

## Greater Cincinnati CWHS Best Practice Research

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### *Research Topics Requested*

- Homestead Tax Exemption – examples of this tool around the country. Does Ohio state law need to change to expand the exemption in Cincinnati/Hamilton County?
- Examples of city + county alignment on CDBG funds
- Sources for funding county-wide Housing Trust Funds
- Housing Trust Funds that take in private funds but are run by a municipality
- Amount of funding, by funding mechanism, dedicated to affordable housing in peer cities
- Examples of entities orchestrating land use approvals, entitlements, assemblage, community outreach to set the table for (multifamily housing) developers selected through an RFP/procurement process

### **1. Homestead Tax Exemption**

The homestead exemption is an Ohio policy that allows seniors and “permanently and totally disabled” residents with incomes less than or equal to \$32,800 in 2019 to reduce their property tax bills by shielding some of the market value (up to \$25,000) of their “homestead” (the owner’s dwelling and up to 1 acre of land) from all local property taxes.

The savings vary by location, because local property taxes vary; but overall, qualified homeowners saved an average of \$495 per taxpayer in 2015. In Hamilton County, the annual property tax savings range from about \$350 to \$740.

If you are at least 59 at the time of your eligible spouse’s death, you continue to qualify.

The exemption was created in 1970. In 2007, the General Assembly expanded the program to include all senior citizens, regardless of income. Then in 2014, the state returned to the means-tested exemption for all persons turning 65 in 2014 or later.

#### Sources

Ohio Department of Taxation. “Frequently Asked Questions: Homestead Tax Exemption.” Accessed September 9, 2019. [https://www.tax.ohio.gov/real\\_property/faqs/homestead\\_exemption\\_faqs/tabid/3074/Default.aspx?QuestionID=2820&AFMID=9554](https://www.tax.ohio.gov/real_property/faqs/homestead_exemption_faqs/tabid/3074/Default.aspx?QuestionID=2820&AFMID=9554)

Walsworth, Jack. “Seniors Have Until June 2 to Apply for Homestead Exemption.” *Cincinnati Enquirer*. May 14, 2014. Accessed September 9, 2019. [https://www.tax.ohio.gov/real\\_property/faqs/homestead\\_exemption\\_faqs/tabid/3074/Default.aspx?QuestionID=2820&AFMID=9554](https://www.tax.ohio.gov/real_property/faqs/homestead_exemption_faqs/tabid/3074/Default.aspx?QuestionID=2820&AFMID=9554)

### **Examples of Municipal Tax Exemptions for Homeowners**

#### ***Low-Income Owner Occupants Program, Philadelphia***

LOOP is a real estate tax relief program in Philadelphia for homeowners whose property assessments increased by 50% or more from last year, *after* the Homestead Exemption, which is a non-means-tested program that reduces the taxable value of primary residences by \$45,000. The program is means-tested,

meaning participants must fall within income limits (set by family size; e.g. a four-person household has an income cap of \$135,150). Participants must also have lived in their home for at least 10 years and be current on their taxes OR be participating in an owner-occupied payment agreement or installment plan. LOOP limits year-to-year assessment increases to 50% and then locks in that assessment for as long for as long as the homeowner remains eligible.

### ***Low Income Senior Citizen Real Estate Tax Freeze, Philadelphia***

Eligible seniors (aged 65 or older, or anyone living with their spouse of 65+, or the widow(er) of a spouse who reached the age of 65, and with an income of no more than \$35,000 for a married couple or \$27,500 for a single person) can get their real estate tax frozen at a certain amount, unless the household's tax liability decreases, in which case the tax owed will be lowered to the new amount.

### ***Owner-Occupied Real Estate Tax Payment Agreement, Philadelphia***

OOPA allows homeowners to make affordable monthly payments on property taxes that are past due. Only primary residences are eligible; to remain eligible, homeowners must pay all *new* property taxes as they become due (although if participants fall into the lowest tier of income, they are allowed to roll the new property taxes into their agreement). Some low-income and senior residents are eligible for OOPAs with a \$0-minimum monthly payment.

Payments a percentage of monthly income that is set based on which of five "tiers" of monthly household income and family size a household falls into.

#### Sources

City of Philadelphia. "Longtime Owner Occupants Program (LOOP)." *Payments, Assistance and Taxes*. Accessed September 9, 2019. <https://www.phila.gov/services/payments-assistance-taxes/income-based-assistance-programs/longtime-owner-occupants-program/>

City of Philadelphia. "Owner Occupied Real Estate Tax Payment Agreement (OOPA)." *Payments, Assistance and Taxes*. Accessed September 9, 2019. <https://www.phila.gov/services/payments-assistance-taxes/payment-plans/owner-occupied-real-estate-tax-payment-agreement/>

City of Philadelphia. "Low Income Senior Citizen Real Estate Tax Freeze." *Payments, Assistance and Taxes*. Accessed September 9, 2019. <https://www.phila.gov/services/payments-assistance-taxes/senior-citizen-discounts/low-income-senior-citizen-real-estate-tax-freeze/>

### ***Longtime Occupant Homeowner Exemption, Cook County***

The Longtime Occupant Homeowner Exemption (LOHE) *expands* the Homeowner Exemption (which shields \$10,000 of the assessed value from local property taxes) in Cook County, IL for owner-occupants who have owned and lived in their home for at least 10 years (or 5 years, if the property was purchased through a government or nonprofit housing program); who have a total household income of \$100,000 or less for income tax year 2016; and whose assessment increase was "significant enough to exceed the maximum amounts set by the state legislature." The Assessor's Office mails applications to properties which qualify. However, very few residential properties in Cook County (about 2%) qualified in 2018.

Illinois also has a Senior Citizen Homeowner Exemption, a Senior Citizen Assessment Freeze, and a Home Improvement Exemption for improvements made following "catastrophic events."

The LOHE is available in Cook County *only*. The General Homestead Exemption is statewide, but it shields a maximum of \$10,000 in Cook County and \$6,000 in all other counties.

The Homeowners Exemption and Senior Citizen Exemption are larger in Cook County than other counties because of 2017 state legislation recognizing that assessments increased more in this county than any other, and affected a larger number of vulnerable households. However, “exemptions don’t reduce property revenue owed to governments; [they] merely shift the burden to commercial property owners or residential property owners who don’t qualify for the exemptions.”

#### Sources

Cook County Assessor’s Office. “Longtime Occupant Homeowner Exemption.” *Exemption Descriptions*. Accessed September 9, 2019. <https://www.cookcountyassessor.com/Exemptions/Exemption-Forms.aspx>

Illinois Revenue Department. “Property Tax Relief: Homestead Exemptions.” Accessed September 9, 2019. <https://www2.illinois.gov/rev/localgovernments/property/Pages/taxrelief.aspx>

Griffin, Jake. “Why Only Cook County Homeowners Are Getting a Bigger Tax Exemption.” *The Daily Herald*. October 11, 2017. <https://www.dailyherald.com/news/20171011/why-only-cook-county-homeowners-are-getting-a-bigger-tax-exemption>

Taxpayers’ Federation of Illinois. “Homestead Exemptions: Confusing, Complicated and Costly.” *Tax Facts* 67, no. 5 (Summer 2014): 1-15. [https://www.illinoistax.org/wp-content/uploads/2018/05/44\\_Summer2014TaxFacts.pdf](https://www.illinoistax.org/wp-content/uploads/2018/05/44_Summer2014TaxFacts.pdf)

### ***Homestead Exemption for Water and Sewer, Cleveland***

In Cleveland, homeowners can participate in the “Homestead Exemption Water & Sewer” to receive reduced water and sewer bills if they are 65+, are owner-occupants, and have a total income of \$33,000 or less, as of 2017. This local program is administered by the Cleveland Water Department independently of state tax legislation.

#### Source

Cuyahoga County Fiscal Officer. “Homestead Exemption Water & Sewer.” *Other Discount Services*. Accessed September 9, 2019. <https://fiscalofficer.cuyahogacounty.us/en-US/other-discount-services.aspx>

## **2. City-County CDBG Alignment**

Forming a consortium is a formal way for local governments to join with other contiguous units of local government to participate in HUD funding programs. Member jurisdictions take a more regional, collaborative approach to meeting affordable housing needs. The representative of the consortium, also known as the lead entity, assumes overall responsibility for compliance with the program requirements. There are currently no consortia in the state of Ohio, but there are 147 consortia across the country as of FY2019. HUD approval is required to form a consortium. Another option is for a single city and county to enter into a cooperation agreement.

(See: U.S. Department of Housing and Urban Development. “Subpart C: Consortia; Designation and Revocation as a Participating Jurisdiction. *24 CFR Subtitle A (4-1-04 Edition)*. <https://www.govinfo.gov/content/pkg/CFR-2004-title24-vol1/pdf/CFR-2004-title24-vol1-sec92-101.pdf>. See also HUD Exchange. “HOME Consortia.” <https://www.hudexchange.info/programs/home/topics/consortia/#fy-2019-home-consortia>)

### ***Portland, Oregon***

For example, Portland, OR, Multnomah County, and the City of Gresham formed the “Portland Consortium” in 1992 to jointly prepare a consolidated plan as a condition for receiving HUD funds (CDBG, HOME, ESG, and HOPWA). The Portland Housing Bureau is the lead administrator for all four grant programs. The jurisdictions prepare a needs assessment for the consortium as a whole.

Source

City of Portland. *Annual Action Plan*, 2018. Accessed September 9, 2019.  
<https://www.portlandoregon.gov/phb/article/684844>

***King County, Washington***

King County, Washington and most of the cities in the county (but not Seattle, which receives its funds separately) also formed an urban county consortium so that the King County HCD could administer HUD funds (including CDBG and HOME) on their behalf, but also to allocate regional affordable housing funds and to discuss state and federal legislative priorities. The participants cooperate to further shared goals and have agreed to a decision-making structure called the Joint Recommendations Committee (JRC) which provides funding recommendations and advice on guidelines and procedures for all the consortia partners for a wide range of housing and community development issues. The JRC includes three King County representatives and eight representatives of consortia cities. It meets about five times per year. The City of Seattle participates for some meetings that have to do with regional fund sources.

Here is an example of a JRC agenda (February 2019): [LINK](#)

Source

King County Department of Community and Human Services. "Consortium." Accessed September 9, 2019.  
<https://www.kingcounty.gov/depts/community-human-services/housing/consortium.aspx>

***Reading, Pennsylvania***

The City of Reading and Berks County, Pennsylvania prepare joint 5-year consolidated plans for HUD funds (they did so for 2016-2020 and will again this year, 2019).

The City and County "have undertaken an effort to increase cooperation between the two community development offices due to the need to have more efficiency in implementing the various HUD and non-HUD funded programs. This cooperation enables the sharing of administrative duties, pooling of resources and joint decision-making. Through a collaborative planning process involving a broad range of public and private agencies, the County and the City have developed a City/County ESG and a City/County HOME funding application." The City and County use the funds to support joint goals, such as eliminating homelessness county-wide.

Source

City of Reading. "Proposed 2019 CDBG ESG HOME Action Plan." Accessed September 9, 2019.  
<https://www.readingpa.gov/content/proposed-2019-cdbg-esg-home-action-plan>

***Arroyo Grande, California***

In July 2017, the City of Arroyo Grande and the County of San Luis Obispo entered into a cooperation agreement to jointly participate in CDBG. The County, which participates in HUD's Urban County Program, receives a predictable, formula-based annual grant, and is given a wider range of uses for CDBG funds than the City has (*note that Hamilton County also qualified for the Urban County Program as of 2019, source: <https://www.hud.gov/sites/dfiles/OCHCO/documents/19-04cpdn.pdf>*).

By entering into an agreement with the County, the City of Arroyo Grande lost the ability to apply, through a highly competitive process, for a potentially greater amount of State administered funds during the term of the agreement; however, the City was not highly competitive to begin with because it had few

low-income tracts. Per the agreement, the County administers CDBG funds for itself and for the City; it receives a share of the City's grant in order to cover administrative costs.

#### Sources

City of Arroyo Grande. "Consideration of a Cooperation Agreement between the County of San Luis Obispo and the City of Arroyo Grande for Joint Participation in the Community Development Block Grant Program." Memorandum. June 13, 2017. <http://www.arroyogrande.org/AgendaCenter/ViewFile/Item/5458?fileID=9374>

City of Arroyo Grande. "Consideration of Community Development Block Grant (CDBG) Projects for Year 2018." Memorandum. March 13, 2018. <http://www.arroyogrande.org/AgendaCenter/ViewFile/Item/6795?fileID=12833>

### **3. Countywide HTF Funding Streams**

According to the Housing Trust Fund Project, the most common revenue sources for city housing trust funds are linkage fees that are included in the zoning ordinance. These are impact fees placed on non-residential developers that are calculated to offset the impact the development may have on the housing supply. Other common sources are inclusionary in-lieu fees; condo conversion or demolition fees; property taxes; hotel taxes; and revenues from TIF districts. One more unusual source is revenue from the sale of city land. The most common sources for *counties* are document recording fees, which are fees paid upon filing official documents like mortgages or deeds with state or local governments. Other common county sources are sales taxes, developer fees, real estate transfer taxes, and real estate excise taxes. A comprehensive 2019 list of county HTF revenue sources can be found here: [LINK](#)

#### Sources

Brooks, Mary E. and Michael Anderson. *State and Local Housing Trust Funds*. Housing Trust Fund Project, Center for Community Change. 2017. [https://nlihc.org/sites/default/files/AG-2017/2017AG\\_Ch05-S13\\_State-and-Local-Housing-Trust-Funds.pdf](https://nlihc.org/sites/default/files/AG-2017/2017AG_Ch05-S13_State-and-Local-Housing-Trust-Funds.pdf)

Center for Community Change. *Opening Doors to Homes for All: The 2016 Housing Trust Fund Survey Report*. 2016. [http://htfp.wpengine.com/wp-content/uploads/2016/10/HTF\\_Survey-Report-2016-final.pdf](http://htfp.wpengine.com/wp-content/uploads/2016/10/HTF_Survey-Report-2016-final.pdf)

In 2006, Louisville, KY established a task force to determine how to meet its goal of creating a trust fund that would annually invest \$10 million into affordable housing projects. The task force recommended that the Louisville Metro Government first seed the trust with a major public contribution, followed by a significant continuing investment of public revenue sources and an endowment of other private contributions. Suggestions for public revenue streams included:

- A 3% rental car fee
- A percentage of a rate increase and/or dividends from the Louisville Water Company
- Bingo sales tax
- A restaurant fee
- An increase in the hotel/motel tax
- The County Clerk Surplus
- An annual general fund commitment
- The Annual Arena Bond Surplus
- A special tax district or TIF project
- A mixed drink tax

#### Source

Louisville Metro Government Mayor's Affordable Housing Trust Fund Task Force. *An Assessment and Recommendations for the Creation and Funding of an Affordable Housing Trust Fund*. December 4, 2006. <http://htfp.wpengine.com/wp-content/uploads/2011/10/An-Assessment-and-Recommendations-for-the-Creation-and-Funding-of-an-Affordable-Housing-Trust-Fund..pdf>

Similarly, Milwaukee studied the following as potential funding streams for the Milwaukee Housing Trust Fund:

- Creating a citywide TIF that only encompasses vacant property in the city. Once the vacant properties were improved, revenue from improvements would be used to offset the bonding for the TIF. The funds garnered from the TIF bond would help capitalize the HTF.
- Establishing a development linkage fee for all residential, commercial, and industrial property. The fee would be no greater than 25 cents per square foot, assessed for new construction or major renovation.
- Using a portion of the proceeds from City land sales.
- Encumbering funds received through a gaming agreement with the Potawatomi.
- General obligation borrowing, in the event that, in any given year, the fund does not meet its \$5 million goal.

#### Source

Soika, Mike. *Discussion Paper: Funding Strategy for a Milwaukee Housing Trust Fund*. 2011. <http://htfp.wpengine.com/wp-content/uploads/2011/10/A-Discussion-Paper-Funding-Strategy-for-a-Milwaukee-Housing-Trust-Fund..pdf>

Other jurisdictions have used:

- Document recording fees (Philadelphia; Washington State counties)
- Linkage fees (Somerville, MA; Boston)
- In-lieu fees (Somerville, MA; Boston)
- Property tax levies (Somerville, MA; Seattle)
- Restaurant tax (Miami-Dade County, FL)
- Business registration fees (San Francisco)
- General Obligation (GO) bonds (Charlotte, NC)
- Use tax paid by businesses on purchases of out-of-state goods (St. Louis, MO)
- Millage fee of \$1 for every \$1,000 in property value (Kalamazoo County, MI)
- Dedicated sales tax (San Mateo County, CA)
- Condo conversion tax (Montgomery County, MD)
- TOD bond funds for affordable housing near transit (King County, WA)

#### Sources

Welcome Home. *A Survey of Revenue Tools to Fund Affordable Housing and Services in the Portland Metro Region*. November 2014. <http://welcomehomecoalition.org/wp-content/uploads/2014/11/Welcome-Home-Survey-of-Revenue-Tools-11.6.14.pdf>

Office of Strategy and Innovation. *Housing Trust Funds: Compare, Contrast, Explore*. Prepared for the St. Louis County Affordable Housing Trust Fund Task Force. August 2018. [https://www.stlouisco.com/Portals/8/docs/document%20library/affordablehousing/data/Housing\\_Trust\\_Funds\\_Report.pdf](https://www.stlouisco.com/Portals/8/docs/document%20library/affordablehousing/data/Housing_Trust_Funds_Report.pdf)

More examples of funding sources specifically for regional and countywide HTFs are included below.

### ***Columbus and Franklin County***

- Columbus and Franklin County have shared a housing trust fund, the Affordable Housing Trust (AHT), since 2001. The trust is an independent, nonprofit lender and a certified CDFI.
- In 2018, AHT closed loans totaling more than \$23 million; this investment will produce or preserve 760 housing units.
- AHT receives funding from Franklin and the City of Columbus. Funding streams include a portion of a hotel/motel tax (City) and a portion of real estate transfer fees (County). Since 2015, Columbus had dedicated a small portion (about \$1.5 million per year, out of \$40 million) of the proceeds of its hotel/motel excise tax to the fund. The total tax rate within the city is 10% of room rental income; the tax rate designated specifically for affordable housing is 0.43%. The 1969 legislation that created the hotel tax specified that a small portion of revenues could go to affordable housing. Airbnb hosts currently do not pay the tax, which means the City forgoes about \$57,120 in annual revenues as of 2016 (not a huge number, but it is growing as Airbnb expands).
- In addition, the trust fund seeks private investment. In 2019, a group of private investors (Huntington Bank, Nationwide Insurance, Fifth Third Bank, Heartland Bank, Park National Bank, PNC Bank, Columbia Gas, L Brands, and the Columbus Foundation) announced they would invest \$100 million in the trust, which will allow it to provide larger and longer-term loans. These investors will receive a modest return and CRA credits. All projects funded through this investment must be affordable to moderate- and low-income households, with preference given to units affordable at or below 60% AMI.

#### Sources

Affordable Housing Trust for Columbus and Franklin County. "About Us." Accessed September 9, 2019. <http://hztrust.org/>

Evans, Nick. "Columbus Gets \$100 Million for Affordable Housing Trust." *WOSU Public Media*. June 24, 2019. <https://radio.wosu.org/post/columbus-gets-100-million-affordable-housing-trust#stream/0>

City of Columbus. "Hotel/Motel Excise Tax Appropriation." *Legislation*. March 17, 2015. <https://columbus.legistar.com/LegislationDetail.aspx?ID=2250384&GUID=C44DBBD5-2CA6-48F1-A8B0-949330491BB4>

### ***ARCH, King County, Washington***

- ARCH (A Regional Coalition for Housing) is an example of a joint housing trust fund that includes King County (in Washington State) as well as 15 cities in the eastern part of the county. Between 1993 and 2019, ARCH member jurisdictions committed over \$63 million to the ARCH Housing Trust Fund in CDBG funds (through King County) and General Funds (from member cities), as well developer fees and contributions of land, fee-waivers, or other in-kind donations. The King County Housing Authority also provides project-based Section 8 vouchers to projects funded through ARCH's competitive process. Each member city contributes to the fund according to a work plan that is periodically codified by ARCH and endorsed by the cities. The work plan asks each city for a different amount of funding based on the anticipated cost of projects proposed within its boundaries for that year.
- The trust fund currently contains around \$6 million for capital projects. Funds are made available as grants, low-interest contingent loans, and land donations and fee waivers. Since 1993, the ARCH HTF has funded over 3,600 units of affordable housing.
- At the same time, ARCH's staff helps its members build affordable housing by providing technical assistance and policy expertise, and by administering local housing programs to ensure that affordability is maintained.

Source

ARCH (A Regional Coalition for Housing). "Housing Trust Fund." Accessed September 9, 2019. <http://www.archhousing.org/developers/housing-trust-fund.html>

***Tompkins County Housing Fund***

- The City of Ithaca, Tompkins County, and Cornell University all contribute to the Tompkins County Housing Fund, which was formed in 2009 with a commitment of \$1.2 million from Cornell matched by \$600,000 each from the city and county. This initial investment produced 124 affordable units, with another 80 awaiting construction as of 2015. In 2015, all three partners committed to continue the fund for an additional six years. In March 2015, Cornell University pledged another \$1.2 million to the fund through 2021; the County pledged an additional \$600,000; and Ithaca committed an additional \$100,000 for the first year, hoping to supplement with additional funds in subsequent years.
- The Tompkins County Housing Fund assists the development of safe and affordable housing for low- to moderate-income households, including Cornell employees.
- The fund is administered by Tompkins County Planning Department staff as well as a Program Oversight Committee comprised of representatives from the city, county, and university, which approves funding awards and provides guidance, plus an Application Review committee to evaluate and score applications.

Source

Anderson, Michael. "Cornell University, City of Ithaca, Tompkins County Extend Housing Fund Partnership." *Housing Trust Fund Project*. Spring 2015. <https://housingtrustfundproject.org/tompkins-county-extend-housing-fund-partnership/>

***Miami-Dade County Homeless Trust***

- In Miami-Dade, the housing trust fund is a "proprietary department" that was formed to administer the proceeds of a 1% food and beverage tax (which is leveraged on all food and beverage sales by establishments, apart from hotels, that are licensed by the state to sell alcoholic beverages and that make over \$400,000 in gross receipts annually, in 31 municipalities in the County), in order to implement the Miami-Dade County Homeless Plan. The Trust receives no general fund dollars from the County.
- The Trust has a 27-member board (with representatives from the city and business community, elected officials, formerly homeless persons, religious leaders, and homeless advocates) and 16 employees.
- The County got state enabling legislation to pass the tax in 1993. 85% of the \$18 million the tax currently generates each year goes to the Homeless Trust; the rest goes to domestic violence centers.
- The Trust "serves as the lead applicant on behalf of the County for federal and state funding opportunities, tracks homeless data, and develops and implements the annual process to identify gaps and needs of the homeless continuum." It provides funding for more than 8,000 beds, as well as for initiatives to prevent homelessness.

Source

Miami-Dade County Homeless Trust. "About the Homeless Trust." Accessed September 10, 2019. <http://www.homelesstrust.org/about-homeless-trust.asp#funding>



#### 4. Municipally Operated HTFs with Private Funding

Many Housing Trust Funds are run by a city or county department but also have an external oversight board or advisory committee or both (e.g. the Tompkins County Housing Trust Fund, above). However, HTFs that include multiple partners (e.g. a county and one or more cities) or that try to attract significant private investment are almost always administered by independent nonprofits with their own board and staff (e.g. the Columbus/Franklin County Affordable Housing Trust, ARCH, SMC HEART, and the Polk County Housing Trust Fund). In one case, a parallel private fund was set up to operate “in tandem” with the publicly funded and operated housing trust fund (see Charlotte Housing Trust Fund, below).

Some examples of municipal HTFs with significant private funding are described below.

##### *San Mateo County Housing Endowment and Regional Trust (SMC HEART)*

- HEART was created in 2003 as a joint powers authority; 20 cities and the County of San Mateo participate. It is designed to be a “public/private partnership among the cities, the county, and the business, nonprofit, education, and labor communities to create more affordable housing opportunities in San Mateo County.” The fund makes long-term and “QuickStart” loans and operates a homebuyer assistance program.
- HEART is governed by a public/private board of directors with 11 elected officials and 10 at-large members from the private sector. Staffing is provided by the Housing Leadership Council, which is a nonprofit organization, and by the San Mateo Department of Housing.
- HEART has raised approximately \$12 million; \$4.1 million is from the cities and county, \$4 million is from the state, and \$2.9 million is from the private sector, including \$1 million each from Wells Fargo and Genentech.

##### Source

HEART of San Mateo County. “How We Operate.” Accessed September 9, 2019. <https://www.heartofsmc.org/about-heart/how-we-operate/>

##### *Polk County Housing Trust Fund*

- The Polk County Housing Trust Fund (PCHTF), founded in 1995, is a 501(c)3 corporation that receives funding from the State of Iowa, Polk County, and from private donors. It has its own board of directors, staff, and standing committees to evaluate project proposals.
- The fund allocates about \$2 million each year for affordable housing. The County provides the largest share of the funding, which the County allows the PCHTF to use for overhead as well as for direct services. The State of Iowa funds PCHTF through its State Housing Trust Fund, which is fed by “an annual appropriation from the Rebuild Iowa Infrastructure Fund and an increasing portion of the proceeds of the Real Estate Transfer Tax.”
- The PCHTF manages an annual “Stable Steady Strong Campaign” to raise money in the business community. The nearly 70 private funders in 2017-18 were mostly banks and philanthropic foundations, joined by a few local companies.

##### Source

Polk County Housing Trust Fund. “Funding.” *About Us*. Accessed September 10, 2019. <https://www.pchtf.org/about-us/funding/>

### ***City of Charlotte Housing Trust Fund***

- Charlotte’s HTF is publicly financed; the City successfully used a \$50 million bond referendum to boost the fund in 2018 to try to address a 36,000-unit deficit of affordable housing units. The Foundation for the Carolinas (FFTC) began a campaign to match this public investment with funds from the private sector in May 2018. LISC will hold and manage this parallel private fund, called the Charlotte Housing Opportunity Investment Fund, which will “work in tandem with the City’s trust fund.”
- The \$53 million raised for the private fund as of September 2019 include a \$5 million donation from Wells Fargo; a \$2 million donation of land for the construction of affordable housing from Crescent Communities; an \$11 million investment from Bank of America, Barings, and Ally; a \$10 million contribution from BB&T, SunTrust, and SunTrust Foundation; a \$10 million commitment from Atrium Health; \$6 million from Novant Health; \$2 million from Duke Energy, \$1 million from the Howard R. Levine Foundation; and a \$3 million commitment from Fifth Third Bank.

#### Source

Foundation for the Carolinas. “Building for Opportunity.” *Charlotte Housing Opportunity Investment Fund*. 2019. <https://www.ffc.org/CHOIF>

### ***Alexandria Housing Trust Fund***

- The Alexandria Housing Trust Fund is nearly 30 years old. It is administered by the city’s Office of Housing, with oversight from the Alexandria Housing Affordability Advisory Committee (AHAAC). City Council has final authority over the disbursement of HTF dollars.
- The bulk of the \$44 million fund comes from developer contributions (over \$33 million through 2015, with another \$23.5 million pledged). Developer contributions are legally voluntary, but in reality, they are similar to an impact fee that developers must pay in order to build a project.

#### Source

City of Alexandria Office of Housing. “The City of Alexandria’s Housing Trust Fund: From the 1980s to Today.” April 4, 2016. [https://www.alexandriava.gov/uploadedFiles/housing/info/HousingTrustFundReport\\_Web\\_04.04.16.pdf](https://www.alexandriava.gov/uploadedFiles/housing/info/HousingTrustFundReport_Web_04.04.16.pdf)

## 5. Affordable Housing Expenditures

The question is about how much funding, broken down by funding mechanism, is dedicated to affordable housing in Cincinnati's peer cities. Snapshots are provided below.

\*\*\*A more detailed breakdown is included in the spreadsheet, "*Funding for Affordable Housing in Peer Cities.xlsx*."

### *Example: Columbus*

Affordable Housing Alliance of Central Ohio. *The Columbus and Franklin County Affordable Housing Challenge: Needs, Resources, and Funding Models*. February 2017, p.27.

<https://static1.squarespace.com/static/59396fee59cc6877bacf5ab5/t/595fa2b286e6c0a4f8c7a0f1/1499439816906/AHACO+Research+Report+FINAL+February+2017.pdf>

**Figure 22. Summary of Estimated Annual Government Funding for Affordable Housing in Franklin County**

Funding Source	Annual Amount	Notes
Federal Funds	\$197,800,750	About two-thirds of federal sources are administered by state and local government agencies. About 80% of federal funds are HUD housing subsidies (public housing, privately-owned subsidized housing, and housing vouchers)
State Funds	\$ 27,254,048	Most state sources award funds to specific projects through a competitive application process.
Local Government Funds	\$ 16,003,544	Local sources include City of Columbus and Franklin County government funds generated through fees, taxes, and bonds.
<b>Total</b>	<b>\$241,058,342</b>	

### *Cleveland*

**Summary of Est. Annual Government Funding for Housing in Cleveland and Cuyahoga County**

Funding Source	Annual Amount	Notes
Federal Funds	\$227,206,524	Includes HUD funding going to the housing authority; CDBG/HOME/ESG/HOPWA allocations; tax credits; and funding under Title III of the Older Americans Act
State Funds	\$12,861,246	Includes OHFA, ODSA, Ohio Department of Aging, and OhioMHAS funding
Local Government Funds	\$9,473,994	Includes casino tax revenue and fees on delinquent property taxes that are allocated to housing programs in Cuyahoga County
<b>TOTAL</b>	<b>\$249,541,764</b>	

### *Pittsburgh*

**Summary of Est. Annual Government Funding for Housing in Pittsburgh and Allegheny County**

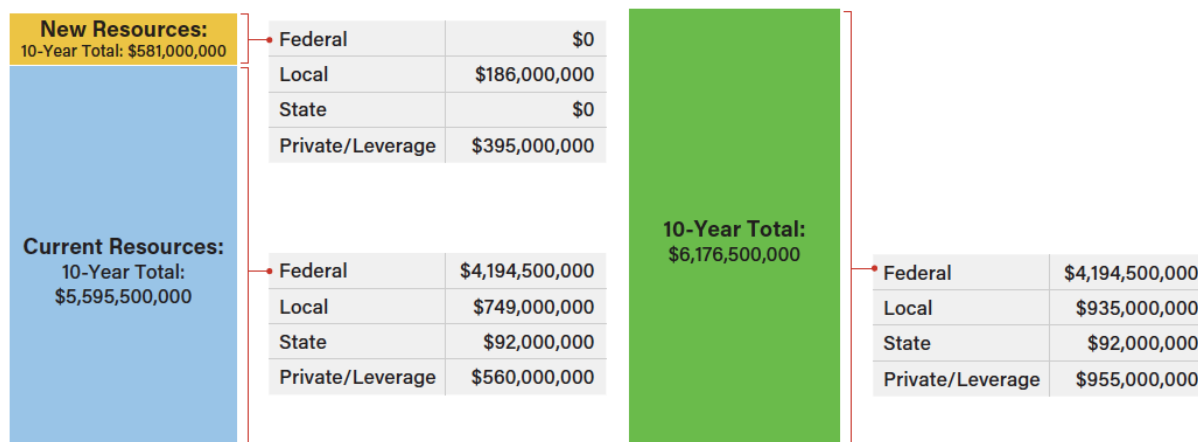
<b>Funding Source</b>	<b>Annual Amount</b>	<b>Notes</b>
Federal Funds	\$244,857,628	Includes HUD funding going to the housing authority; CDBG/HOME/ESG/HOPWA allocations; tax credits; Continuum of Care grants, and National Housing Trust Fund allocations
State Funds	\$20,208,401	Includes PHFA, PA Department of Health and PA DCED funding
Local Government Funds	\$14,760,631	Includes money raised for housing using a mortgage recording fee and through Pittsburgh's Housing Opportunity Fund
<b>TOTAL</b>	<b>\$279,826,660</b>	

**Charlotte**
**Summary of Est. Annual Government Funding for Housing in Charlotte and Mecklenburg County**

<b>Funding Source</b>	<b>Annual Amount</b>	<b>Notes</b>
Federal Funds	\$149,605,291	Includes HUD funding going to the housing authority; CDBG/HOME/ESG/HOPWA allocations; tax credits; Continuum of Care grants, and transitional housing assistance through the DOJ
State Funds	\$4,835,268	Includes NCHFA funding. **This is likely an underestimate; financial information was not available for all programs.
Local Government Funds	\$38,360,603	Includes funds dispersed through the Charlotte Housing Trust Fund and raised using a municipal bond; includes estimated local portion of housing expenditures in Mecklenburg County
<b>TOTAL</b>	<b>\$192,801,162</b>	

**Philadelphia**
**Summary of Est. Annual Government Funding for Housing in Philadelphia County**

<b>Funding Source</b>	<b>Annual Amount</b>	<b>Notes</b>
Federal Funds	\$419,450,000	1-year estimate based on Department of Planning graphic, see below
State Funds	\$9,200,000	1-year estimate based on Department of Planning graphic, see below
Local Government Funds	\$74,900,000	1-year estimate based on Department of Planning graphic, see below
<b>TOTAL</b>	<b>\$503,550,000</b>	



\$3,500,000,000 in anticipated private sector resources used to develop 15,000 market-rate units is in addition to the resources outlined above.

**Federal funds** include public housing operating and capital funds; tenant and project-based Housing Choice Vouchers; Community Development Block Grant; HOME Investment Partnership; Housing Opportunities for Persons with AIDS (HOPWA); Continuum of Care; and Emergency Solutions Grant. **Local funds** include Housing Trust Fund; General Funds; developer density bonus payments; bond funding; and the value of discounted or free City-owned land. **State funds** include PHARE and Weatherization funding. **Private funds** include investment through the Low-Income Housing Tax Credit, Federal Home Loan Banks, private philanthropy, and the Accelerator and Health Care funds.

#### Source

City of Philadelphia. *Housing Equity: An Action Plan for Philadelphia*. October, 2018: p.13.  
<https://www.phila.gov/documents/housing-for-equity-an-action-plan-for-philadelphia/>

## 6. Models for Land Assembly, Development Review, and Disposition

Redevelopment authorities, many of which were created in the 1950s, work to assemble and dispose of land (often ‘problematic’ properties, i.e., properties acquired by land banks because of tax delinquency, etc.) in order to reduce blight, and sometimes to promote affordable housing and other socially desirable forms of development. The Philadelphia Redevelopment Authority (PRA) and the Denver Urban Renewal Authority (DURA) are examples of this. Other cities have worked to develop streamlined development review processes for desirable development (e.g. Austin and Montgomery County, Maryland).

### *Philadelphia Redevelopment Authority (PRA)*

The PRA, established in 1945, is Philadelphia’s arm for community development. It partners with both the Department of Planning and Development and the Land Bank to redevelop the public inventory of land and vacant structures. PRA requests bids or proposals and scores them based on their “social impact” in order to ensure that it sells public land for redevelopment that will represent the “best and highest use for the community.” All PRA projects involve community engagement, but when the project is large-scale with “significant implications for the futures of [a community],” it carries out a more robust community planning and engagement process.

Properties are offered for sale through competitive RFPs and bids, but they are not necessarily sold to the highest bidder; social impact (“how a project positively impacts people and communities”) and economic inclusion (“how developers engage diverse contractors, suppliers, and workforce”) are part of the scoring mechanism. Projects that serve a public purpose, including affordable and workforce housing, economic

development projects, and community development projects may be eligible for a discount on the price of the property. PRA projects are subject to a special PRA review process throughout construction.

The PRA operates special programs to promote affordable housing, including the “Workforce Housing Credit Enhancement.” This program offers a loan guarantee that helps developers finance middle-income housing developments (for households at 80-120% AMI) in “rapidly appreciating neighborhoods.” The PRA first piloted the enhancement in partnership with the Philadelphia Land Bank in 2017, and based on its success, expanded the program in early 2019 for any workforce housing, either for-sale or rental, that is built on land acquired from the PRA, the Land Bank, or the Philadelphia Department of Public Property. According to the PRA’s Executive Director, Gregory Heller, “Our goal is to partner with the private sector to come up with creative solutions that allow the market to build the kind of housing our city needs. This partial loan guarantee allows developers to build, and banks to finance, workforce housing—while ensuring that our scarce public resources can go as far as possible.”

Other PRA programs include the Small Landlord Loan Program, designed to increase capital to small landlords to preserved naturally occurring affordable rental housing in low-income neighborhoods, and Restore, Repair, Renew, a program to help Philadelphia homeowners access low-interest loans to invest in their properties.

#### Sources

Philadelphia Redevelopment Authority. “About Us.” Accessed September 11, 2019. <https://philadelphiaredevelopmentauthority.org/about-us/>

City of Philadelphia. *Disposition Policies*. March 9, 2017. <https://philadelphiaredevelopmentauthority.org/wp-content/uploads/2018/09/Disposition-Policies.pdf>

City of Philadelphia. “PRA Expands Financing for Workforce Housing.” *Press Release*. February 6, 2019. <https://www.phila.gov/2019-02-06-pra-expands-financing-for-workforce-housing/>

#### ***Denver Urban Renewal Authority***

DURA, created by the City and County of Denver in 1958, supports redevelopment activities by providing financial assistance. The authority’s programmatic activities are separated into two departments, Housing and Redevelopment. The Housing Department administers the city’s rehab and repair programs for low- and moderate-income homeowners. The Redevelopment Department supports redevelopment projects, including affordable housing and public amenities, in “failing urban areas.” DURA first works with the city and community to create an urban renewal plan once a renewal area is identified. Then DURA works to make redevelopment attractive using eminent domain to assemble land, creating Tax Increment Financing districts to provide money to redevelopment projects, and providing technical assistance to developers. It uses RFP/Procurement to select developers, who must then comply with DURA policies, including hiring minority contractors and small businesses, paying the prevailing wage rate, and include a public art component.

#### Source

Denver Urban Renewal Authority. “Information for Developers.” *Redevelopment*. Accessed September 11, 2019. <http://renewdenver.org/redevelopment/info-for-developers/>

#### ***Austin S.M.A.R.T. Housing***

The Austin S.M.A.R.T (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) Housing Policy Initiative has its own staff, who work with developers of single-family, multi-family, and mixed-

use developments that meet SMART standards. In exchange, developers receive fee waivers across City departments, a streamlined review process, and assistance in resolving development-related issues with neighbors and with other City departments. The policy is designed to promote development that uses existing infrastructure and that is affordable to households making 80% of AMI or below. Another component of the initiative is that the Austin Housing Finance Corporation (AHFC) acts as the lead agency to “foster partnerships with neighborhoods and the home building industry.”

Source

City of Austin. *S.M.A.R.T. Housing Policy Resource Guide*. June 2008.  
[https://www.austintexas.gov/sites/default/files/files/Housing/Application\\_Center/SMART\\_Housing/smart\\_guide\\_0708.pdf](https://www.austintexas.gov/sites/default/files/files/Housing/Application_Center/SMART_Housing/smart_guide_0708.pdf)

***Montgomery County Green Tape Program***

The Green Tape program reduces obstacles to development by accelerating permitting and inspection processes for socially desirable projects. The Green Tape team draws from every part of the Department of Permitting Services’ staff, “including building, electrical, fire, mechanical, accessibility, zoning, sediment and stormwater management, subdivision plan review, and inspection codes and standards.” Applicants get help with filing requirements and inspections. Their applications are prioritized. The Team strives to issue permits within 2 weeks of receiving a qualifying application by proactively meeting with the applicants and visiting sites to identify potential obstacles and suggest upfront solutions.

The program was first applied in Silver Spring, Maryland, where it helped to transform the redevelopment zone with a public square, mixed-use buildings, and etc.

Today, the Green Tape program is used specifically for affordable housing development. Projects eligible for the accelerated review include “any residential or mixed-use development that designates at least 20 percent of the total number of housing units to persons or families with incomes at or below the income level for moderately priced dwelling units (MPDUs) as provided in the Montgomery County Code.”

Sources

Environmental Protection Agency (EPA). “Make Development Decisions Predictable and Fair: Green Tape Program, Silver Spring, Maryland.” *Smart Growth*. 2006. <https://www.epa.gov/smartgrowth/make-development-decisions-predictable-and-fair-green-tape-program-silver-spring>

Montgomery Planning. “What Is the ‘Green Tape’ Review Process?” *Frequently Asked Questions*.  
[http://www.montgomeryplanning.org/community/housing/frequently\\_asked\\_questions.shtm#green\\_tape](http://www.montgomeryplanning.org/community/housing/frequently_asked_questions.shtm#green_tape)