



SUMMER ANNUAL MEETING

July 25, 2024

Statewide Association of Community and Economic Development Organizations



**THANK YOU TO OUR
SPONSORS**

AGENDA

- Welcome
- Competitive Grant Making Panel
- Break
- Alternative Housing



GRANT MAKING

PROCESSES AND CONSIDERATIONS

OCCD SUMMER MEETING

JULY 24-25, 2024

ABOUT US

COLUMBUS, OHIO



Population: 907,971 (2022)

LMI: 56%

CDBG Funding Per Year: ~ \$7,500,000



1 Grants Management Coordinator

3 Grants Management Analysts

1 Budget Analyst



TIMELINE

01

APRIL–MAY

Applications released
Technical assistance

02

JUNE–JULY

Applications due
Application scoring
Public involvement

03

AUGUST–
SEPTEMBER

Deliberations
Funding decisions
Public involvement
Legislation

04

OCTOBER–
DECEMBER

Environmental reviews
Risk assessments
Subrecipient agreements
Purchase orders

OUTREACH & TECHNICAL ASSISTANCE

- Get the word out!
- National Objectives
- Project Eligibility
- Allowable Costs
- Procurement
- Sam.gov Registration
- Environmental Review
- Successful Project Examples
- Common Pitfalls
- What We Look For
- Timelines/Deadlines

THE CITY OF COLUMBUS
ANDREW J. GINTHER, MAYOR

CITY OF COLUMBUS
2025 CDBG
APPLICATION RELEASE
WORKSHOP

Thursday, April 11 at 3:00 PM
Whetstone Library
3909 N. High Street

Application release date:
Thursday, April 11, 2024

ns involved in community
ng low-to-moderate income
d and learn more about this
Department of Housing and

ON WILL BE AVAILABLE AT:

www.columbus.gov/finance/financial-ent-group/Grants-Management/

THE CITY OF COLUMBUS
ANDREW J. GINTHER, MAYOR

CDBG
Technical
Assistance
Workshop

Join us 3-5 PM on May 2nd

@ Columbus Public
Health Auditorium
240 Parsons Ave

For more information:

614-645-8600

grantsmgmt@columbus.gov

APPLICATION FORMAT

- Upgraded from fillable PDF to OpenForms in 2024!
- Required budget template provided

Additional attachments:

- Financial Statement
- Recent Audits
- Proof of other funding
- Organizational Chart
- Board of Directors
- Procurement Policies
- Articles of Incorporation
- Letters of Support

External CDBG
Application 2025

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

My progress: 0%

Community Development Block Grant 2025
Overview

Welcome to the 2025 Community Development Block Grant (CDBG)
application for the City of Columbus. Please read this page in full before
proceeding, as it contains important information for using this web-based

	C	D	E	F	G	H	I	J		
Detailed Budget Worksheet - General										Formula B
Organization:	Insert Text									
Name:	Insert Text									
Detailed Budget (for full grant period)										
ive	Estimated Hours	Rate per Hour	Estimated Cost	CDBG Funds Requested	Applicant Internal Funds	Other Grant Funds ¹	Other Sources ²	Notes		
			\$0	\$0	\$0	\$0	\$0			
ive	Estimated Hours	Rate per Hour	Estimated Cost	CDBG Funds Requested	Applicant Internal Funds	Other Grant Funds ¹	Other Sources ²	Notes		

Budget Summary

APPLICATION SCORING

- Eligibility/National Objective
- Scope and Impact
- Community Need
- Community Engagement
- Alignment
- Budget Completeness
- Budget Reasonableness
- Sustainability
- Management
- Organizational Capacity
- Environmental Justice
- Application Completeness

KATHY A OWENS
Director

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR
DEPARTMENT OF FINANCE
AND MANAGEMENT

Community Development Block Grant Scoring Worksheet

City of Columbus Department of Finance and Management

The following scoring sheet outlines the criteria and associated scoring that the Department of Finance and Management will use to evaluate CDBG project proposals for the 2025 program year.

- 1. National Objectives** Pass/Fail
 - All projects must meet one of the three CDBG National Objectives to be considered for funding. For more information visit <https://www.hudexchange.info/trainings/basically-cdbg-online/national-objectives-and-eligible-activities/> or contact grantsmgmt@columbus.gov
- 2. Project Scope and Community Need** Maximum of 30 Points
 - Scope and impact (20 points): Points will be awarded based on the application's clarity in defining the project scope and eligible CDBG activities, and the application's ability to link the impact of the activities and outputs of the project to the identified community need.
 - Community need (10 points): Points will be awarded based on the documentation and justification of the need for the project. Applications that identify specific gaps in services or unmet demand that is addressed by the project will receive higher scores.

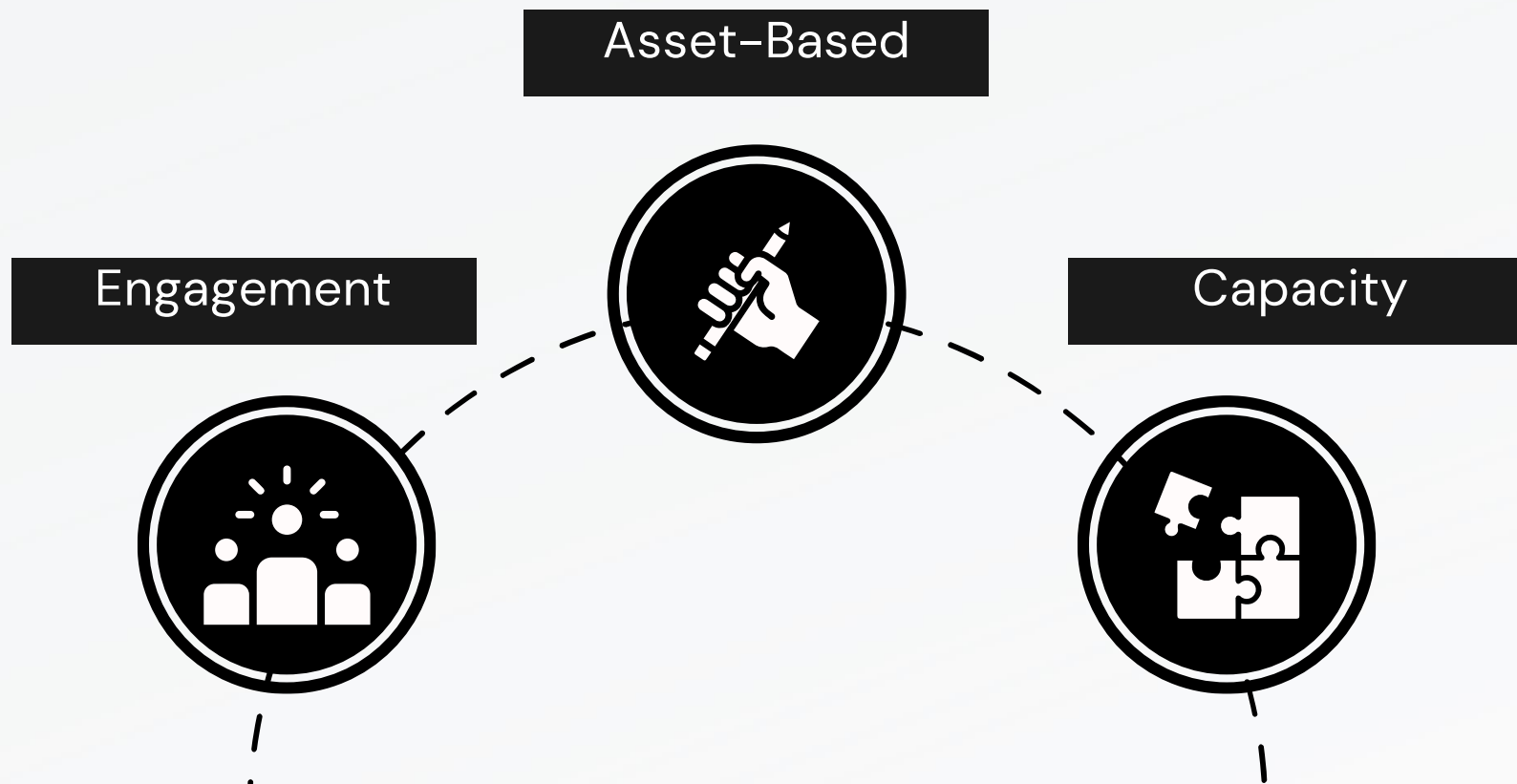
Score: of 30
- 3. Community Engagement and Alignment** Maximum of 15 Points
 - Community engagement and representation (10 points): Points will be awarded based on demonstrated engagement with the community served by the project and representation of the community in the planning or implementation process.
 - Alignment (5 points): Points will be awarded based on the application's alignment with the City's Consolidated Plan goals, the Mayor's Opportunity Rising Aspirations, and the applicant organization's demonstrated commitment to equity and the development of viable urban communities.

Score: of 15
- 4. Project Budget** Maximum of 25 Points
 - Completeness (10 points): Points will be awarded based on completeness of the budget summary, including basis and justification for estimated costs. Budgets that include ineligible costs (refer to Uniform Guidance) will not receive full points.
 - Reasonableness (10 points): Points will be awarded based on reasonableness of costs incurred per beneficiary and the justification for a particular level of funding. Points will be awarded based on 1) the project's impact on the identified need; and 2) its implementation costs and funding request relative to its financial and human resources.
 - Sustainability (5 points): Points will be awarded based on identified future funding sources for multi-year projects or operating budgets. For construction/public improvement projects, the useful life of the improvement will be considered.

Score: of 25



OBSERVATIONS & CONSIDERATIONS



THANK'S FOR WATCHING

Scott Ulrich

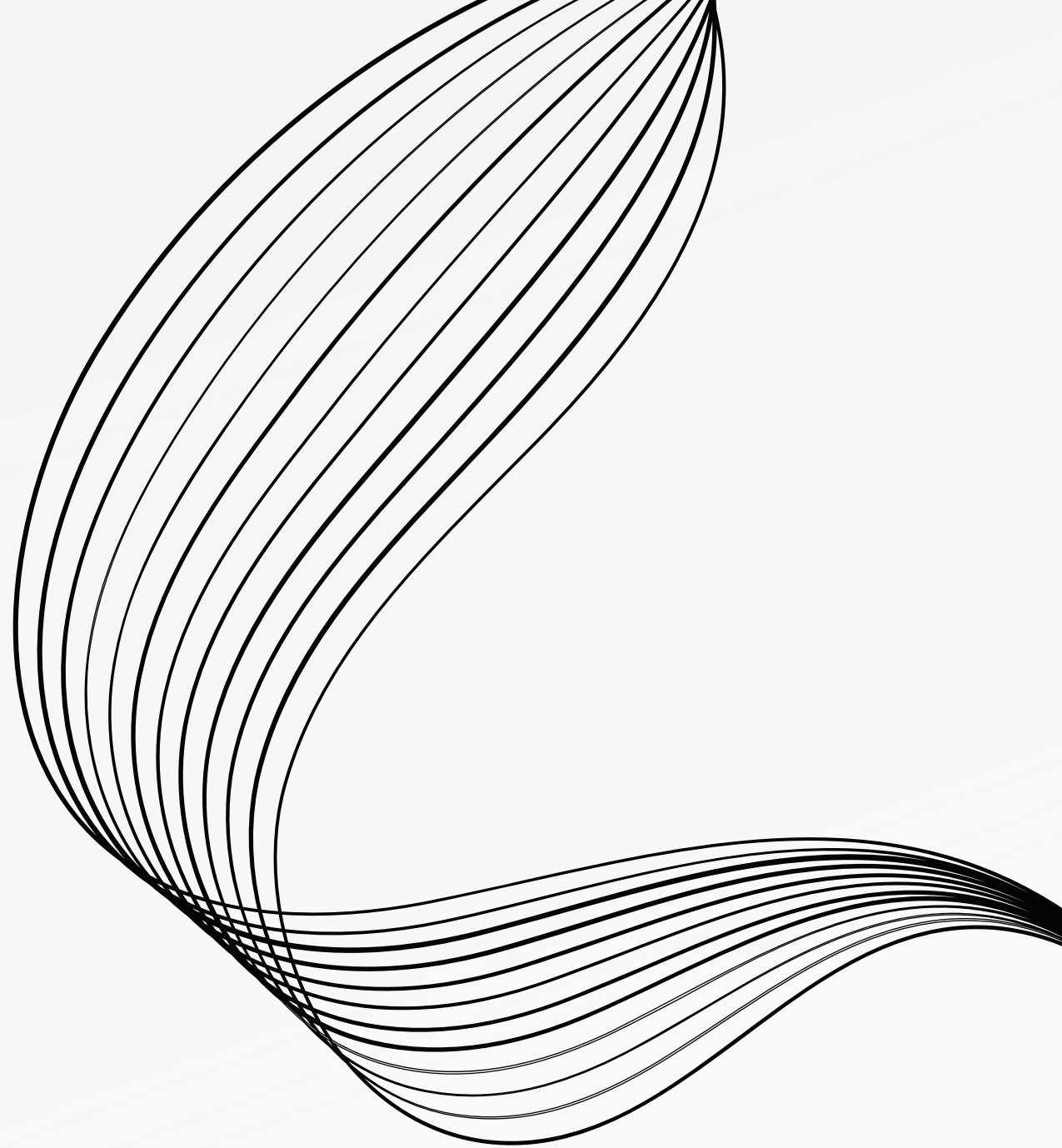
Management Analyst II

City of Columbus

Department of Finance & Management

Grants Management Section

grantsmgmt@columbus.gov





Grant Writing

PERSPECTIVES, STORIES, AND HOPEFULLY HELPFUL HINTS

CDC of Ohio

- ▶ Professional community development planning firm, established 1967
- ▶ Since 2000, successfully applied for >\$143 million in federal grants
- ▶ 12-14 direct Community Development Program clients
- ▶ 130 years combined staff community development experience

Project Selection

- ▶ Network with local community stakeholders
- ▶ Provide information about available programs
- ▶ Listen to needs
- ▶ Identify potential funding sources
- ▶ Use CDIS process

Grant Writing Elements

- ▶ Mechanical
- ▶ Technical
- ▶ Storytelling

Mechanical

- ▶ Budgets
 - ▶ Cost estimates
 - ▶ Leveraged funds
 - ▶ Required OCEAN fields
 - ▶ Required attachments
-
- ▶ Application instructions
 - ▶ Documents checklist

Technical



- ▶ Understand the project
- ▶ Develop a relationship with the engineer

Storytelling



- ▶ Have fun!
- ▶ Love your project!
- ▶ Get attached to your community!

(Hopefully) Helpful Hints

- ▶ Start early
- ▶ Peer review
- ▶ Take a well-deserved vacation AFTER grants are submitted



Mary R. Oakley, CDC of Ohio

(614) 445-8373

maryrichardsoakley@att.net

Competitive Grant Writing

A State Community Development Block Grant (CDBG) Perspective

Ben Kepple, Deputy Chief, Office of Community Infrastructure

OCCD Summer Meeting
July 24, 2024

Why have competitive applications?

Allows you to align several key project aspects:

- Quality
- Priority
- Need
- Scarce Resources





The Basics

State the issue!

The what

- Existing problem
- Project components
- Proposed solution

The when

- Timeline leading up to issue
- Criticality



Department of
Development

Tell the Story

Who are you helping?



Why is this solution the best?



Provide the Evidence



Data



Reports



Photographs

Sell the Solution

Fit it all together...

- The “how”



...and finally, triple check!

Technical vs. Structural Issues

Ohio Consolidated Plan Scoring Criteria

Application Guidance



Department of Development

Development.Ohio.gov



15-Minute Break
Next Session begins at
10:45 a.m.

July 25, 2024

Statewide Association of Community and Economic Development Organizations



PANTHEON



“Capitalism With a Conscience”



SUSTAINABLE & RESILIENT



21ST CENTURY
WORKFORCE



FAMILY & COMMUNITY

MEET OUR TEAM

PANTHEON INNOVATIVE BUILDERS



RYAN KELLY
CEO/Founder



STEPHEN DAVIS
Chief Development
Officer



**BRYANT
YOUNGBLOOD**
Chief Education
Officer

WHAT IS 3D PRINTED CONSTRUCTION?



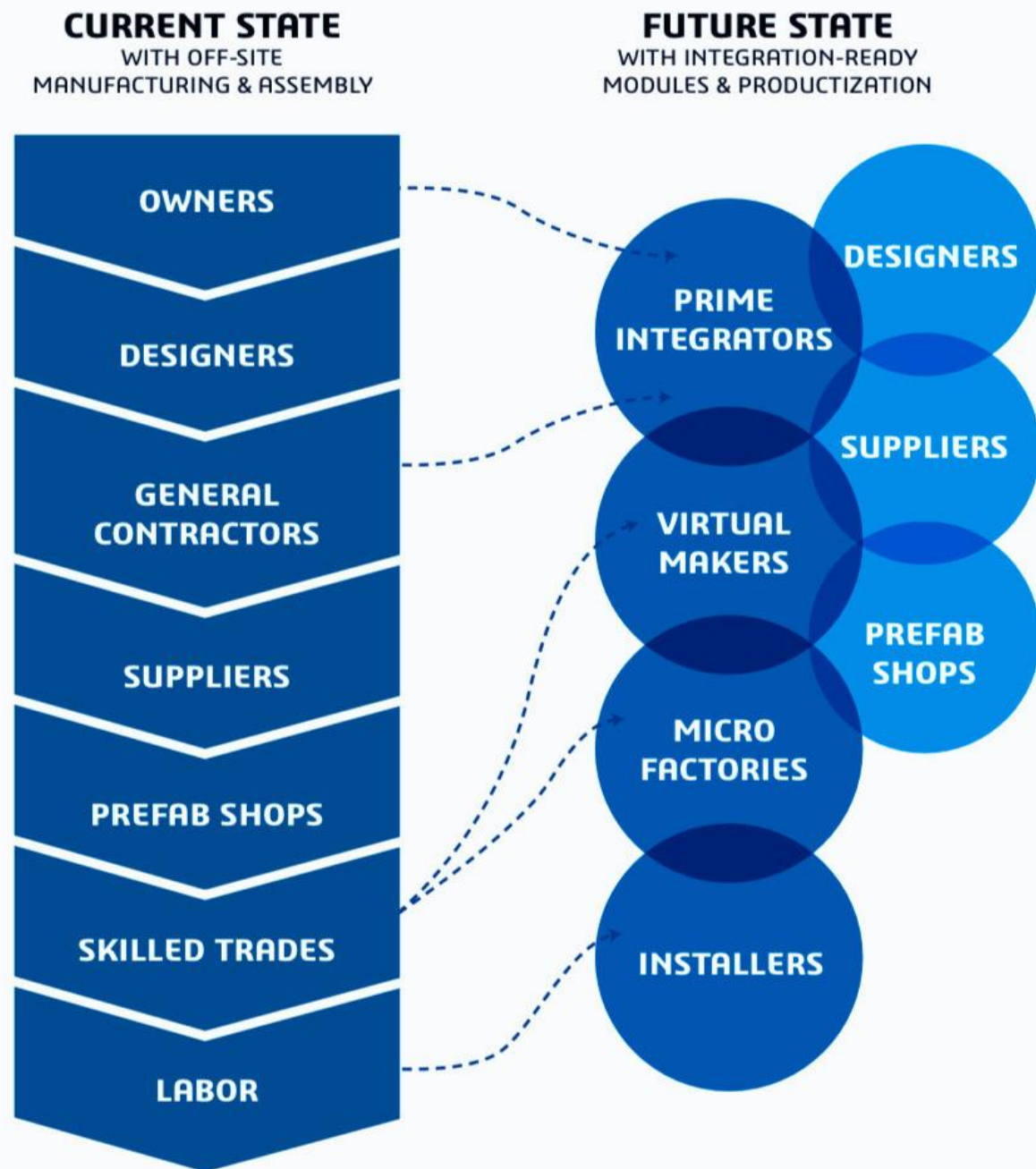
What is 3D Construction Printing?

THINK ABOUT IT:

“If I asked people what they wanted, they
would have said faster horses”

HENRY FORD

EVOLUTION OF THE CONSTRUCTION VALUE CHAIN



EFFICIENT SYSTEMS = AFFORDABILITY

SOLUTIONS FOR LEGACY SYSTEMS

- Bringing Stakeholders Together
- How 3D printed construction and other innovative methods address legacy processes
- Benefits of a new paradigm in construction
- Larger impact on efficiency, cost, and sustainability

WHY RESILIENCE MATTERS

- \$92.9 Billion- FEMA's 2023 Disaster Recovery Expenditures
- 63-The State record for tornados in Ohio

OHIO RECORD NUMBER OF TORNADOES

- ▶ As of July 2, 2024: 63 total
- ▶ Ohio average: 22 tornadoes
- ▶ 2023: 60 confirmed tornadoes
- ▶ Number expected to increase in 2024



AFFORDABLE RESILIENCE

- Concrete Cladding
- Insurance Premium Reduction
- Flexibility in Design

SUSTAINABILITY

“CULTURE IS NOT A CATCH PHRASE”



WASTE REDUCTION

- Construction Materials account for 35% of all Global Waste Produced
- On Demand Manufacturing



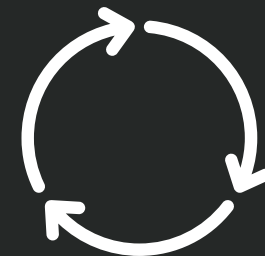
ENERGY EFFICIENCY

- Thermal Performance vs Comparable Building Materials



LIFE CYCLE

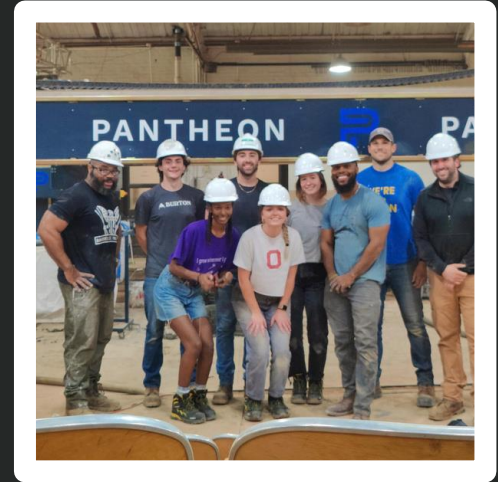
- Construction
- Post-Construction



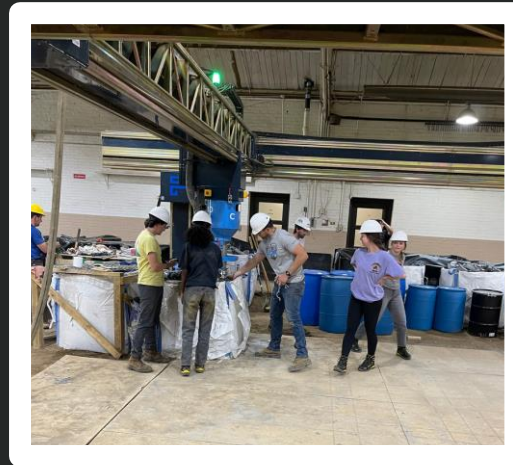
EDUCATION & WORKFORCE DEVELOPMENT



WIOA/DOL TRAINING



ODE CURRICULUM



HIGHER ED PARTNERSHIPS



CAREER EXPLORATION

COFFEE SHOP ATHENS, OHIO



First Commercially Printed Structure in the US

Public, Non-Profit, and Private Collaboration

3DCP HOUSING CLEVELAND, OHIO



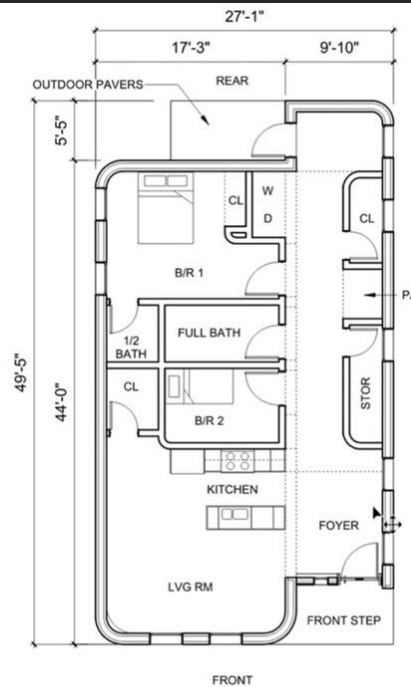
RENDERING: PERSPECTIVE



RENDERING: FRONT ELEVATION



MATERIALS



First Commercially Printed Structure in the US

Funded by The City of Cleveland (ARPA) in Collaboration
with Lutheran Metropolitan Ministries



Accessory Dwelling Units (ADUs)

Ryan Homsy, AICP

July 25, 2024

Summary

- What are ADUs?
- Why ADUs?
- What are the barriers to legalizing and permitting ADUs?
- Where are they permitted in Ohio?
- What are common requirements for ADUs?
- Items to consider when crafting policies relating to ADUs
- Concluding thoughts

What is an ADU?

- Accessory (or auxiliary) dwelling units, mother-in-law suites, “granny flats”, backyard cottages, etc..
- A second (or third) dwelling unit on an already-developed residential lot;
- Three main types:
 - Internal/Interior
 - Attached
 - Detached

Types of ADUs



Interior/Internal ADUs:

- Adding a dwelling by converting an area in an existing dwelling

Attached ADUs:

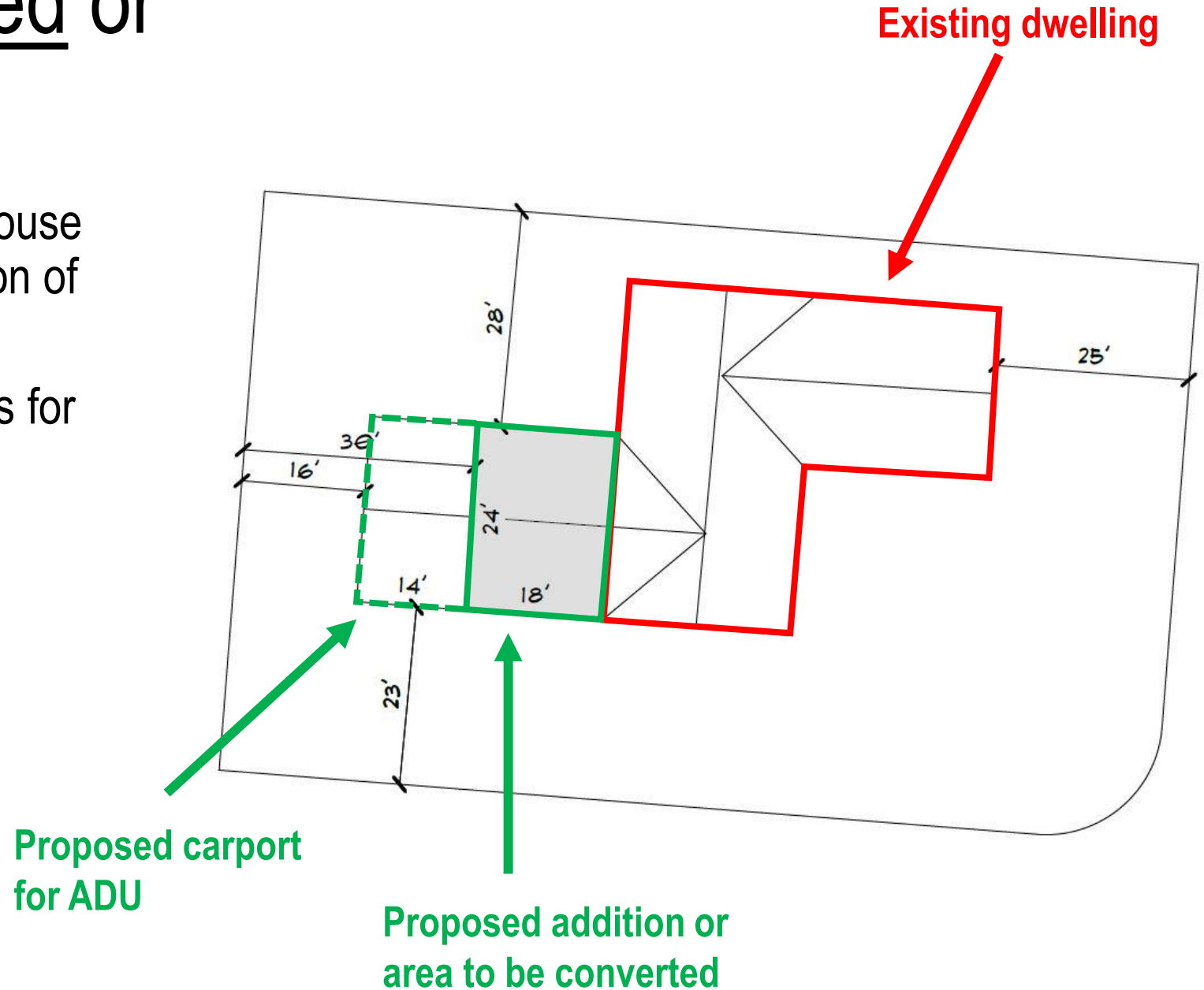
- Adding a dwelling unit through the construction of an addition

Detached ADUs:

- Adding a dwelling unit either by converting an existing detached structure into a living space or constructing a new detached structure

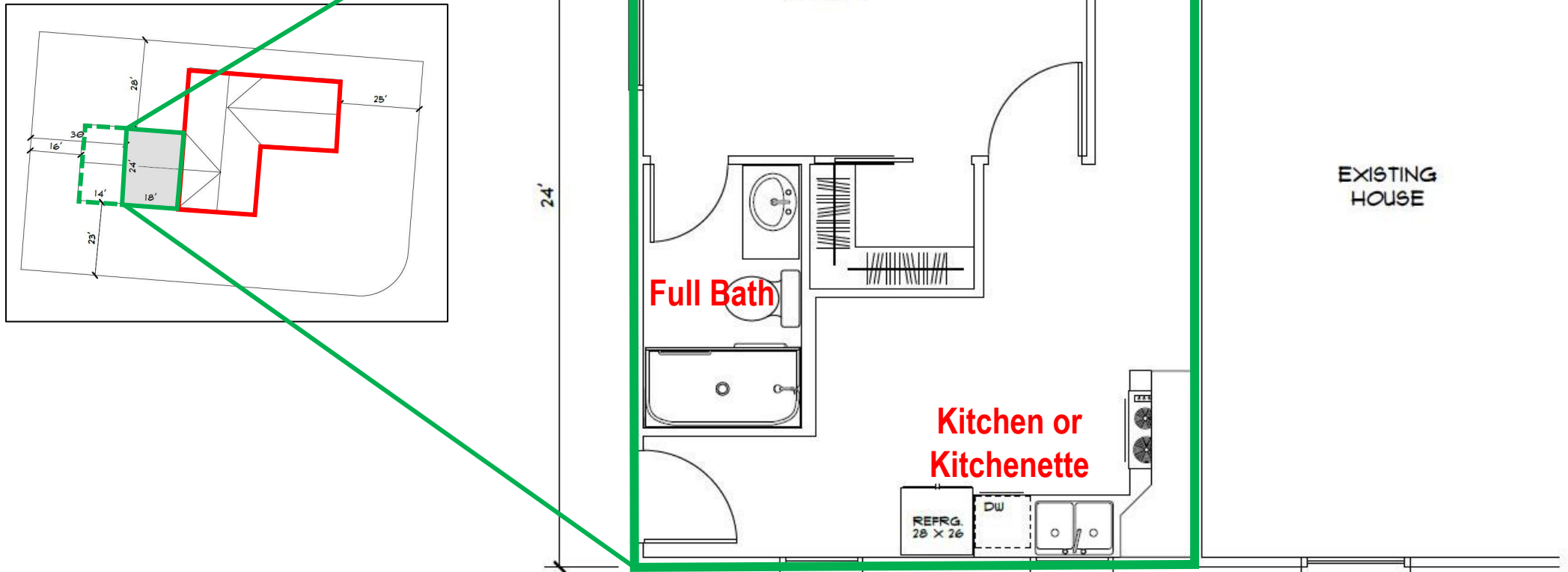
Example Attached or Internal ADU

- An addition to an existing house or the conversion of a portion of an existing house
- Meets the required setbacks for the principal structure



Example Attached or Internal ADU

- Contains all necessary dwelling amenities (kitchen, full bath, bedroom, separate access, parking) separate from the existing dwelling

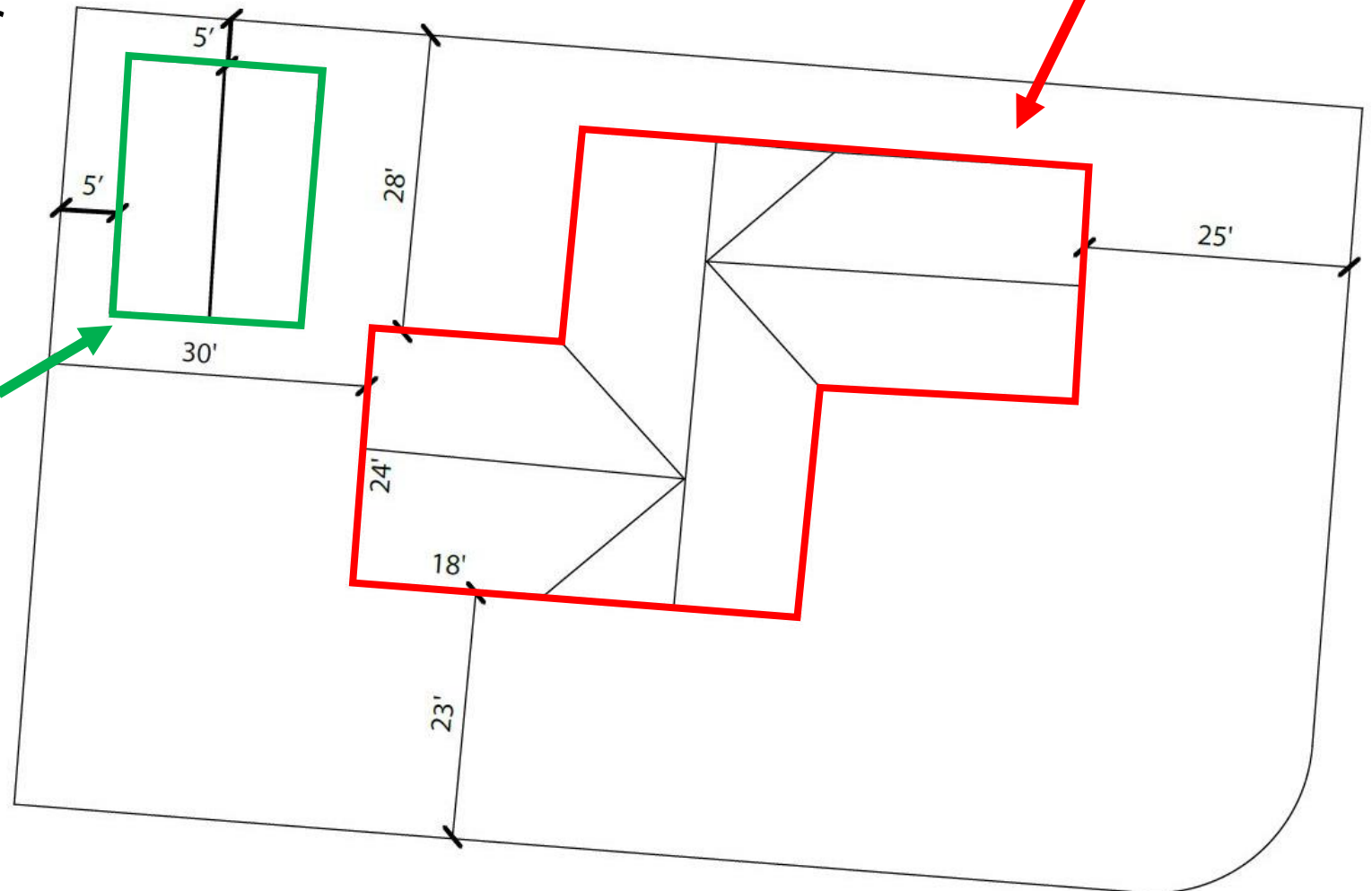


Example Detached ADU

- Building a detached structure or converting an existing detached structure into a dwelling;
- Meets the required setbacks for the accessory structures

New detached ADU

Existing dwelling



Why ADUs?

- Part of an all-of-the-above strategy for increasing housing unit construction;
- Allows for more efficient use land;
- Permits infill in more areas;
- Allows for flexible living situations;
 - Multi-generational, space to downsize or allow for a caregiver to live nearby
- Allows property owners to generate income from rent;
- A flexible and more affordable housing option in an era of high interest rates and housing costs; and
- Fit well within the context of an aging population.

Why ADUs?

- Part of an all-of-the-above strategy for increasing housing unit construction;



Barriers to Legalizing & Permitting ADUs

1. Resident opposition

- Negative perception of “affordable housing”, NIMBY concerns (more parking/congestion, traffic, increased density, “who is going to live there?”)

2. Political opposition

- Controversy with permitting higher density, not wanting to rock the boat

3. Existing regulatory barriers

- Outdated comprehensive plan language that is still guiding zoning code language

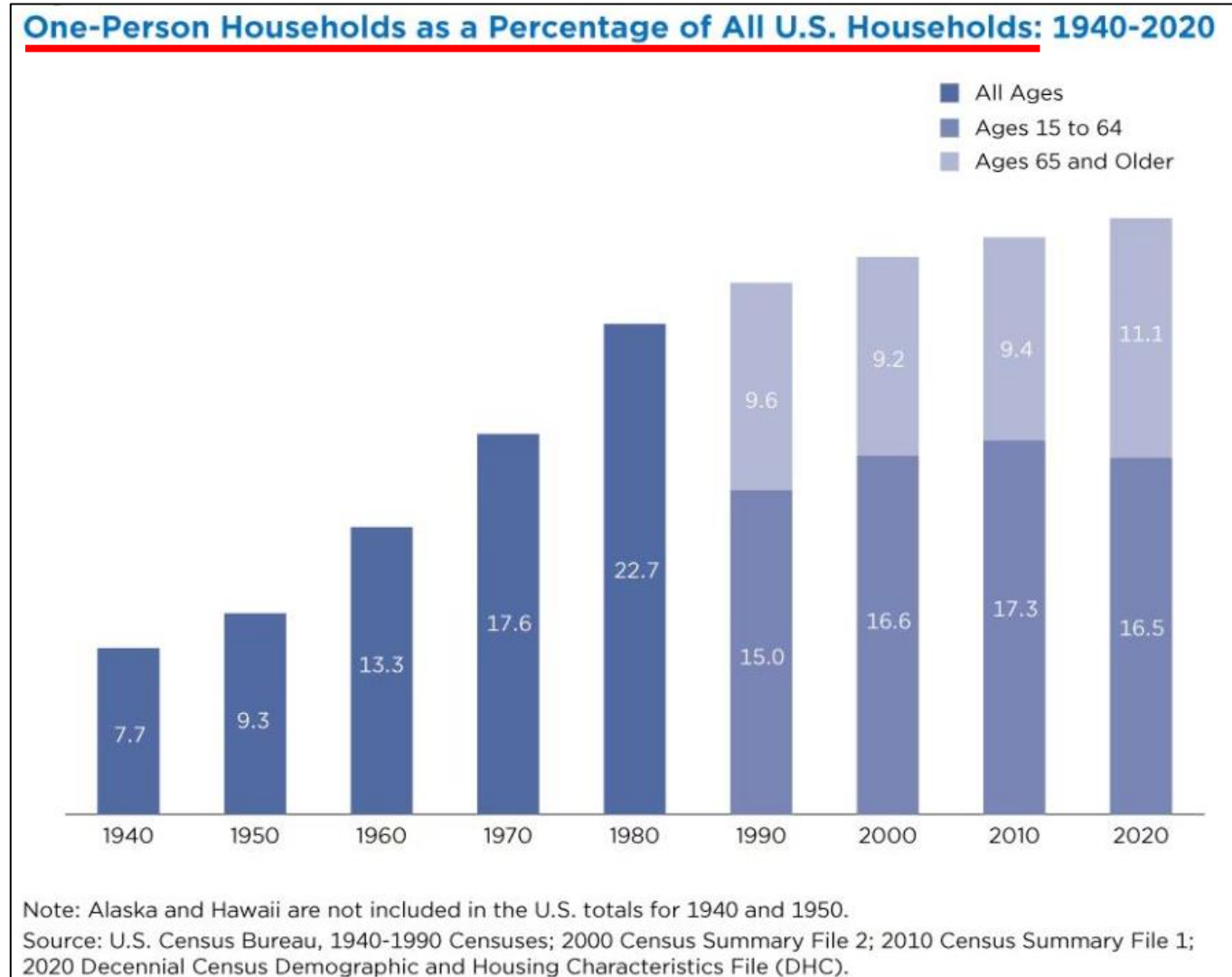
4. Not agreeing on policy, enacting policies that are too restrictive and cumbersome

- High fees, difficult/subjective review processes

Barriers to Legalizing ADUs

1 & 2.) Resident & Political opposition:

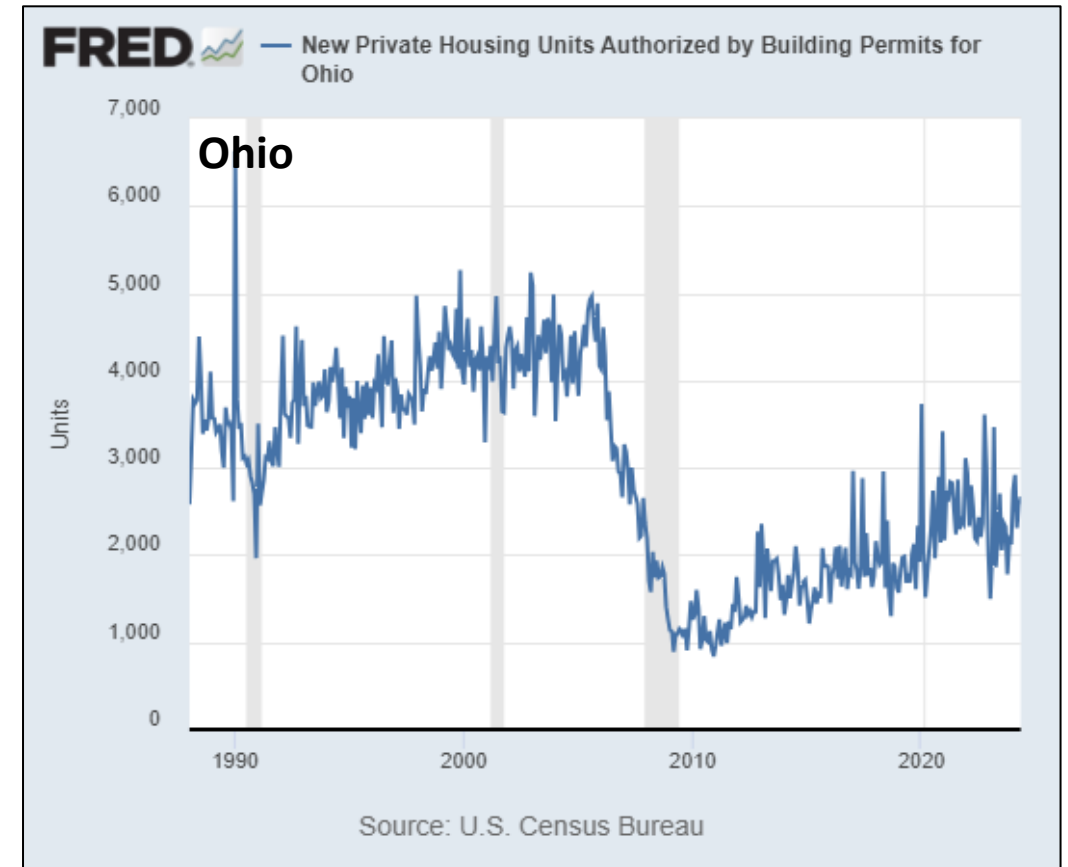
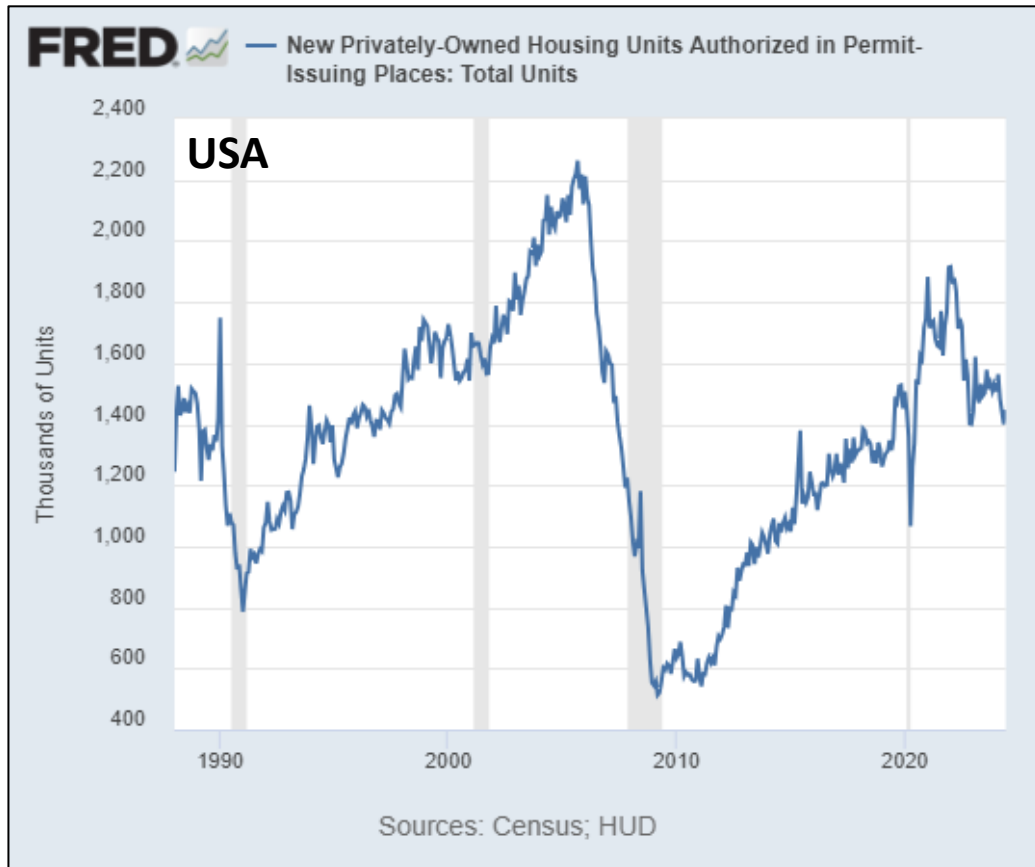
- Changing demographics and the ongoing housing shortage will likely change perceptions of ADUs and other strategies to increase housing construction...
- Resistance to ADUs due to increased density, more lot coverage, more cars, etc... will likely continue.



Barriers to Legalizing ADUs

1 & 2.) Resident & Political opposition:

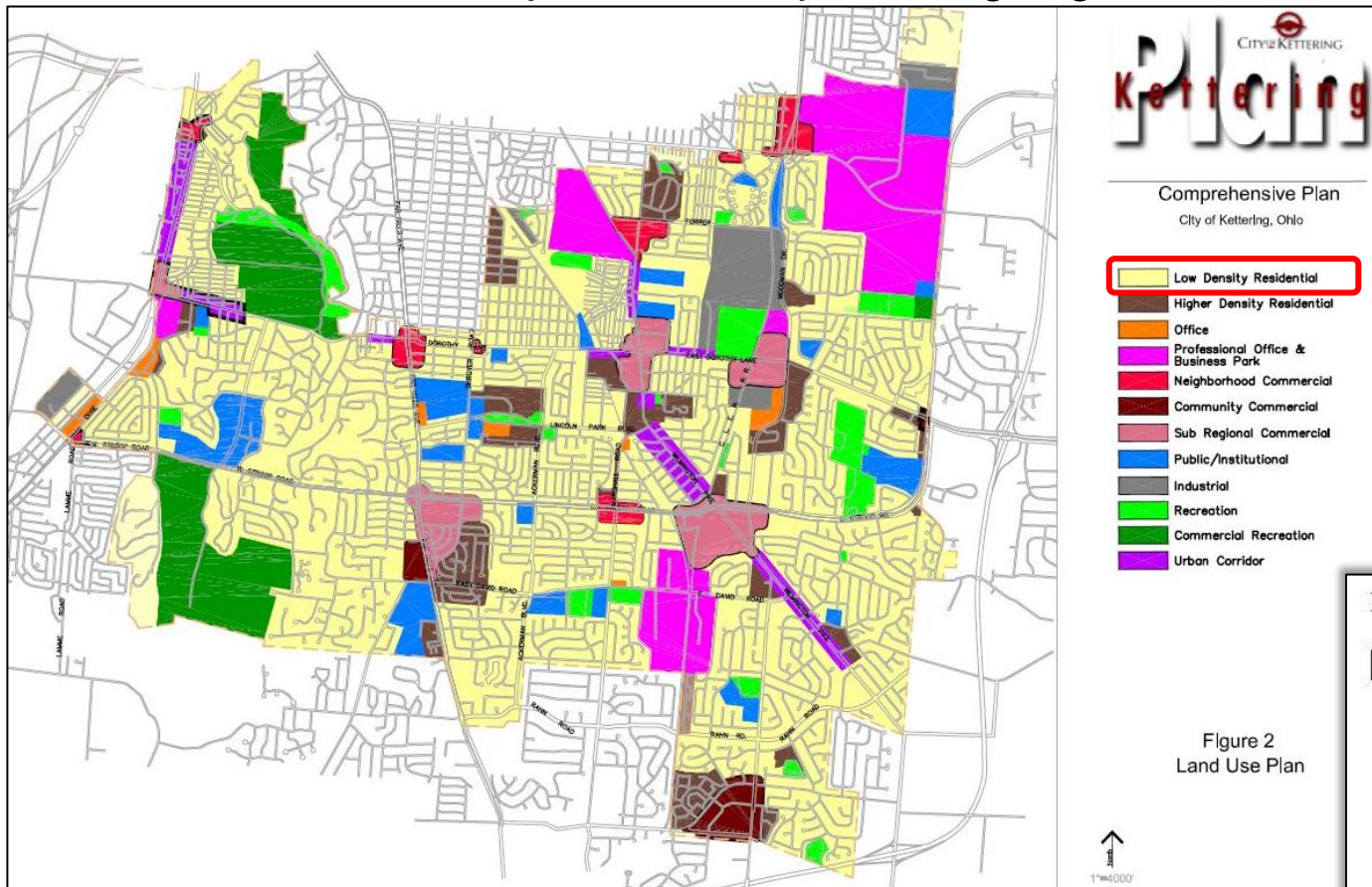
- The ongoing housing shortage will likely change perceptions of ADUs and other strategies to increase housing construction...



Barriers to Legalizing ADUs

3. Existing regulatory barriers

- Outdated comprehensive plan language that is still guiding zoning code language



Residential Development Strategies

LU1 Allow for a variety of housing options for families, individuals, and seniors. Housing options should range from higher-density in redevelopment/mixed-use neighborhoods to lower-density areas. Lower-density areas could range from less than one unit per acre to three units per acre. Higher-density housing could range from four units per acre up to 20 units per acre. Higher-density areas could contain small lot single-family homes, townhomes, small apartment houses, and large residential buildings and apartments above retail or office uses.

Barriers to Legalizing & Permitting ADUs

4. Not agreeing on policy, enacting policies that are too restrictive and cumbersome
 - High fees, difficult & subjective review processes, ownership restrictions, lot size restrictions that significantly limit where ADUs can be built

Common ADU Regulations

- Minimum lot sizes (varies);
- Off-street parking requirements (1 space per unit);
- Maximum floor areas (600 – 900 sq. ft.);
- Ownership & occupancy requirements (property owner must live on the property) – sometimes enforced with a restrictive covenant;
- Restrictions on the length of rentals (prohibition on short-term rentals);
- Permanence of structures (no trailers, RVs, or temporary structures);
- Design and aesthetic requirements (architecturally compatible with the area, screening for detached ADUs);
- Review/approval process (conditional use, permitted by-right with restrictions)

Where are ADUs Permitted in Ohio?

- Cincinnati
- Dayton
- Bowling Green
- Yellow Springs
- Westerville

Note: This is not an exhaustive list

Example ADU Regulations in Ohio

Jurisdiction Requirement	Where Permitted?	Conditional Use?	Tenure Restrictions?
Cincinnati	Most Districts	No	Owner of lot or a designated “responsible person” must live on the property, requires restrictive covenant
Dayton	SF Districts	Yes	No
Westerville	Residential Districts	<u>By-right</u> : Olde Westerville Overlay <u>CU</u> : All other districts	Owner of lot must live on the property, requires restrictive covenant
Yellow Springs	All residential districts	Yes	No more than 2 adults, can be used as STRs

Note: This is not an exhaustive list

Considerations When Crafting ADU Policies

- Comprehensive plan goals and policies may need to be updated;
- Zoning restrictions (use restrictions, setbacks, parking, maximum floor area requirements, maximum lot coverage requirements);
- Tenure/occupancy restrictions;
- Rental term restrictions (short term vs. long-term);
- Aesthetics and design requirements (infill within developed neighborhoods);
- Permeance requirements (i.e. not permitting the use of mobile living units);
- Fast-track programs – pre-designed detached ADUs, expedited permitting, waived or low permit fees, etc...

Conclusions

- ADU development is in its infancy in Ohio;
- Interest in ADU construction will likely continue to grow;
- Have a public process to gauge interest and discuss and address concerns (i.e. parking, congestion, aesthetics, screening, ownership requirements);
- If the desire is to permit ADUs, starting slow is an option (limited in area or timeframe, owner-occupant requirements);
- If issues arise, the code can be adjusted;
- ADUs are expensive to build (\$60,000 - \$225,000, average ~\$180,000). Permitting them will not result in overnight changes.

Cost source: <https://www.angi.com/articles/how-much-do-adu-costs.htm>, retrieved 7/19/2024

Reforming Existing ADU Policies

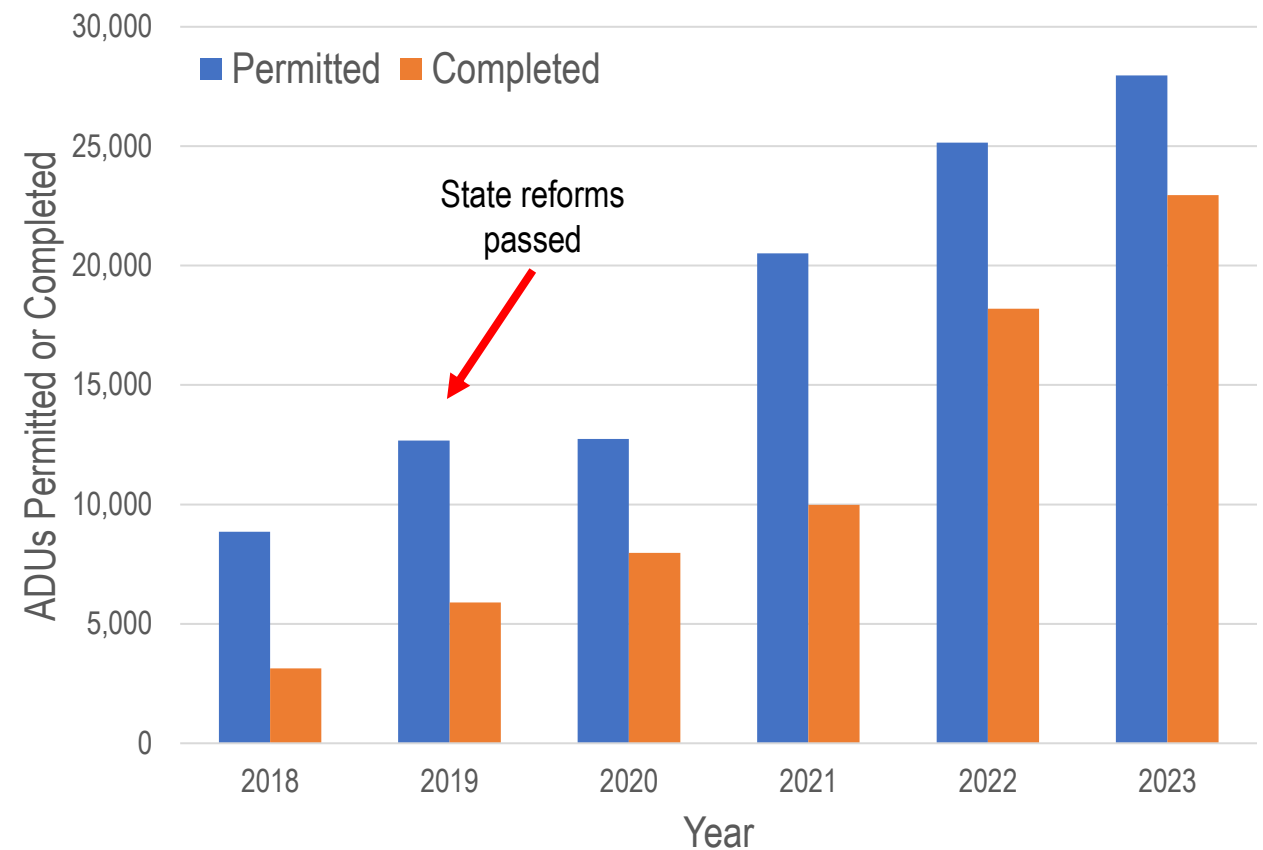
ADU reform in California (2019)

- Required ADUs to be permitted on land zoned for single & multi-unit housing;
- Required approval within 60 days of application;
- Required cities to plan for how to increase housing construction;
- Prohibited cities from using minimum lot sizes to prevent construction of ADUs;
- Got rid of impact fees for ADUs below a certain size;
- Banned the use of owner-occupancy rules for 5 years.

Sources: Calder & Gygi (2023), Retrieved 7/19/2024
<https://www.cato.org/blog/results-accessory-dwelling-unit-reform-so-far>

California Department of Housing & Community Development. Retrieved 7/18/2024
<https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard>

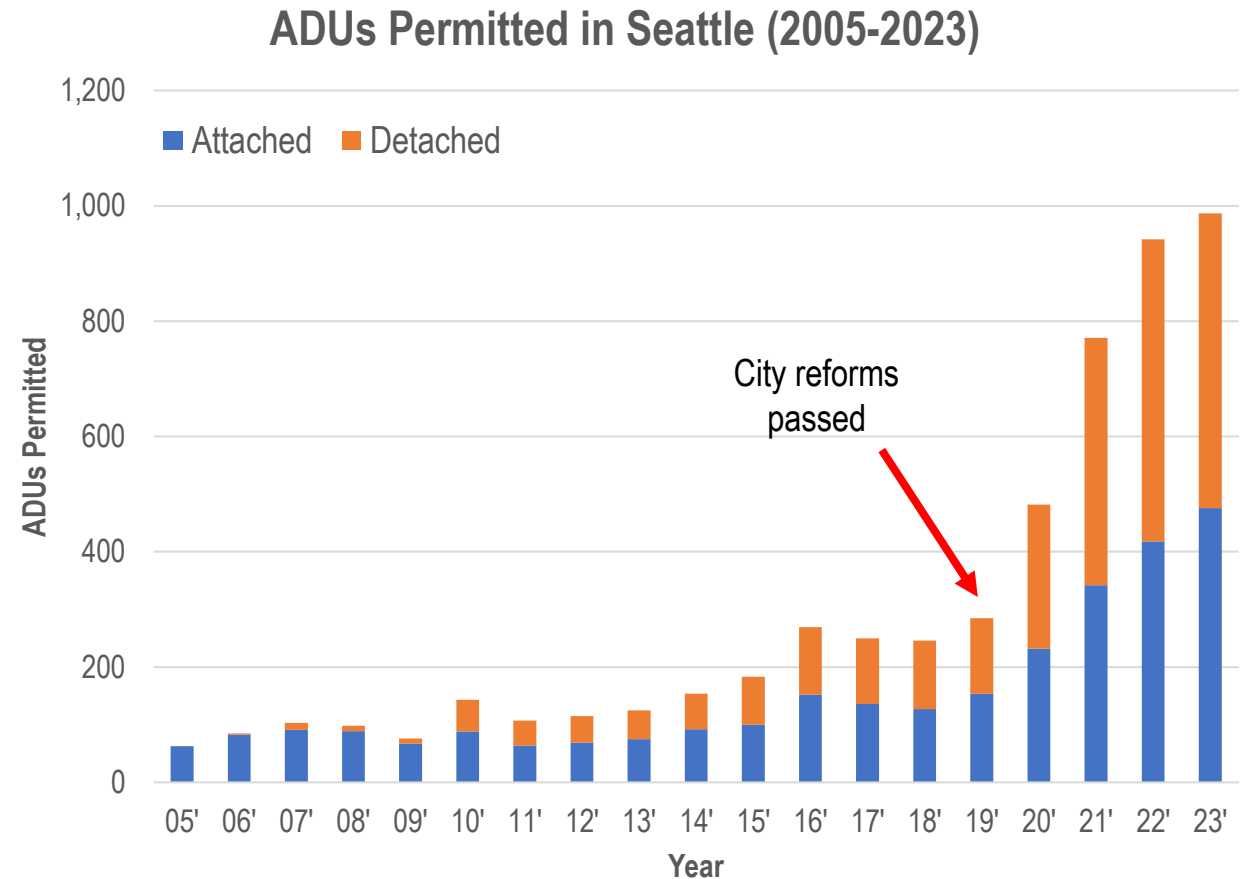
ADUs Permitted in California (2018-2023)



Reforming Existing ADU Policies

ADU reform in Seattle, WA (2019)

- Permitted up to two ADUs per lot;
- Removed owner-occupancy requirement;
- Lowered minimum lot sizes and eliminated parking requirements



Sources: <https://www.cato.org/blog/results-accessory-dwelling-unit-reform-so-far>

<https://www.seattle.gov/documents/Departments/OPCD/OngoingInitiatives/EncouragingBackyardCottages/OPCD-ADU-Report-2023.pdf>

Questions? Comments?

Important Resources

AARP ADU Resources:

<https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-adus.html>

Lemar. “How Owner-Occupancy Regulations are Contributing to the Housing Crisis”. (2022).

<https://www.brookings.edu/articles/how-owner-occupancy-regulations-are-contributing-to-the-housing-crisis/>

Seattle ADU page:

<https://www.seattle.gov/sdci/permits/common-projects/accessory-dwelling-units>

Federal Reserve Economic Data (FRED):

<https://fred.stlouisfed.org/>

Calder. “The Promising Results of Accessory Dwelling Unit Reform” (2023)

<https://www.cato.org/blog/results-accessory-dwelling-unit-reform-so-far>

Cincinnati ADU webpage:

<https://www.cincinnati-oh.gov/planning/adus/>



Cincinnati's Accessory Dwelling Unit Policy

OCCD Alternative Housing Session
July 25, 2024

Gabrielle Couch

City Planner

Department of City Planning and Engagement

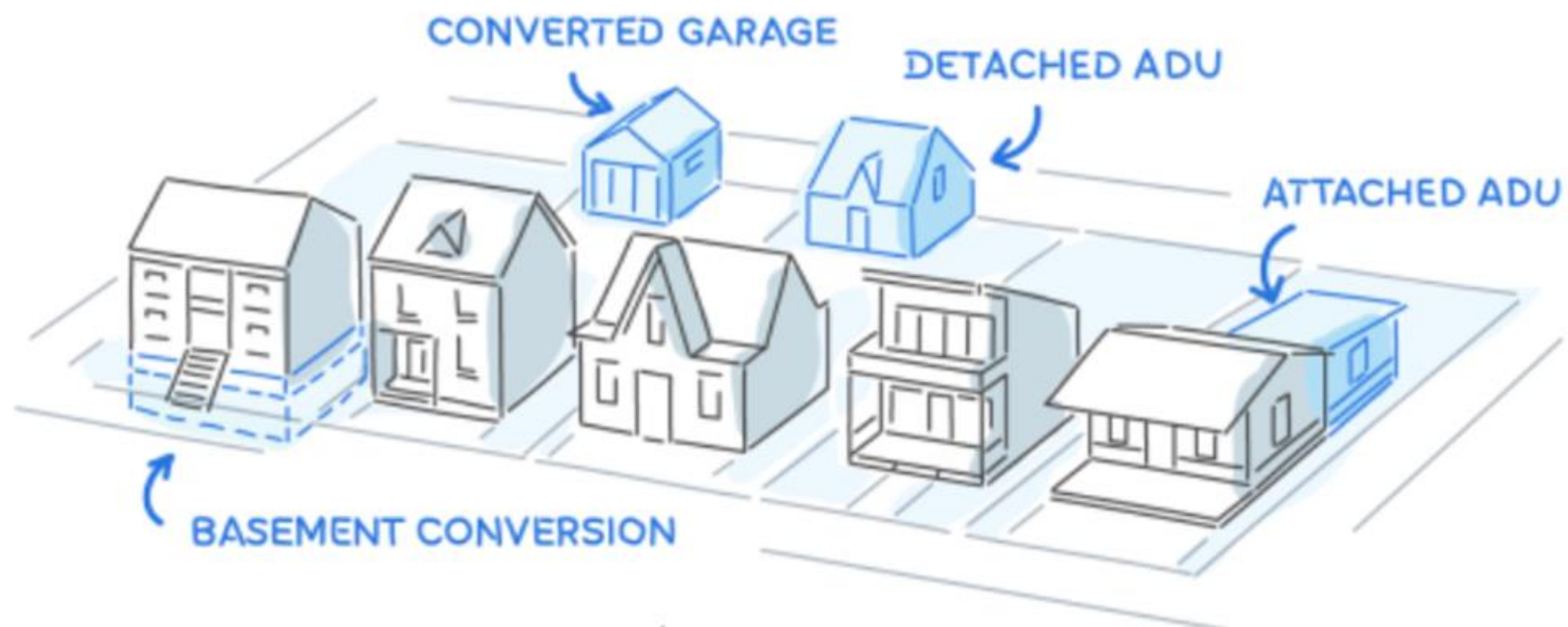
Background

What is an ADU?

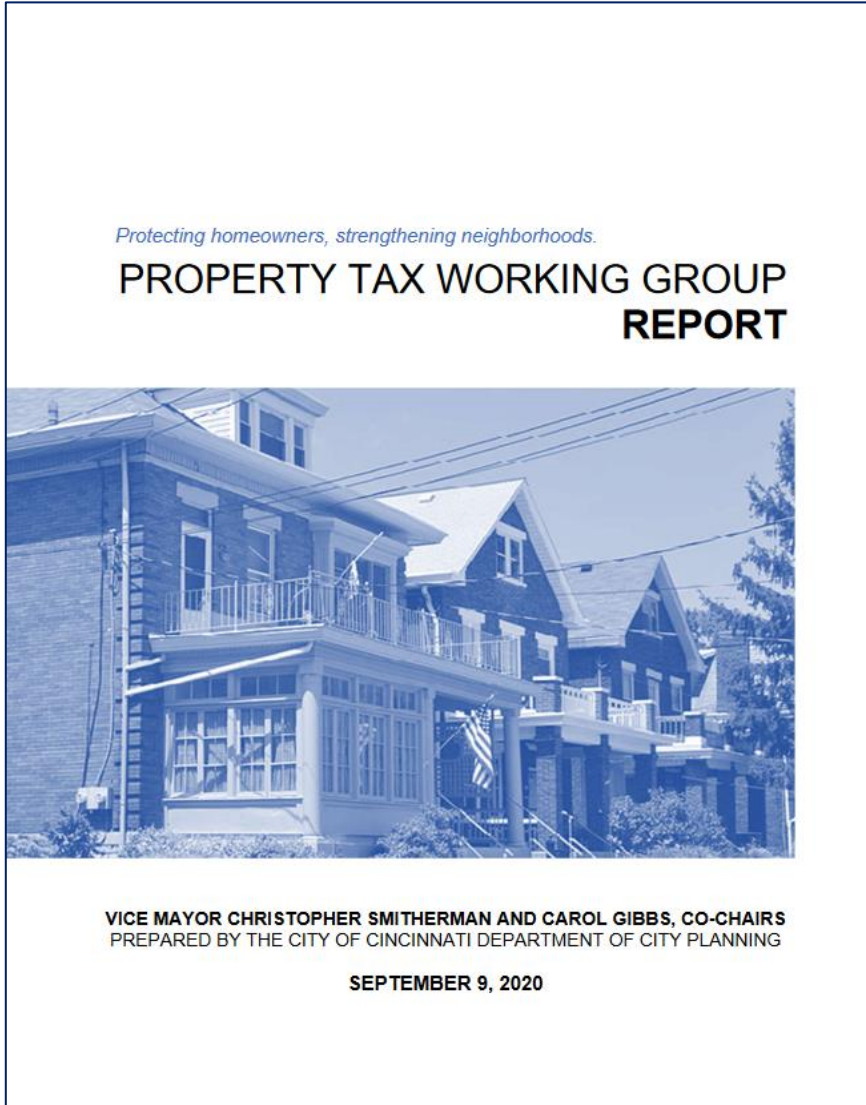
§ 1401-01-A1A – Accessory Dwelling Units

- A **self-contained** dwelling unit
- Designed for one household
- Provides complete independent living facilities, including its **own entrance, kitchen, bathroom, and sleeping area**
- Located on the same lot as a single-family dwelling that is the principal use
- **The ADU use is subordinate and incidental to the single-family dwelling**





Background | Property Tax Working Group (2020)



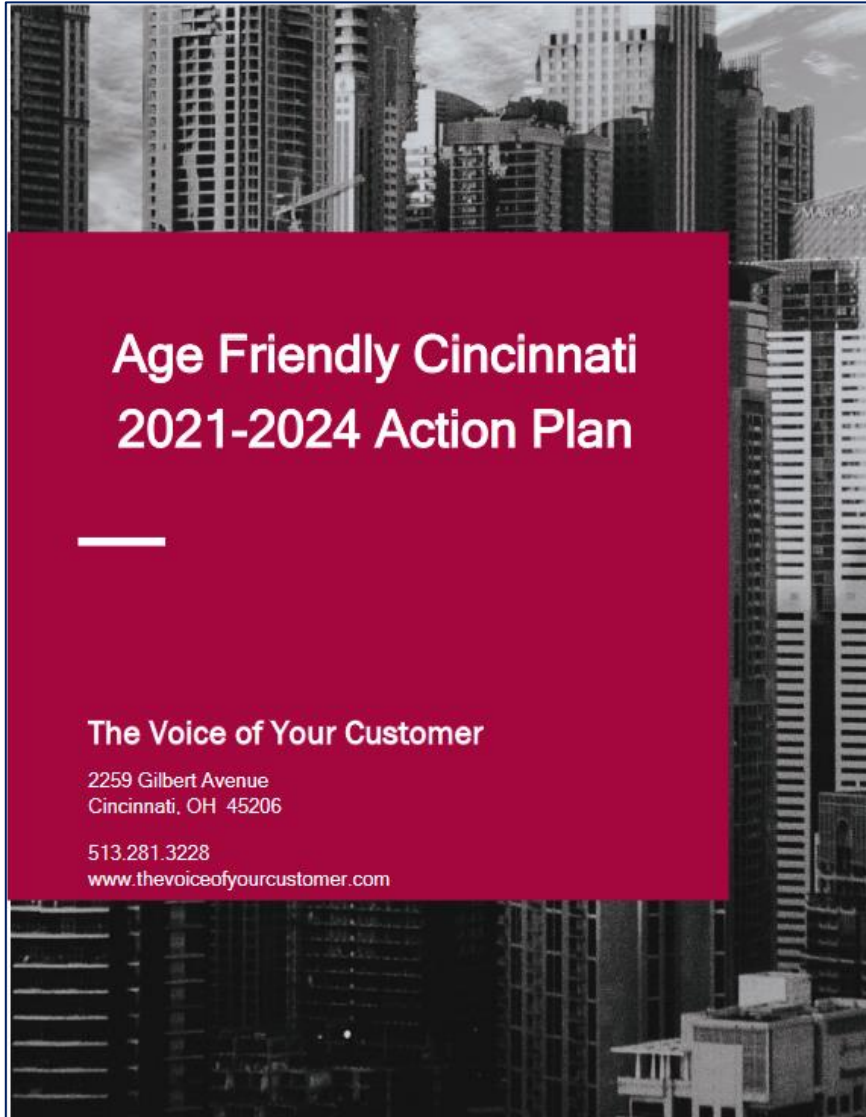
Purpose:

- Find ways to allow **vulnerable homeowners to remain in their homes** as their neighborhoods change and develop

Recommendation:

- **Permit ADUs** with stipulations for **owner occupancy requirements**

Background | Age Friendly Cincinnati (2020)



Purpose:

- Housing Committee tasked to create requirements for **housing development** to include universal design, accessibility and **policies that are not age-restrictive**

Recommendations:

- **Permit ADUs**

Background | ADU Research Report (2020)

Report on Accessory Dwelling Unit Property Tax Working Group Recommendation

Motion 20200951 includes the following recommendation from the Property Tax Working Group (Section III, Recommendation 1):

Change the Zoning Code to permit accessory dwellings/granny flats with stipulations that:

- Either the larger or smaller residence must be occupied as the primary residence by the owner more than 75% of the year.*
- Require landlord training on fair housing, sample rental contracts, landlord best practices, and more.*

This report responds to the recommendation in the following sections. The information included in this report is based on a survey of case studies and review of existing ADU ordinances and manuals.

Section I	Definition of Accessory Dwelling Unit (ADU)
Section II	Benefits of ADUs
Section III	Challenges of ADUs
Section IV	Implementation Components
Section V	Economic Impact of ADU Policy
Section VI	Recommendation and Considerations
Appendix	Case Studies

SECTION I: Definition of Accessory Dwelling Unit (ADU)

According to the U.S. Department of Housing and Urban Development (HUD), accessory dwelling units (ADUs) are "additional living quarters on single-family lots that are independent of the primary dwelling unit" (HUD 2008). ADUs are referred to by different names, including granny flats, as referenced in the Property Tax Working Group, accessory apartments, mother-in-law flats, and second units.

They are independent, self-contained units with their own kitchens or kitchenettes, bathrooms, and sleeping areas that are either attached to or detached from the primary residence, as seen in Figure A.



Figure A: Examples of accessory dwelling units (AARP 2019)

Purpose:

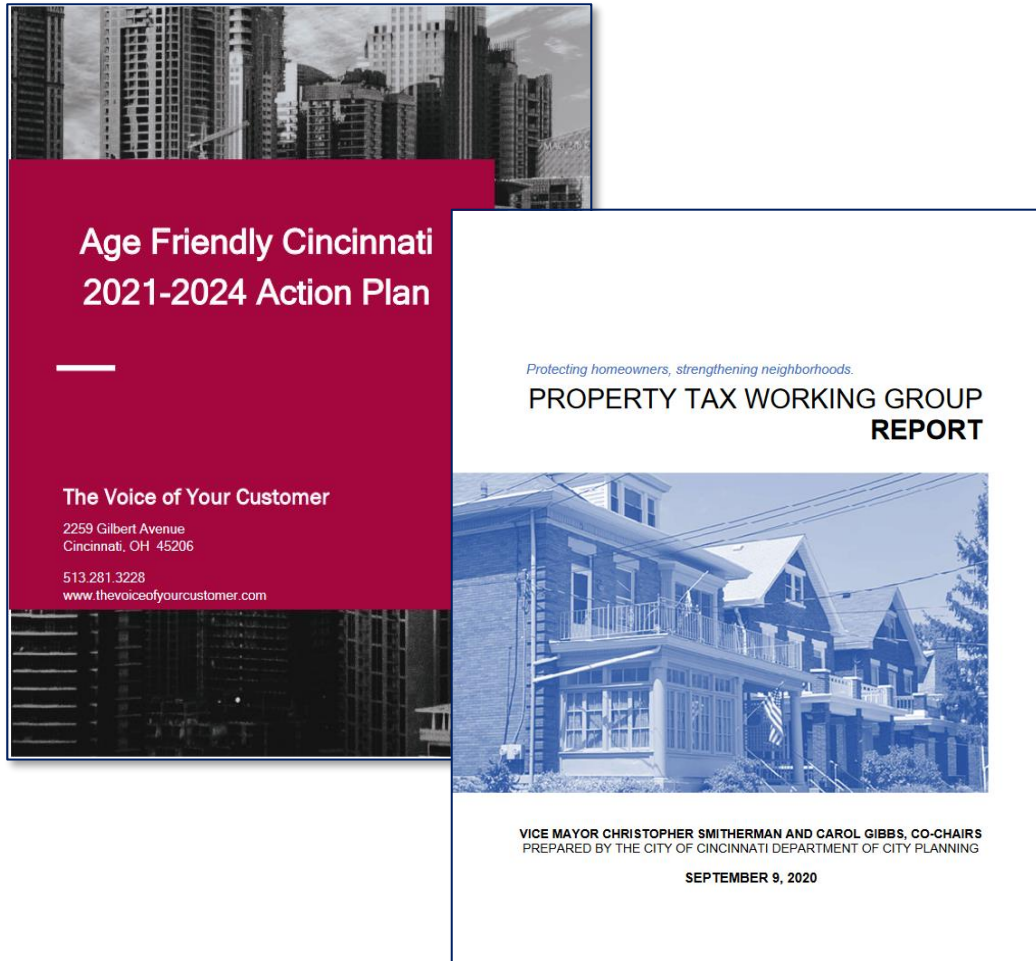
- **Research feasibility of ADUs** as a follow-up to the recommendations of the PTWG
- Benefits, challenges, implementation components, economic impact of an ADU policy, case studies

Recommendation:

- **Permit ADUs**, because it would:
 - Address the **intentions of the PTWG** and additional housing needs
 - **Provide housing** for different needs.
 - Support the City's commitment to increasing its **AARP Livability Index score**

Engagement

Public Engagement

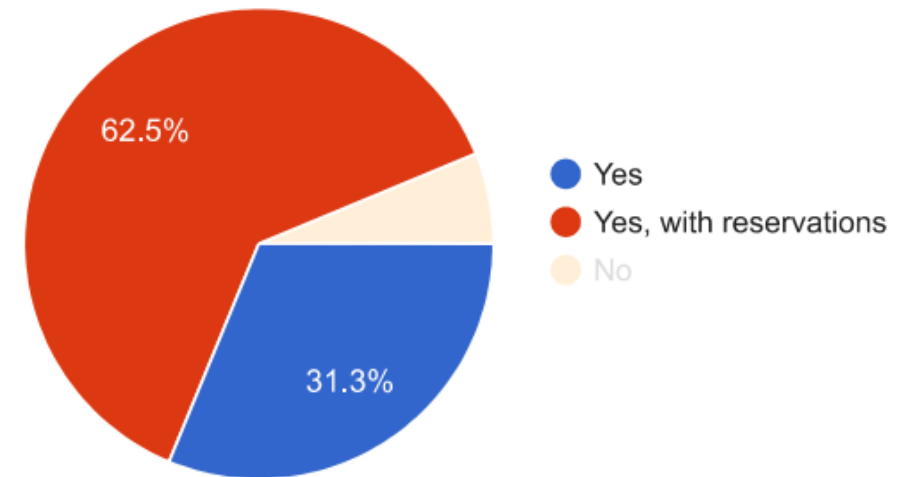


Emphasized that the idea of ADUs came from **community-led efforts** as a recommendation to **address multiple goals**

Public Engagement | Housing Summit (2022)



Do you think the Zoning Code should allow ADUS in the City?

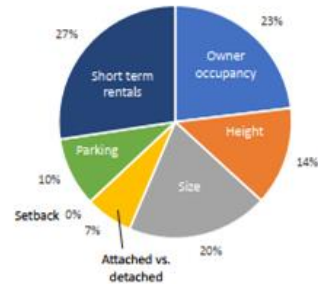


Public Engagement | ADU Conversations (2022)

ADU DISCUSSION POLL RESULTS AND NOTES

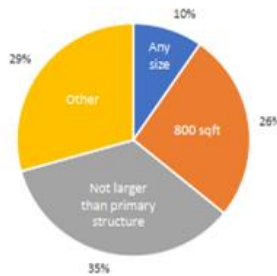
What regulations do you feel most strongly about as it pertains to ADUs?

- Conformity to architectural style of existing units.
- Make sure person doing it has a vested interest in the property/ neighborhood.
- Increased noise and light pollution and proximity to neighbors.
- Eliminating barriers to housing. This could be an asset in solving the shortage.
- Don't want to restrict them right away by not allowing short-term rentals.
- Height, setback, and size are all relative to site.
- The desire is to have people live in them, not use as Airbnbs.
- This could be a path to homeownership. Will they be separately saleable?
- We shouldn't restrict people's private property.



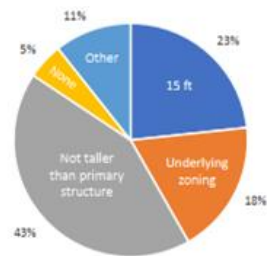
What is a reasonable allowable size of an ADU?

- In what scenario would it be bigger than the primary structure? Wouldn't you just do a lot split at that point?
- We have vastly different lots: next to one another: e.g. 80ft deep lots next to 200 ft deep lots in Mt. Lookout.
- Start with something small and you can always expand upon it.
- Should be related to the percent of coverage, like impervious surfaces. Using a percentage of the size of the principle structure is not equitable to smaller structures.
- Should relate to the size of the lot.
- Depends on how it looks, style of the primary structure, landscaping, and placement.
- Need to make sure they're going through code inspections.
- Should be large enough to live in. Think of accommodating a caregiver.



What height limitation do you think is most reasonable as it pertains to ADUs?

- You don't want to disturb the aesthetic of the district as a whole, not just the existing structure.
- Consider how the numbers are calculated with the slopes and hillsides.
- A 15ft limit seems like it would prevent over-the-garage ADUs.
- Depends on if it's attached or detached.
- Consider the privacy aspect of a towering ADU.
- Grandfather-in existing heights of buildings being converted to an ADU.

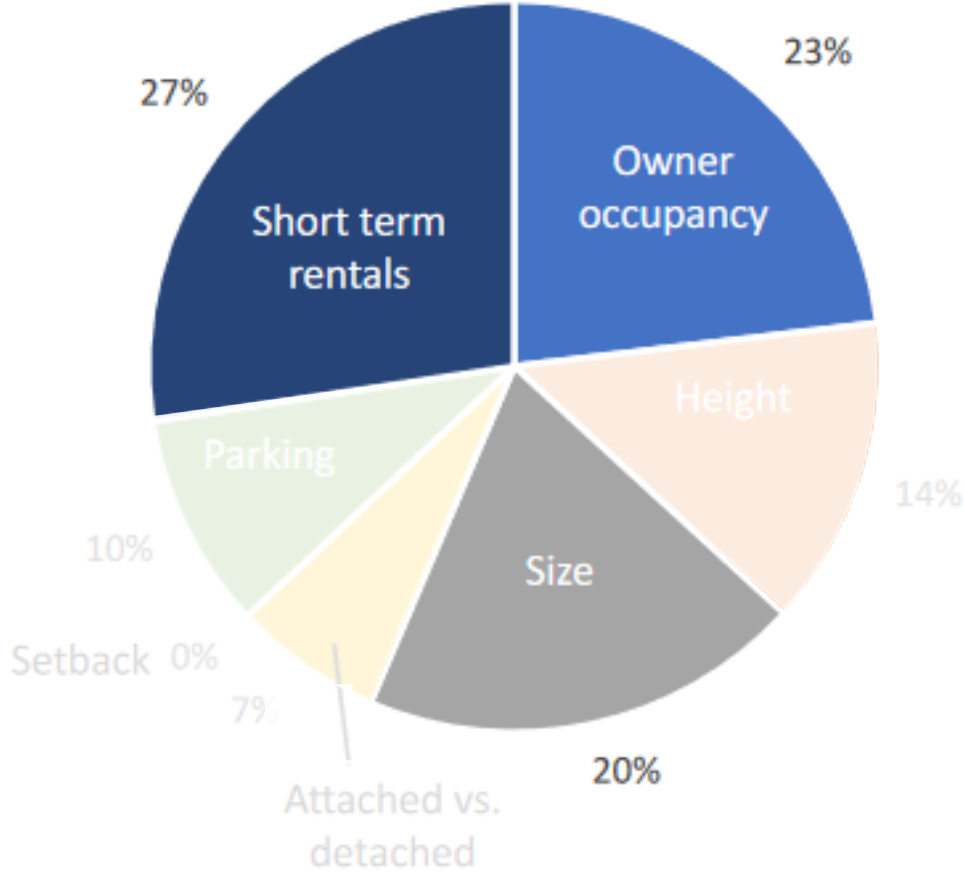


Multiple virtual engagement sessions with the public to **work out details of the policy through Zoom polls**

Led by City Councilmember Mark Jeffreys

Public Engagement | ADU Conversations (2022)

What regulations do you feel most strongly about as it pertains to ADUs?

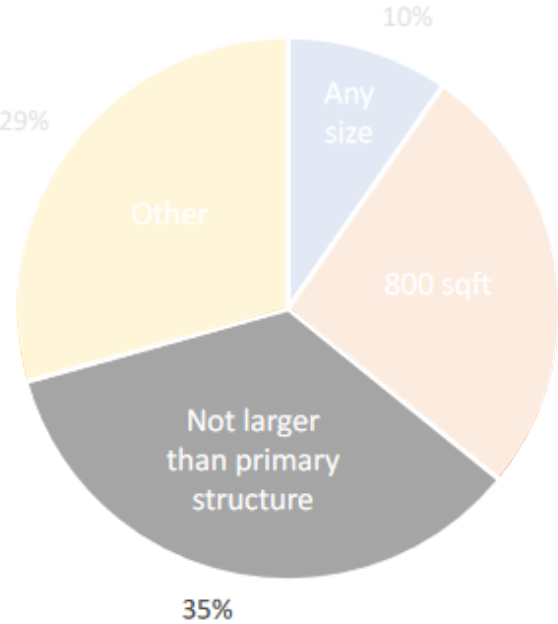


Other Priorities:

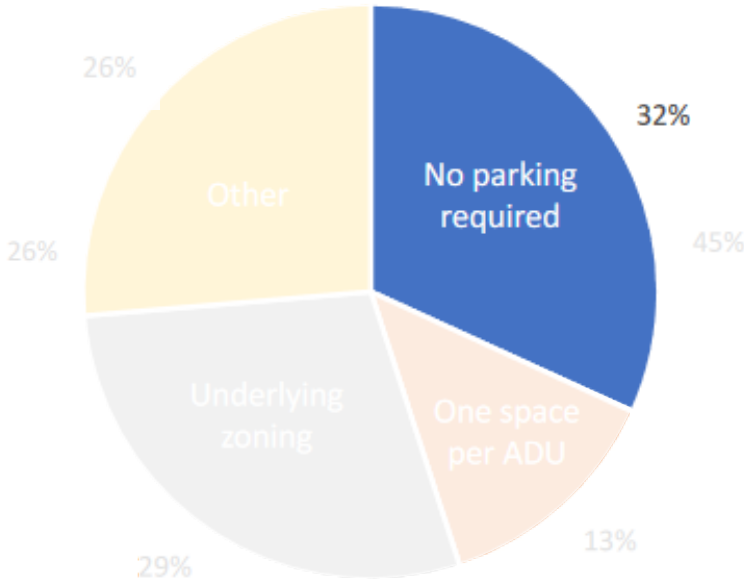
- Conformity with surrounding **architectural styles.**
- The role of ADUs in addressing the **housing shortage.**

Public Engagement | ADU Conversations (2022)

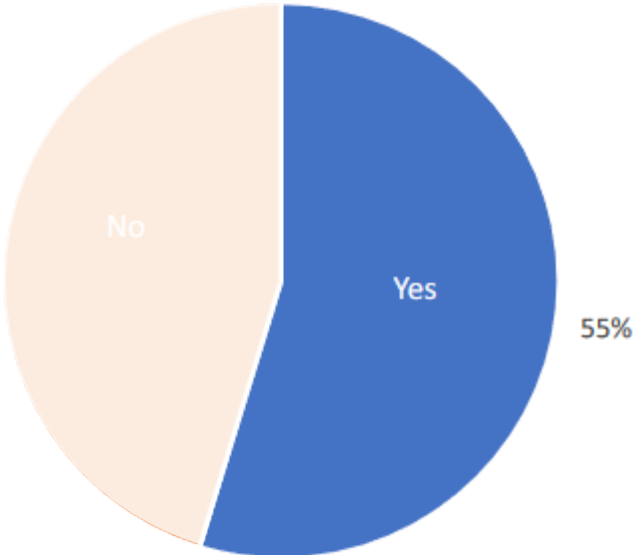
What is a reasonable allowable size of an ADU?



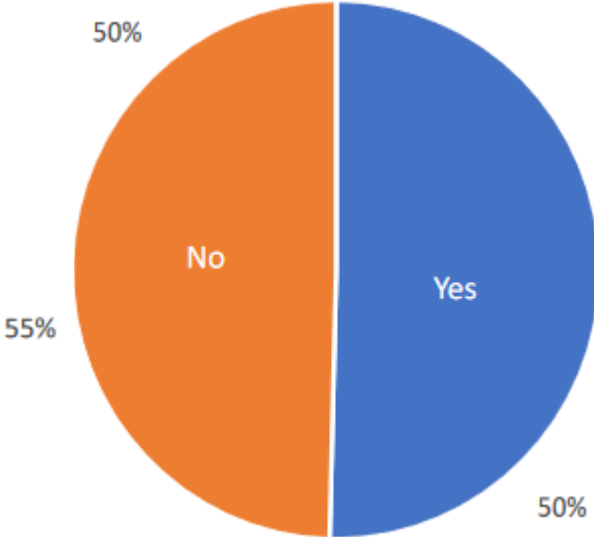
How much parking should be required?



Should short-term rentals be allowed?



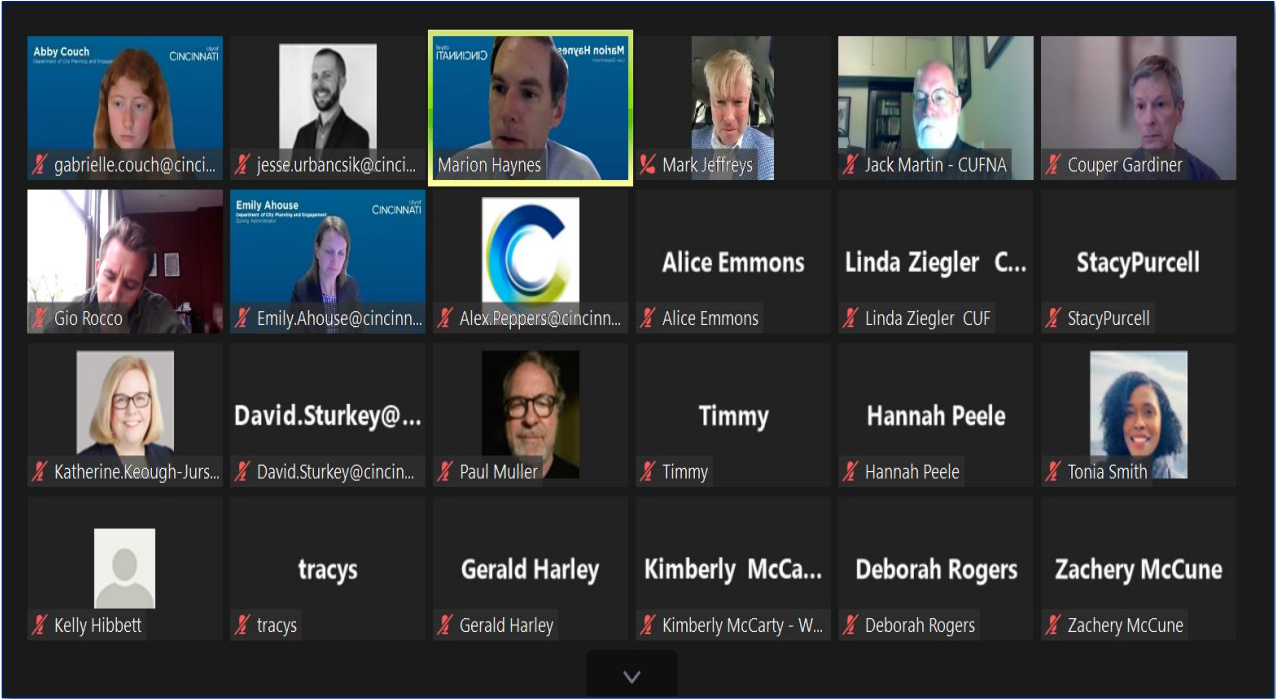
Should owner-occupancy be required?



Public Engagement | Public Staff Conference (2023)

Public meeting held after release of the ordinance

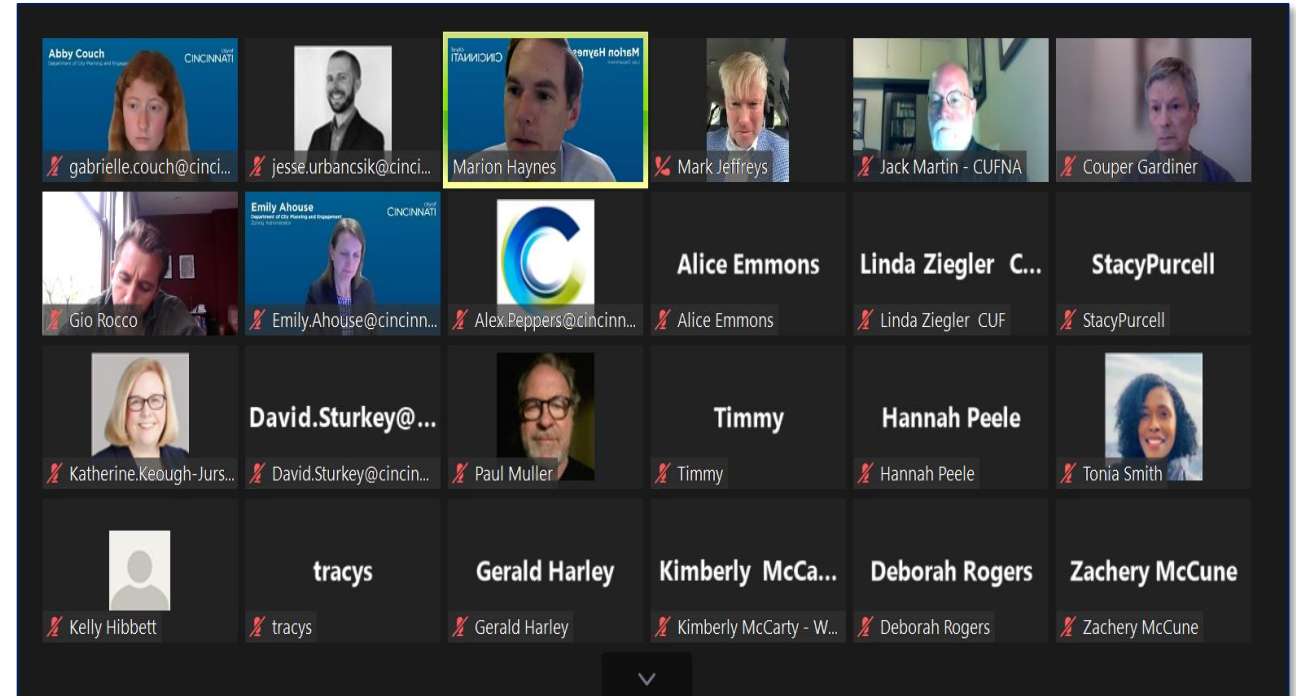
Hosted virtually by the City



Public Engagement | Public Staff Conference (2023)

Support:

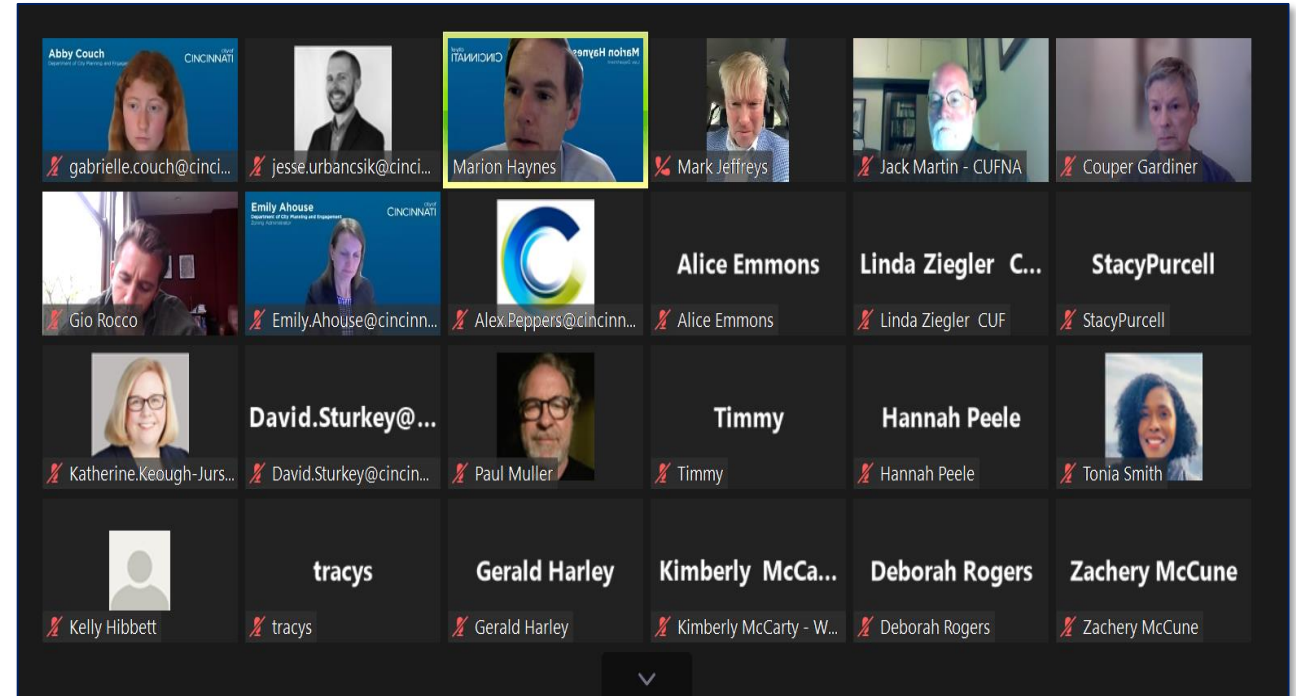
- Supportive of **ADUs in general**
- Positive impact for:
 - Aging in-place
 - Multigenerational households
 - Accessibility
 - Addressing affordability
 - Addressing the housing shortage
- Appreciation for **Owner-Occupancy provision**
- Some support for **short-term rental provision** due to the opportunity for additional income for owners



Public Engagement | Public Staff Conference (2023)

Opposition:

- “Responsible Person” provision too ambiguous, not strict enough to close loopholes
 - Could **allow abuse** by irresponsible landlords, facilitating poor property maintenance
- Objection to **Short-Term Rental provision**, concern about noise, partying
- Additional concerns about:
 - Increased density, especially near university
 - Reduced privacy for neighbors
 - Impact on utilities
- Some objection to **lack of off-street parking** requirement



The ADU Policy

ADU Policy | ADU Regulations

§ 1421-06 – Accessory Dwelling Units

<i>Location</i>	ADUs are permitted on any lot where a single-family home is also permitted
<i>Entrance</i>	The ADU must provide a separate exterior entrance from the primary home
<i># of Structures</i>	Only one ADU is permitted per residence
<i>Setback</i>	ADUs generally must comply with existing setback regulations
<i>Max. Size</i>	An ADU cannot exceed the square footage of the principal home .
<i>Max. Height</i>	Detached cannot exceed 25 ft , attached are subject to existing height regulations .
<i>Detached Units</i>	Detached ADUs must be permanently constructed with permanent utilities.
<i>Parking</i>	Additional off-street parking is not required

ADU Policy | ADU Regulations

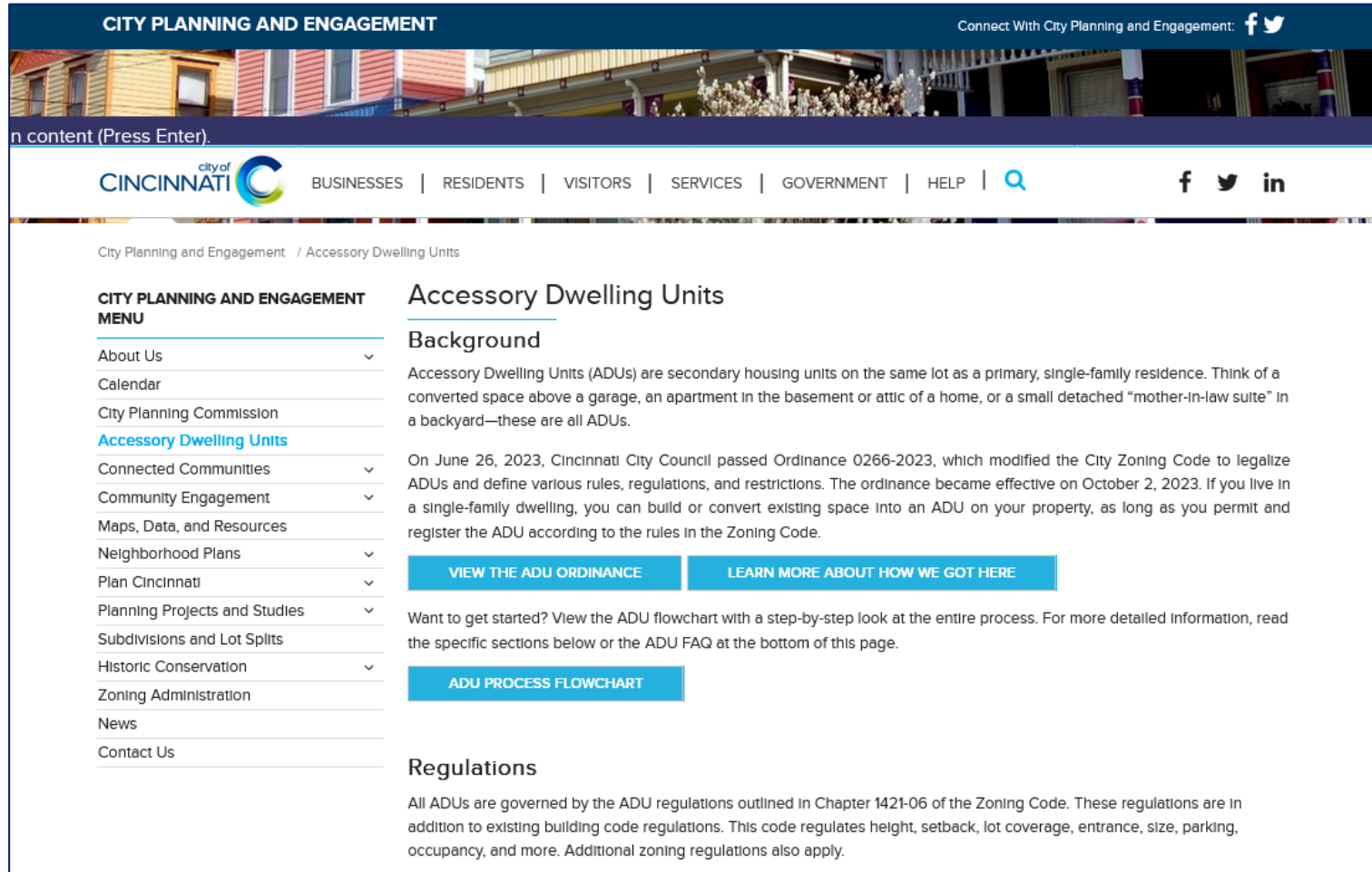
§ 1421-06 – Accessory Dwelling Units

<i>Short-Term Rentals</i>	ADUs may be operated as short-term rentals in accordance with the Short-Term Rental Registration Program
<i>Occupancy</i>	<p>An owner must reside in one of the two structures, or designate a “responsible person” to do so. Enforced via covenant recorded with the City Solicitor. Failure to comply results in \$15,000 fine.</p> <p>All ADUs must be registered with the Zoning Administrator. Registration must be renewed biennially and updated if change in ownership or responsible person.</p>

“Responsible Person” means any person designated by the owner of a lot as **having independent duty**, responsibility (including financial), and authority **to operate**, manage, and **maintain the lot**.

Application & Resources

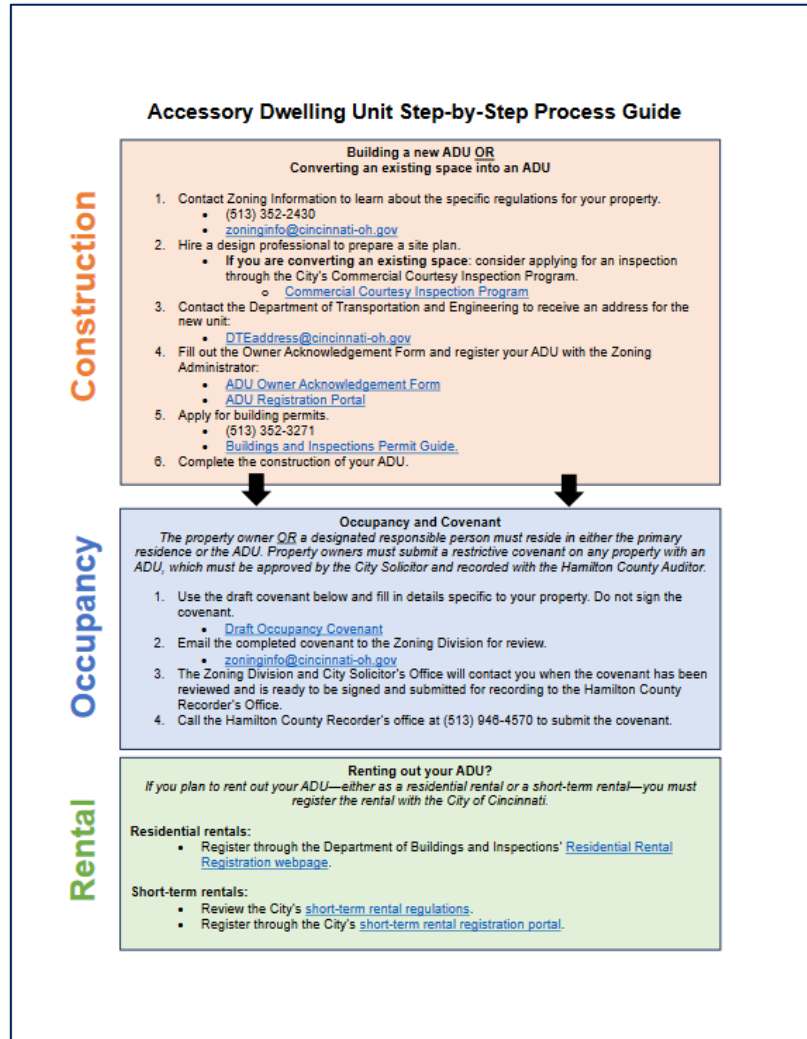
ADU Process | Website



www.cincinnati-oh.gov/planning/ADUS

- Process flowchart
- Information about regulations
- Registration links
- FAQ
- Other helpful links

ADU Process | Flowchart Guide



Outlines each step of the process with clickable links to **forms, registration portal, and contacts** required

Available on the ADU webpage

Conclusion

Takeaways

Unanimously approved in June 2023. Went into effect October 1, 2023.

Success:

- Highlighting the **level of community engagement** involved in each step of the process
- Tailoring the policy according to **quantitative feedback** from that engagement
- Clearly illustrating the **relationship between community input and the design of the policy** to decisionmakers

Challenges:

- Policy has not been widely utilized yet (4 permits)

Questions?



**MANY THANKS TO OUR
SPONSORS**



Close of Summer Meeting

July 25, 2024

Statewide Association of Community and Economic Development Organizations



**Thank you for attending Day 2 of the OCCLD
Summer Annual Meeting.**

**You will receive a separate email later today for
the virtual HUD and ODOD Breakouts
scheduled for Friday, July 26, 2024**