible individuals (Members of City Council pressure CMHA Board; codifying Homeless to Homes study in Homeless to Homes Ordinance; privatizing public functions of resource allocation and property/real estate development; shift authority from those charged with housing responsibilities (CoC/Strategies) to corporate interests (3CDC) without expertise in affordable housing/shelters
- 4. Distortion of public information and records (Police Calls for Service, property tax evaluations, boundaries of established zoning codes)
- 5. Specious discrediting of residents (Drop Inn Center=panhandlers, Anna Louise Inn=prostitutes, Alaska Commons=drug dealers); discrediting efforts of advocates for affordable housing and existing efforts to house tenants.
- **6.** Use of "court of public opinion" to advance NIMBY positions print, broadcast, and social media included in news broadcasts *and* print and broadcast editorials advanced by prominent voices
- 7. Use of lawsuits challenging legitimacy of zoning, planning, funding and regulations including provisions of Fair Housing Act



How to Fight the "NIMBY's" (Not in My Backyard!)

The Negative Impact of NIMBY-ism

Community and quasi-governmental opposition can have a significant, negative impact on the creation of affordable housing. "Not in My Back Yard" sentiments can cause additional expenses for studies, construction delays, and legal proceedings. It can cause funders to pull out, and in some cases can outright kill a project. Worst of all it directly contributes to the problem of homelessness by delaying the opportunity for the thousands of men, women, and children in our city to have a roof over their heads that they can afford.

What NIMBY-ism usually sounds like...

Whenever we encounter opposition to affordable housing, the concerns raised are of a predictable type. Below is a list of the types of concerns we usually hear, followed by an example:

1. Prejudice or bias toward prospective residents

"We don't want these types of people living here." Seniors, families, the poor, people with disabilities, people recovering from substance abuse....fill in the blank.

2. Fear of the negative impacts the new housing will have

"Our property values are going to go down if they build that type of housing here."

"We do not like the design of the housing, it doesn't fit with the neighborhood."

3. Fear of the new residents

"These people will bring more crime to the neighborhood.

4. Concerns about land use, or impacts neighborhood services

"There will be more traffic, more congestion, and less parking."

"These new residents will only burden the school system."

"We shouldn't be housing these types of people in this location. They are just not a good fit for this location."

5. Lack of information/misinformation

"We weren't involved in the planning of this project, we were misled about this project."

6. Complaints about the process

"We should have been asked to participate, no one invited us to hear our concerns."

"Our concerns are not being addressed"

7. Value conflicts

"Our taxes should not be used to support affordable housing." "Why should people who pay less benefit from the neighborhood we enjoy and pay for? Those people need to live somewhere else, just not here."





How to respond to NIMBY-ism

The public hearing is typically cited as the best opportunity for address community concerns about a project. However, we know these are typically not effective in changing opponents' minds. Instead, effective outreach needs to be done prior to the public hearing.

Affordable housing advocates and developers should work together well in advance of the project's approval. There may be various constituencies that may need varying degrees of outreach, whether they be local elected officials, government administrators, neighbors, advocates, and the media. Who are potential allies? What is the political landscape? What kind of support does the project need and what are the anticipated concerns? This assessment will help guide where the advocacy needs to happen.

Often, even if the opposition's concerns are addressed, they will continue to oppose it. We know this opposition can sometimes be rooted in fear, or racism, or classism. Unfortunately, it is very hard to overcome these. However, local government should NOT consider their fears in making land use decisions. This would be inappropriate, and in some cases unlawful.

Finally, advocates for affordable housing should know that opponents can use the very same community organizing tactics as proponents do. They can just as well tell their story to the media, lobby government officials, circulate petitions, hold meetings to organize against the project, and threaten lawsuits.

Key Recommendations

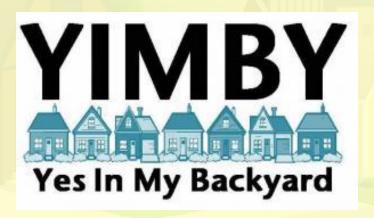
- Get public support or endorsement of a local business groups, neighborhood groups, religious groups, and other organizations that have credibility.
- Recruit and educate supporters to assist with various advocacy efforts (see the Advocacy in Action Guide in this report for ideas). This can include serving as public spokespersons for the project to the media, and testifying at public hearings.
- Work with the city government to cultivate better planning processes for development to help build trust with the community.
- Frame the issue of welcoming affordable housing as an opportunity for the neighborhood to be part of a diverse, inclusive community.

Key Recommendations (cont...)

- Frame the project as meeting a community need. Frame the future residents as current community members whose families are already neighborhood residents.
- If there is an advisory board on the project, encourage residents to become involved as members.
- Educate elected officials on the importance of affordable housing for the health of the entire community, so in turn they can make this point with opponents when they lobby them
- Ask future residents and beneficiaries to stand up for the project.
- Promote inclusionary housing policies so that the requirement for a percentage of affordable housing is already built into projects.
- Create a media kit on the project to help explain the development plans, and what public purpose the housing serves. Offer examples of who the housing will serve.
- Address all legitimate neighborhood and community opposition. Examples of legitimate, nondiscriminatory concern can include questions about traffic density or project design.
- Address the property value concern by sharing the hundreds of studies throughout the nation that have found no negative effect on neighboring market rate property values. A list of these studies can be found in the 2012 National Low Income Housing Coalition's report "Advocates Resource Guide".
- The developer or social agency's management, staff, and clients affiliated with the project should take part in community events such as block parties, barbecues, parades, or neighborhood clean-ups.
- Host an open house at a similar project so neighbors can satisfy their curiosity about the proposed facility. Offer transportation and a field trip.
- Is this discrimination? Violations of the federal Fair Housing Act must be taken seriously. When opposition against the project is in fact discrimination on the basis of race, color, national origin, religion, familial status or disability, it violates the federal Fair Housing Act (42 U.S.C. Sec. 3601-Sec. 3631).

The importance of overcoming community opposition and encouraging community support cannot be overstated.

We know from experience that investing the time to overcome potential opposition to a planned affordable housing project can be just as important as securing funding, selecting a site, and getting land use approvals. A small, influential group of opponents can have a devastating impact on our ability to create the affordable housing that we so critically need in our city. Affordable housing developers and advocates must work together to ensure the community's legitimate concerns are addressed, so the housing can be built.



BE A YIMBY GUIDE (Yes In My Back Yard)

Advocacy Works!!

We know that the problem of men, women, and children experiencing homelessness is not ending, and in some ways it's getting worse than ever before. As we educate about homelessness, we connect it to broader political and fiscal decisions that have contributed to the current affordable housing crisis. Simply put, homelessness is directly tied to the fact that we do not have enough affordable housing. In this report we have focused on the influence of community opposition, and how it can have a negative impact on the development of affordable housing.

The pages that follow include ideas for how any one of us can be an advocate for affordable housing, and help overcome this opposition. We've made a list of actions we recommend to young people, to neighbors, and to opinion leaders and legislators. For any one of these, the Homeless Coalition and the Affordable Housing Advocates (AHA) stand ready to provide support and guidance to help you implement these actions.

Youth Advocacy in Action!

Can young people really make a difference? Our answer is a resounding YES! It is often the younger members of the community who are the most creative and hopeful, in the mission to end homelessness and develop more affordable housing.

First, educate yourself! Know the basic facts of homelessness, including why people become homeless, how people experiencing homelessness are criminalized, and what are the solutions to help end homelessness. **Volunteer/Intern** so you can get to know people who are experiencing homelessness and learn from them.

Organize a philanthropy event to support advocacy work: Talent shows, runs, and other fundraisers' proceeds can be donated to the Homeless Coalition.

Host a movie night! Screen a movie or documentary about poverty. Lead a discussion afterwards.

Create a student advocacy group to help educate and advocate to end homelessness.

If you are voting age: Be an informed voter! Know who your local, state, and federal representatives are, their positions on these issues, and allow that knowledge to inform your decision making next election cycle.

YIMBY GUIDE

Youth Advocacy in Action! Cont.

If you are not yet voting age: Help advocacy campaigns like voter registration and turnout campaigns. Help educate your friends and family who are voters on the issues!

Write letters to support affordable housing campaigns, legislation, and politicians who support solutions to end homelessness.

Be aware of affordable housing coming to your community. Appear at zoning and city council meetings to express your support of affordable housing and services for persons experiencing homelessness.

Host the Homeless Coalition and Affordable Housing Advocates (AHA) education programs at your student, faith, or civic groups. These include the City-Wide Shantytown, Homeless Awareness Month, Homeless Memorial, The People's History Over the Rhine Affordable Housing Walking Tour, Cincinnati Urban Experience, and the Voice of the Homeless Speaker's Bureau.

Combat stereotypes and misinformation about homelessness with facts by sharing accurate information with your friends and family.

Print media: Contact your local, campus or high school newspaper to make them aware of your advocacy activities. The more media coverage, the more awareness of homelessness. Submit editorials on important issues related to homelessness that come up in your community.

Social media: Tweet and Facebook post to educate your peers about homelessness. Share/retweet posts about poverty and the affordable housing crisis from groups like the Cincinnati Affordable Housing Advocates (AHA), the Homeless Coalition, and the National Homeless Coalition.

Neighbor Advocacy in Action!

Neighbors must speak up when discrimination and fear are expressed in "Not In My Backyard" sentiments. You do not have to be an expert on the topic of affordable housing to be a powerful advocate. The fact that you are a neighbor to the proposed housing, and that you support it, is extremely valuable. Make sure your voice is heard, because in most cases it is the opposition to affordable housing that is the loudest. Below is a list of actions we recommend to neighbors:

Learn about proposed affordable housing developments coming into your community by contacting the City of Cincinnati's Trade and Development Department to find out any pending projects in the planning stages.

YIMBY GUIDE

Neighbor Advocacy in Action! Cont.

Contact affordable housing development providers directly and volunteer yourself as a positive voice in the community.

Write letters to the editor to help generate valuable support.

Attend zoning and city council meetings to express your support of affordable housing. Most affordable housing developments require an open house or permit hearings before they are approved. There, you can voice support for the project. You also have the opportunity to interact with other neighbors who may not be supporting the project and help address their fears.

Communicate your support to neighbors and decision makers within the community by making visits to legislators, calling into radio talk shows, creating an online petition, and writing letters of support.

Collaborate with other supporters in your community and help them share the message that inclusion and diversity are important to your neighborhood.

Combat misinformation and discrimination with facts such as "Affordable Housing does not have a negative effect on property values or community safety."

Opinion Leader and Legislator Advocacy in Action!

Opinion leaders and legislators can lend major support to overcoming community opposition to affordable housing. There are some members of a community that many people trust and respect; we call them "opinion leaders". There are also elected officials and administrators who influence policy and can provide support for affordable housing; we call them "legislators". Below is a list of ideas to help these individuals be champions for affordable housing.

Get informed! Request research, talking points, and sample legislation from advocates for affordable housing.

Identify yourself as an advocate for affordable housing. You do not have to be an expert, but you can present yourself or your office as receptive to working on solutions to the critical lack of affordable housing.

YIMBY GUIDE

Opinion Leader and Legislator Advocacy in Action! Cont.

Directly and publicly support proposed affordable housing, and affordable housing legislation and initiatives. Help recruit other allies to affordable housing.

Sponsor legislation that will help increase the amount of affordable housing.

Encourage and support colleagues at various levels (local, state, and federal/national) on their affordable housing efforts

Arrange a tour of proposed affordable housing projects, then help garner media coverage of your visit.

Use your platform to help educate on the dire need for affordable housing.

Combat misinformation with facts such as "Including everyone makes a stronger community!"



References for Affordable Housing Gap Section

Affordable Housing Advocates. (2014) Retrieved from http://www.ahacincy.org

Cincinnati City Council Members (2014). Retrieved from http://www.cincinnati-oh.gov/council/

Cincinnati Fair Housing (2014). Retrieved from http://www.cincyfairhousing.com/

Cincinnati Metropolitan Housing Authority. (2014) Retrieved from http://www.cintimha.com

City of Cincinnati 2014, Cincinnati and Hamilton County Analysis to Impediments to Fair Housing Retrieved from http://www.cincinnati-oh.gov/community-development/references-resources/consolidated-plan/analysis-of-impediments-to-fair-

Matuga M, & Schroder M., 2013, Cityscape: A Journal of Policy Development and Research, *Rental Assistance and Crime*, V15,(3)

United States Department of Housing and Urban Development. (2014). Retrieved from http://www.huduser.org

References for Jimmy Heath House

3CDC Cincinnati Center City Developement Corporation . (2010-2011). 2010-2011 Annual report. Cincinnati : 3CDC.

Burke-Rivers, C. B. (2009, June 4). This new approach to reducing the number of people living on the city's streets. *Impact Cincinnati*. (M. ZELEZNIK, Interviewer) Cincinnati, Ohio, United States.

Burke-Rivers, M. (2014, September 19). Jimmy Heath House. (B. Green, Interviewer) Cincinnati, Ohio, United States.

Carrier, S. (2015, March/April). Room for improvement: clean up cities. Give the homeless a place to live. And save money too? The shockingly simple, surprisingly cost-effective solution that won over a bunch of conservatives in Utah. *MotherJones*.

Cincinnati/Hamilton County Continuum of Care for the Homeless, Inc. (2010). *The Homeless to Homes Plan: Implementation Report and Update*. Cincinnati: Cincinnati/Hamilton County Continuum of Care for the Homeless, Inc.

City of Cincinnati. (2009, June 6). City of Cincinnati Ordinance # 129-2009. Cincinnati, Ohio, United States: City of Cincinnati.

Council, C. C. (2008, June 25). Resolution No. 41-008. Cincinnati, Ohio, United States: Cincinnati.

Glazer Works, Over-the-Rhine Community Housing. (2009, June 30). Jimmy Heath House Service and Management Plan. Cincinnati, Ohio, United States.

Good Neighbor Council. (2010, August). Good Neighbor Agreement. Cincinnati, Ohio, United States.

Gregg Pieples MSW, C. C. (n.d.). Paths to Recovery: Successful Programming through Successful Partnerships . *GREATER CINCINNATI BEHAVIORAL HEALTH SERVICES, CINCINNATI, OHIO* . Cincinnati , Ohio, United States: GREATER CINCINNATI BEHAVIORAL HEALTH SERVICES .

Gregg Pieples, A. H. (n.d.). *Housing First: Basic Principles.* Greater Cincinnati Behavioral Health. Cincinnati Ohio: Greater Cincinnati Behavioral Health.

Guerin, P. (2011, May). City of Albuquerque Housing First Cost Study Final Report. INSTITUTE FOR SOCIAL RESEARCH.

Logan, D. (2014, November 13). David Logan Interview. (B. Green, Interviewer) Cincinnati, Ohio, United States.

Over-the-Rhine Community Housing. (2009, June 6). Jimmy Heath House Service and Management Plan. Cincinnati, Ohio, United States.

References for Jimmy Heath House Continued

Over-the-Rhine Community Housing. (2009, July 6). Conditional Use Request. Cincinnati, Ohio, United States.

Skirtz, A. (2012). Econocide Elimination of the Urban Poor. Washington D.C., United States: NASW Press.

The Partnership Center, Ltd. (2013). HOMELESS IN CINCINNATI - 2013/2011. Cincinnati, Ohio, United States.

Wright, K. (2010, December 6). Jimmy Heath House to start welcoming new residents to Over-the-Rhine today. Urban Cincy.

References Home of the Brave Section

Clifford, P. (2014, October 13). President, Clifford Consulting. (R. Morrison, Interviewer)

Coolidge, S. &. (2009, March 10). Coroner: Esme strangled. Cincinnati Enquirer.

Easter Seals. (2014). Tristate Veteran Community Report: Needs Assessment and Initial Recommendations. Cincinnati: Easter Seals Tristate.

Hammitt LISW-S, S. (2014, October 20). Director, VA Community Outreach Division. (R. Morrison, Interviewer)

Mboymo, D. (2014, November 19). Grant and Per Diem Liasion. (R. Morrison, Interviewer)

Salois, M. (2014, November 19). Volunteers of America Vice President for Veterans Programs. (Morrison, Interviewer)

References for NFTL

- Admissions and Treatment Information. (2015, January 1). Retrieved February 1, 2015, from http://www.ccatsober.org/index.cfm?fuseaction=home.viewPage&page_ID=846E7A9F-BFC2-9E08-F4FB5E3B73856BD2
- Betty Ford Center (2014) History of Addiction. (2014, January 1). Retrieved January 1, 2015, from http://www.bettyfordcenter.org/index.php
- Carise, Ph.D., D. (2010). Ten popular myths about drugs, addiction and recovery. Retrieved from http://www.phoenixhouse.org/news-and-views/our-perspectives/ten-popular-myths-drugs-addiction-recovery/

City of Cincinnati Planning & Building. (2014, August 14). Second Draft of Land Development Code. Retrieved November 1, 2014, from http://www.cincinnati-oh.gov/planning/zoning/

Collateral Sanctions in Practice, Ohio Symposium on the Collateral Sanctions in Theory and Practice Gorman, Robert H. *Page 469* Law Journal University of Toledo Law Review

- Comprehensive Housing Market Analysis. (2012, April 1). Retrieved February 1, 2015, from http://www.huduser.org/portal/publications/PDF/Cincinnati-MiddletownOH-KY-IN_comp_13.pdf
- Frontline. (2014, January 1). A Social History of America's Most Popular Drugs. Retrieved January 5, 2015, from http://www.pbs.org/wgbh/pages/frontline/shows/drugs/buyers/socialhistory.html

Hamilton County Mental Health and Recovery Services Board. (2011). Community Plan for SFY 2012-2013. 2-66.

Huston, L. (2015, January 23). Overdosing drivers becoming major problem, police say. WXIX Fox News

Johnson M.S., S., & Latessa, PhD., E. (2000). The Hamilton County Drug Court: Outcome Evaluation Findings Final Report. *University of Cincinnati Center for Criminal Justice Research*.

Koob, G. F., & Moal, M. L. (2008). Addiction and the brain anti-reward system. Annual Review of Psychology, (59), 29-53.

Perry, K. (2015, January 5). Heroin behind bars brings death to local jails. *Cincinnati Enquirer*. Retrieved November 1, 2014, from http://www.cincinnati.com/story/news/2015/01/05/inmates-die-heroin-overdose/21278005/

Shelter and Recovery Plans. (2009, January 1). Retrieved February 1, 2015, from http://www.dropinn.org/shelter-and-recovery/default.aspx

References for NFTL Continued

- US Department of Justice. (2012). Drug Enforcement Administration 1970-1975. 3-24. Retrieved January 1, 2015, from http://www.dea.gov/about/history/1970-1975.pdf
- National Institute on Drug Abuse (2012). Understanding Drug Abuse and Addiction Retrieved from http://www.drugabuse.gov/publications/drugfacts/understanding-drug-abuse-addiction on January 05, 2015
- National Library of Medicine (2006). Early Psychiatric Hospitals & Asylums. (2006, September 6). Retrieved January 1, 2015, from http://www.nlm.nih.gov/hmd/diseases/early.html
- New foundations transitional living new member handbook. (2010) DOI: www.nftl.org
- Noble, G. (2014, May 04). Ross Shively, new foundations transitional living: Neighbors fight to keep addicts off Rutledge Ave. *WCPO*. Retrieved from www.wcpo.com
- Ohio Mental Health & Addiction Services. (2014). Annual Report 2014. 1-20.
- Overby, J. (2014, September). Interview by T Hale [Personal Interview]. NFTL interview for housing study.
- Perry, K. (2015, January 5). Heroin behind bars brings death toll to local jails. Cincinnati Enquirer
- Pitman, M. (2013, August 15). Homeless veteran shelter denied by planning commission. *Journal News*. Retrieved from www.journal-news.com
- Polin ESQ., S. G. (2014). Re: City of Cincinnati v. New Foundations Transitional Living et al. Case no. a1402573
- Talbert House. (2015, January 1). Retrieved February 1, 2015, from http://www.talberthouse.org

References for Recommendations

Managing Local Opposition to Affordable Housing: A New Approach to NIMBY (Iglesias, 2002)

The Effects of NIMBY and How to Overcome Them (Scally & Tighe, 2014)



Supplemental Information for Affordable Housing Gap Section

CMHA BOARD MEMBERS

2014-2015 CMHA Board Members:	Appointed By:
Mr. William Myles, Chairperson	Court of Common Pleas
Ms. Marisa Spears, Vice-Chairperson	City of Cincinnati
Mr. Bernard Fiedeldey, Jr.	Probate Court of Hamilton County
Mr. Edward R. O'Donnell	Hamilton County Commissioners
Mr. Thomas J. Weidman	Hamilton County Township Association
Mrs. Mayme LaVerne Mitchell	Hamilton County Municipal League
Mr. Kevin M. Moore	City of Cincinnati

CINCINNATI CITY COUNCIL

2014-2015 Cincinnati City Council Member:	Council Member's Role:
Vice Mayor David Mann	Regional Cooperation Committee, Neighborhoods Committee, Rules & Audit Committee

Supplemental Information for Affordable Housing Gap Section

CINCINNATI CITY COUNCIL CONT.

President Pro Tem Yvette Simpson	Law and Public Safety Committee, Budget & Finance Committee, Major Transportation and Regional Cooperation Committee, Human Services, Youth and Arts Committee, Neighborhoods Committee, Rules & Audit Committee,
Council Member Kevin Flynn	Law and Public Safety Committee, Budget & Finance Committee, Major Transportation and Regional Cooperation Committee, Rules & Audit Committee
Council Member Amy Murray	Budget & Finance Committee, Economic Growth, Major Transportation and Regional Cooperation Committee
Council Member Chris Seelbach	Budget & Finance Committee, Major Transportation and Regional Cooperation Committee, Human Services, Youth and Arts Committee, Education and Entrepreneurship
Council Member P.G. Sittenfeld	Budget & Finance Committee, Major Transportation and Regional Cooperation Committee, Education and Entrepreneurship
Council Member Christopher Smitherman	Law and Public Safety Committee, Budget & Finance Committee, Economic Growth
Council Member Charlie Winburn	Law and Public Safety Committee, Budget & Finance Committee, Economic Growth
Council Member Wendell Young	Budget & Finance Committee, Major Transportation and Regional Cooperation Committee, Human Services, Youth and Arts Committee, Neighborhoods Committee, Rules & Audit Committee, Education and Entrepreneurship

APPENDIX A:

Supplemental Information for Affordable Housing Gap Section

CITY DEPARTMENTS

Building Department	Protects the health and safety of the citizenry by inspecting the quality and integrity of the city's building environment. The goal is to promote economic development and maintain the quality of commercial and residential building stock through the enforcement of building and inspection codes. (Sourced from cincinnati-oh.gov)
City Manager	An executive in charge of the administration of a city's government. The city's manager may create the city's budget, oversee the day-to-day operations of individual departments, make personnel decision and carry out specific policies of the mayor and city council Carries out the policies and directives as set by the council and the mayor (Sourced from: wisegeek.org)
Finance Department	The Department of Finance is the fiscal office of the City, with responsibility for the Divisions of Accounts and Audits, Income Tax, Risk Management, Treasury and Purchasing. All receipts and disbursements are channeled through this department. (Sourced from cincinnati-oh.gov)
Law Department	Budget & Finance Committee, Major Transportation and Regional Cooperation Committee, Human Services, Youth and Arts Committee, Education and Entrepreneurship. (Sourced from cincinnati-oh.gov)
Planning Department	The City Planning Department develops and administers the Zoning Code, Subdivision Rules and Regulations, and other land use regulatory processes. They staff the City Planning Commission and also provide demographic, mapping, and analysis services. They develop special plans, including the Comprehensive Plan, Consolidated Plan, Urban Renewal Plans, Community Plans, and Tax Increment Financing plans and also manage federally funded program reviews, including environmental reviews of projects. They are responsible for processing zone change applications and managing Planned Developments and Interim Development Control Overlay Districts. (Sourced from cincinnati-oh.gov)
Trade & Development Department	This department assists business owners and developers in their interactions with city departments to facilitate growth, and overcome hurdles to development. This department assists in connecting business owners to community resources. It also finances business projects through assistance with, tax incentives, securing loans, and other types of financing. (Sourced from choosecincy.org)
Zoning Board of Appeals	The Zoning Board of Appeals reviews decisions by the Director of Buildings & Inspections, the Zoning Hearing Examiner, the Historic Conservation Board, and, in very limited instances, the City Planning Commission. (Sourced from cincinnati-oh.gov)

Supplemental Information for Affordable Housing Gap Section

COMMUNITY BOARDS

Community Development Advisory Board (CDAB)	Advises the City Council, the Mayor, the Planning Commission and various City Departments, as appropriate, concerning the formulation of policies and plans, and identification of projects in order to carry out the Community Development Block Grant (CDBG) Program. (Sourced from cob.org)
Historic Conservation Board	Consists of seven members who are appointed by the City Manager. The Board must include at least one professional historic preservationist, one historian, two architects, one attorney, one person engaged in the real estate or development business, and one economist. (Sourced from: cincinnati-oh.gov)
Human Services Advisory Committee (HSAC)	HSAC is a mayor-recommended and council-appointed group of citizens who meet to decide what priorities and programs to recommend to City Council for funding from Human Services. This committee is staffed by an employee of the city as well as the contracted United Way of Greater Cincinnati. Human Services are public dollars budgeted to fund people-serving programs. Originally 1.5% of the city's general fund was to be allocated to Human Services. For more than a decade we have lead the fight against annual proposals to significantly cut or eliminate Human Services, each time taking partial wins. Finally after ten years, in the fiscal year 2016 budget, city council increased Human Services which had dwindled to 0.4% percent of the general fund and is now at 0.8%. The goal is to restore Human Services to its 1.5%. (Sourced from: cincinnati-oh.gov)
Planning Commission	The City Planning Commission is staffed by the City Planning Department. Its members consist of volunteer citizens, a member of City Council and potentially the City Manager. They conducts reviews for changes in use and development of properties as it relates to the zoning code. (Sourced from: cincinnati-oh.gov)