

## **West End Housing Study – Request for Proposals**

Due Date: **Thursday, August 23<sup>rd</sup>, 2018**

### **Overview**

The Greater Cincinnati Redevelopment Authority (“GCRA”) on behalf of the West End Community Council and FC Cincinnati requests proposals from qualified organizations that would like to participate in the sustainable and equitable revitalization of the West End community through the creation of a housing study. The housing study will play a crucial role in the years to come to help implement the vision created by the West End community. The housing study will help shape how the development landscape balances the desires of the community with the investment being brought to the West End through the construction of a MLS soccer stadium by FC Cincinnati.

Interested firms should use the West End Speaks plan of 2016 as their main point of reference. The plan can be found here:

[www.cincinnati-oh.gov/planning/assets/File/West%20End%20Speaks%20Plan.pdf](http://www.cincinnati-oh.gov/planning/assets/File/West%20End%20Speaks%20Plan.pdf)

The West End community desires to build upon its rich history and to continue becoming recognized as a great community in which to live, work and play. The West End community desires to see the quality of affordable housing upgraded and to see the expansion of homeownership throughout the neighborhoods. Interested firms should also be committed to engaging the residents, leadership and other stakeholders of the West End community throughout the project. Additionally, a firm is being hired to assist with community engagement throughout the project. It should be expected that the selected firm work collaboratively with this engagement team throughout the housing study.

In addition to engaging the West End Community throughout this process, interested firms should also use the City of Cincinnati as a resource and work in consultation with various departments as well as Plan Cincinnati when making recommendations. The City has many departments that would be willing to offer their support to the selected firm including the Department of Community and Economic Development, the Department of City Planning, Department of Buildings & Inspections and the Office of Performance & Data Analytics.

### **Boundaries of the Housing Study Target Areas**

As the largest corridor running through the middle of the neighborhood, W Liberty Street is a natural break between the two Target Areas. The northern target area (“Target Area A”, see Exhibit A) is more historic in nature and includes a smaller property size in average. The southern target area (“Target Area B”, see Exhibit B) has a larger concentration of buildings built after 1930 and has larger lot size in average. The southern target area also the largest population density of the neighborhood. The housing study should work to connect these two areas rather than create two separate “neighborhoods” within the West End Community. While the final housing recommendations proposed may differ by target area, the overall approach should be consistent with creating equitable development throughout the entire neighborhood.

### **Qualifications**

Interested organizations should demonstrate the following qualifications:

- Organization has experience working in low-income, disinvested neighborhoods of color and can be sensitive to the needs and desires of the community.

- Organization has capacity and desire to engage the West End community throughout the housing study.
- Organization has a history of developing housing studies or neighborhood plans that have been adopted by a local municipality.

## **Deliverables**

### **1. *A brief analysis of the baseline data/existing conditions***

- a. The GCRA plans to gather baseline data to help inform the housing study (see Exhibit C). If not provided, the selected firm should work in consultation with the GCRA to include any additional data that is needed for the housing study or should provide input on the existing data that the GCRA is collecting to help refine the key data points for the housing study. The selected firm should also plan to work with the community engagement team to analyze and understand the baseline data through the lens of the West End community.

### **2. *A short report quantifying the estimated population that is most at-risk of being displaced***

- a. Currently “at-risk” residents could be identified as low-income renters living in privately owned buildings or low-income homeowners with non-FHA backed mortgages but other populations should be noted in this section if they have not yet been identified.
- b. Recommendations for any “best practices” that exist nationwide that could be implemented to help protect “at-risk” residents.
- c. A heat map should be included to show the areas that have been identified as being “at-risk”.

### **3. *Creation of a ten year housing plan that can be used as the roadmap for future development in the West End community,***

- a. Proposals should use the West End Speaks plan as a resource and guide when making recommendations. Understanding the current baseline of the neighborhood will be crucial to providing an accurate and sustainable housing plan.
- b. Recommendations for what the mix of rental to owner-occupied housing could become in each target area along with any relevant best practices locally or nationwide.
- c. Recommendations for what mix of market rate, affordable housing and low-income housing could be created in each target area along with any relevant best practices locally or nationwide.
- d. Recommendations for which housing types should be preserved.
  - i. All housing types include single family, small scale multi-family (4-19 units), large scale multi-family (>19 units).
- e. The housing plan should be broken down into phases (multi-year increments).
  - i. Initial years should include potential funding opportunities or outline the funding gaps that may currently exist.
- f. Recommendations for any known policies that exist nationwide that could assist with reaching the goals and desired outcomes of the housing plan.
- g. Recommendations for what resources are available to existing homeowners for façade improvements as well as minor or major repairs to their homes.
- h. Recommendations for strategies to preserve or expand availability of decent, safe and sanitary affordable housing options in the West End.

#### **4. Land Use & Zoning Recommendations for both Target Areas**

- a. Each proposal should analyze the mix of land use and zoning within each target area and make recommendations for if the land use and zoning should be changed in order to accommodate future developments that align with the housing development recommendations. Interested firms should work in consultation with the Department of City Planning when making recommendations.
  - i. This should include analyzing the percentage of residential, commercial and industrial uses to see if there's an abundance of one versus the others as well as if there's a need to preserve or create more for any use.
  - ii. If there are any zoning changes that would be needed to guide or encourage different types of future development that are not currently allowed, please note them and explain the reasoning behind why such changes should be supported.
- b. Identify areas of greenspace that should be protected as kept as greenspace (either privately through side yards or more publically through community gardens or other public space).
- c. Recommendations should be consistent with the West End Speaks plan. Any recommendations that are not consistent with the West End Speaks plan should be explained as to why they go against what the community has envisioned and what steps should be taken to gather additional community input for these recommendations.

#### **5. Design and Development Recommendations for both Target Areas**

- a. Identify areas within each Target Area that have development opportunities for: renovation of existing structures, construction of residential infill (both single and multi-family structures) as well as how to bridge the development across W. Liberty Street.
- b. Recommendations for building types as well as massing for infill areas where there are large assemblages of land that could be redeveloped.
  - i. Renderings for sites are encouraged but not required.
- c. Creation of design standard recommendations that should be used for all infill construction within each Target Area.

#### **Partner Resources\***

- Greater Cincinnati Redevelopment Authority – [www.cincinnatiport.org](http://www.cincinnatiport.org)
- City of Cincinnati
  - Department of Community and Economic Development - <https://www.cincinnati-oh.gov/community-development/>
  - Department of City Planning - <https://www.cincinnati-oh.gov/planning>
  - Office of Performance and Data Analytics - <https://www.cincinnati-oh.gov/manager/opda/>
- Seven Hills Neighborhood Houses-[www.7hillsnh.com](http://www.7hillsnh.com)
- West End Community Council- <http://westend-cincinnati.org/>
- Cincinnati Metropolitan Housing Authority - [www.cintimha.com](http://www.cintimha.com)

\*Individual contacts at each organization can be provided upon request

## Proposal Submittal

Proposals can be submitted via email to [info@cincinnatiport.org](mailto:info@cincinnatiport.org) with the subject line “West End Housing Study Proposal from *(insert organization’s name here)*”.

Interested firms should include the following in their proposals:

- Name of firm or organization
- Details of the firm’s or organization’s mission statement and history
- An organizational chart
- Bios of employees that will be working on the housing study
- Links to websites or documents that demonstrate past experience with housing studies or other related topics
- Links to any publications, presentations or white papers that focus on gentrification, equitable development or urban revitalization
- A list of references
- A timeline of events or working schedule for completion of the housing study
- Proposed compensations for the five deliverables as described above

Questions about the RFP can be directed to:

Will Basil, Senior Planning Associate

[wbasil@cincinnatiport.org](mailto:wbasil@cincinnatiport.org) or 513-621-3000

Exhibit A - Target Area A





## Exhibit B - Target Area B



Target Area A

Target Area B



## Exhibit C - West End Baseline Data

Project Boundary – West End Neighborhood\*

\*some data only available for Census Tracts 026900, 000200, 026400 (excluding 026500, shares data with CBD)

### Demographic Datasets

• % Owner Occupied	US Census 2012-2016 ACS
○ Low Income	US Census 2012-2016 ACS
○ Seniors	US Census 2012-2016 ACS
○ Families	US Census 2012-2016 ACS
○ With mortgage	US Census 2012-2016 ACS
• % Rental Occupied	US Census 2012-2016 ACS
○ Low Income	US Census 2012-2016 ACS
○ Seniors	US Census 2012-2016 ACS
○ Families	US Census 2012-2016 ACS
• % Vacancy	US Census 2012-2016 ACS
○ Area Median Income	US Census 2012-2016 ACS
○ Total Population	US Census 2012-2016 ACS
• Population by Race	US Census 2012-2016 ACS
• Population by Age	US Census 2012-2016 ACS
• Total Families	US Census 2012-2016 ACS
• % Families Below Poverty Level	US Census 2012-2016 ACS
• Unemployment Rate	US Census 2012-2016 ACS
• Employment by Occupation	US Census 2012-2016 ACS
• Educational Attainment	US Census 2012-2016 ACS
• % with no high school degree	US Census 2012-2016 ACS
• % with high school degree	US Census 2012-2016 ACS
○ % with college degree	US Census 2012-2016 ACS
○ % with graduate degree	US Census 2012-2016 ACS
○ Household Density	US Census 2012-2016 ACS
○ Crime Rate	Open Data Cincinnati

### Property Datasets

• % Single-Family buildings	CAGIS (land use code)
• % Two-Family buildings	CAGIS (land use code)
• % Multi-Family buildings	CAGIS (land use code)
• % buildings condemned	CAGIS Activity Report
• % buildings nuisance	CAGIS Activity Report
• % with open/ongoing litter/weed citations	CAGIS Activity Report
• % properties certified tax delinquent (>\$1000, > 2 years certified delinquent)	CAGIS / Hamilton County Auditor
• % properties in tax foreclosure	CAGIS / Hamilton County Auditor
• % properties forfeited	CAGIS / Hamilton County Auditor
• % vacant land	CAGIS / Hamilton County Auditor

### Exhibit C - West End Baseline Data

• Duration of occupancy	CAGIS / Hamilton County Auditor
• Recent Sales (2012-2018)	CAGIS / Hamilton County Auditor
○ Bank Sales	Hamilton County Auditor / Court Index
○ Foreclosures	Hamilton County Auditor / Court Index
○ Sales by amount (<\$25,000-\$50,000 / \$51,000-\$75,000 / \$76,000-\$100,000 / \$100,000-\$150,000 / >\$150,000)	CAGIS / Hamilton County Auditor
• Total number of affordable rental units currently exist & location*	CMHA/HUD/ TBD
• Total number of market rate rental units currently exist & location*	CMHA/LISC Greater Cincinnati
• Total number of public housing units & location*	CMHA/LISC Greater Cincinnati
• Total number of low-income privately owned units & location*	CAGIS / Hamilton County Auditor / Craigslist or Zillow
• Total number of HUD subsidized units & location*	CMHA/LISC Greater Cincinnati
• Total number of housing choice vouchers & location*	CMHA/LISC Greater Cincinnati
• Total number of units with NMTC & location*	Ohio Housing Finance Agency/Greater Ohio Policy Center
• Total number of units with LITC & location*	Ohio Housing Finance Agency
• Total number of Project Based Section 8 & location*	HUD

\*location if available