2015 Housing Inventory

Over-the-Rhine and Pendleton

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Prepared by: Community Building Institute A PARTNERSHIP BETWEEN XAVIER UNIVERSITY United Way

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Introduction

Over-the-Rhine is one of the oldest neighborhoods in Cincinnati. In the past it was home to waves of immigrants, reaching its peak population of 44,475 in 1900. Since then, the neighborhood's population has seen steady decline, with a population of 27,577 in 1960, 7,638 in 2000, 6,964 in 2010, and an estimated 5,610 in 2014. Historically, Over-the-Rhine and neighboring Pendleton have been diverse communities with housing available to people of many different incomes and backgrounds. This continues to be the objective of the Over-the-Rhine Community Council and an objective stated in the 2002 Over-the-Rhine Comprehensive Plan. The report that follows is based on housing inventory data gathered during the spring, summer, and fall of 2015. It is intended as a point of reference to gauge housing affordability against today's market, and as a benchmark to track change over time.

The notion of housing affordability was central to the framers of the 2002 Plan and it continues to be of importance today. Affordable housing is defined as housing with a rent or mortgage cost that takes no more than 30% of a household's income. For this report, an inventory was designed to determine how much housing is reasonably available and affordable to households in different income categories using this 30% of income value. The report provides detailed information and analysis of the results of the housing inventory, including how much affordable housing is believed to be available in different income categories. It also describes the methodology and data sources that were used. Underlying the analysis is the question of who can afford to live in Over-the-Rhine. How do we maintain a diverse community that provides housing to everyone—from waiters and students to teachers and lawyers, and long-time residents to newcomers? How can we ensure that all can afford to live in Over-the-Rhine?

This report provides a model to track changes in the housing market, and the Over-the-Rhine (OTR) market is changing rapidly. It is changing from a community that provides significant housing options for poor people to a market that is much more diverse, providing housing at price points among the highest and the lowest in Cincinnati.

In 2002 the Plan reported approximately 5,200 units of habitable housing in OTR, with around 3,594 of them occupied at the time. At least 90% of those 3,594 units (3,235 units) are estimated to have been available to people at 0-30% of Area Median Income (AMI). Many of those units were in poor condition, but nevertheless provided a significant resource for people who needed affordable housing.

The number of housing units available at a price that people at 0-30% of AMI can afford has declined significantly since that time. If we use the plan period (2002) as a starting point, there has been a loss of over 2,300 units affordable at the 0-30% of AMI level in OTR. So while the balance identified in the plan is certainly achievable, there is also significantly less affordable housing for low income households in OTR today than there was in 2001.

A Balanced Housing Stock

The 2002 Over-the-Rhine Comprehensive Plan proposed a goal for how housing unit costs should evolve over time. The key housing recommendation for OTR was the "establishment of an equitable housing stock for a population of diverse incomes by 2020."

This study is designed to create a data point based on the four housing cost categories originally used in the 2002 OTR Comprehensive Plan (0%-30%, 31%-60%, 61%-100% of AMI, Unlimited). The methodology and assumptions explained and used in this study can be repeated in the future to update the inventory and examine how housing stock in Over-the-Rhine and Pendleton has changed over time.

The Pace of Change

Information in this report is for a point in time in 2015. Investment is happening very quickly in the neighborhood and some of the housing cost information gathered for this report is most likely already out of date. As private investment speeds up and large publicly-supported projects continue to be developed, the neighborhood will continue to become more expensive to live in. There are currently 1,189 vacant residential units estimated to be in the study area. Additionally, there are some buildings with unknown unit counts and square footages, as well as vacant land available for new construction that increase the potential for new housing in Over-the-Rhine and Pendleton. As the market continues to improve, these units and parcels will attract investment that could create units at any of the income categories, depending on the intentions of owners and developers.

Acknowledgments

This report was prepared for the Over-the-Rhine Community Council in late 2015 by the Community Building Institute, a partnership between Xavier University and the United Way of Greater Cincinnati. The report is based on a housing inventory conducted by the Community Building Institute during the spring, summer, and fall of 2015.

Special guidance for the inventory and report was provided by the Over-the-Rhine Community Council, Over-the-Rhine Community Housing, and the City of Cincinnati Department of City Planning.

The Inventory Process

To begin, the study area was defined and relevant residential parcels within the study area were identified. Secondary data was then gathered from a variety of public and non-profit sources to build a detailed database of residential units. Data from a survey of building owners, developers and managers was also incorporated. Field research was conducted to help fill in some of the remaining knowledge gaps. Finally, analysis was conducted using consistent assumptions and methods, in order to establish housing costs of residential units in the study area. More information about the data sources and methodology of the housing inventory can be found in the Data Sources and Methodology sections of this report, as well as within the gray sidebars found throughout the report.

Gray Sidebars

Throughout this report you will find gray sidebars like this one, containing explanations and information about the data being presented. If you're confused while reading something in the report, a gray box should be able to help!

Navigating the Report

The contents of this report can be roughly divided into the following five sections. The report can be navigated using the color-coded labels on the right-hand side of the pages.

Introduction
- Purpose of the study
- Background information about the study area

Findings
- Residential unit information
- Explanations of Area Median Income and other terms
- Housing costs overall
- Housing costs in different parts of the study area

Data Sources
- Information on where data was obtained

Methodology
- How the study was conducted, including methods of data collection and analysis

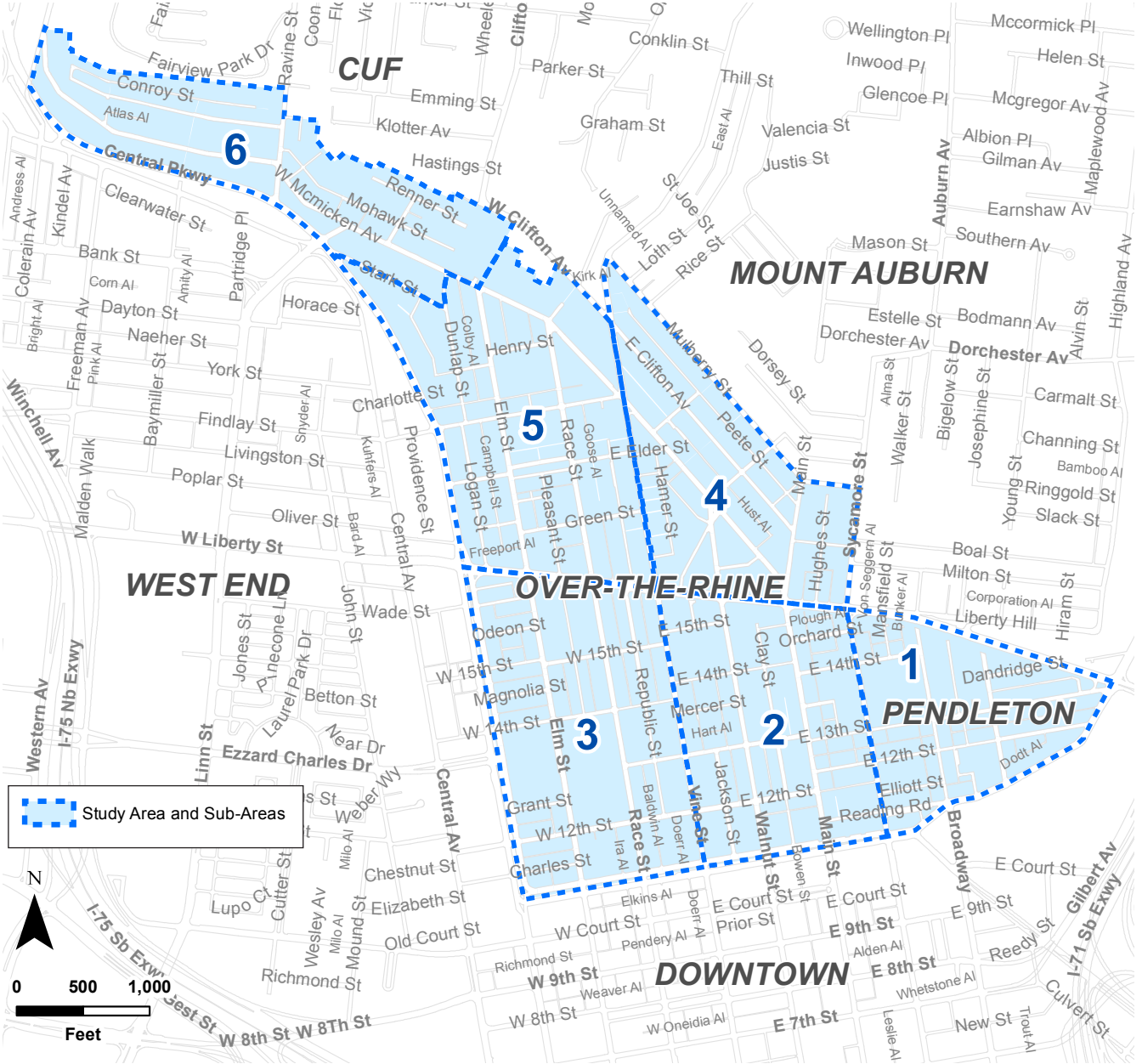
Appendix
- Additional Methodology information
- Tabulated residential unit and parcel data

Study Area

The study area for this inventory includes the Cincinnati neighborhoods of Over-the-Rhine and Pendleton, as well as a very small portion of Mount Auburn. The study area matches that of the 2002 Over-the-Rhine Plan.

The study area has several primary business districts and a significant number of historic multi-family buildings. In addition, the neighborhood contains numerous parks, churches, schools, social service agencies, light manufacturing facilities (vacant and occupied), and single-family homes.

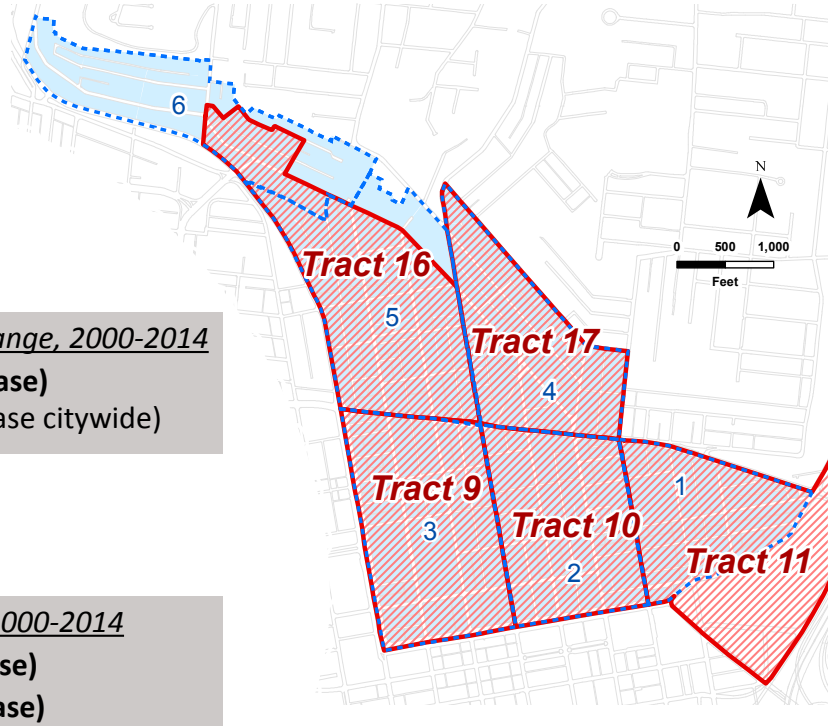
This report divides the study area into six sub-areas (see map on right), in order to compare housing options in different geographic areas.



Census Data (2014) Overview

The majority of the study area is within five Hamilton County census tracts (9,10,11,16,17). Parts of the northwest edge of the study area are excluded from census data tabulation, as they are within other tracts. Part of tract 11 also extends beyond the study area boundary into non-residential uses (office parks, casino, bus station).

These neighborhoods have seen steady population decline for decades, but small increases in recent years. The majority of households are renter-occupied by single persons.



Total Population	2000	2014
	7,638	**5,610**

Total Area **0.58 sq. miles**

2014 Population Density **9,672 people/sq. mile**

(3,735 people/sq. mile citywide)

Population change, 2000-2014
-26.6% (decrease)
(-10.3% decrease citywide)

Housing Units	2000	2014	*Unit change, 2000-2014*
Owner-Occupied	**140**	**414**	**+196% (increase)**
Renter-Occupied	**3,454**	**2,192**	**-37% (decrease)**
Vacant	**1,667**	**2,493**	**+50% (increase)**
TOTAL	**5,261**	**5,099**	**-3% (decrease)**

Households, by Household Size	2000	2014
1-person	**1,973**	**1,318**
2-person	**765**	**698**
3-person	**405**	**321**
4-person	**228**	**189**
5 or more person	**223**	**80**

Data sources: 2000 Decennial Census; 2014 American Community Survey (5-yr estimate) (2010-2014)

Note 1: American Community Survey data for small geographies such as census tracts typically are associated with significant margins of error, and should be considered approximate.

Note 2: The census counts vacant units as any not currently occupied, while this inventory only counts as vacant those units which are not in condition to be occupied. The census vacancy count tends to be higher than the inventory's

Census Data (2014) Overview (cont.)

The study area has a significantly lower median household income and higher poverty rate than Cincinnati overall. In both cases, however, the gap between values in the study area and in Cincinnati overall has narrowed in recent years.

Within the study area, median household income as a percentage of Area Median Income (AMI) is consistent regardless of household size, falling between 41% and 51% of AMI. A detailed explanation of Area Median Income and how it is used in this study can be found on pages 12 and 13.

Poverty and Income

	2000	2014	Change, 2000-2014
Population in Poverty	**4,354**	**2,932**	**+42.4% (increase)** (-18.9% decrease citywide)
Percent in Poverty	**56.1%**	**52.7%**	**-3.4 percentage points (decrease)** (+9 percentage point increase citywide)
Citywide:	*21.9%*	*30.9%*	
Median Household Income (all household sizes)	**$15,528***	**$22,106**	
Citywide:	*$41,910**	*$34,002*	

* 2014 inflation-adjusted

2014 Median Household Income, by Household Size	Median Income	Percentage of AMI
1-person	**$20,520**	**41.1%**
2-person	**$30,172**	**52.9%**
3-person	**$31,617**	**49.3%**
4-person	**$36,444**	**51.2%**
5 or more persons	**n/a**	**n/a**

See pages 12 and 13 for more information on AMI and what Percentage of AMI represents.

Data sources: 2000 Decennial Census; 2014 American Community Survey (5-yr estimate) (2010-2014)

Note: American Community Survey data for small geographies such as census tracts typically are associated with significant margins of error, and should be considered approximate.

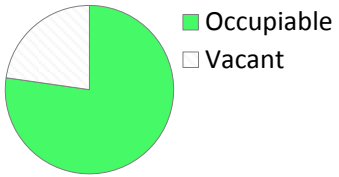
Findings

Residential Units

Tabulating the number of parcels within the study area that contain residential housing units, as well as the number of housing units within these parcels, required specific rules and assumptions. These can be reviewed in the gray text box sidebars on this page and those that follow. Data was collected from a variety of sources, including developers, owners and property managers, as well as city, state, and federal agencies. More detailed information on methodology and data sources can be found in their respective sections later in this report. Additionally, graphs and tables summarizing parcels in the study area that were found to contain residential units can be viewed in the Appendix.

It is estimated that in 2015, there were 5,229 residential units in the study area, 4,040 of which were occupiable (see sidebar for definition).

Units in Residential Buildings, by Occupancy



	Units	*%*
Occupiable	4,040	77.3%
Vacant	1,189	22.7%
Total	5,229	

Definitions and Assumptions

"Occupiable" designation

Occupiable units are units considered to be either currently occupied or ready to be occupied without renovation. Units are designated as "occupiable" if they are not otherwise designated as vacant (see Vacancy, below). If a building is known to have at least one occupiable unit, all other units within that building are also considered to be occupiable, meaning that there are no instances of units designated as "vacant" and other units designated as "occupiable" within the same building. This inventory is designed to count the number of units that *could* be occupied, not just the units that actually are.

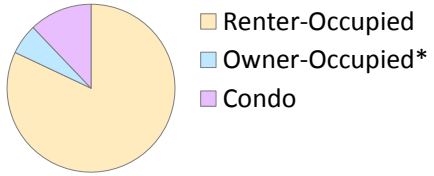
Vacancy

If, according to data provided by Greater Cincinnati Water Works, water at a particular residential address is classified as "OFF", the building and all units within are considered vacant unless otherwise verified to be occupied or occupiable. Additionally, if the City of Cincinnati Vacant Building Maintenance License database shows that a building has been ordered vacant, it is also considered vacant for this study unless shown otherwise via other data sources. Additionally, 43 parcels were also determined to contain vacant residential buildings but with no unit count or square footage information available. These 43 parcels are included in vacant parcel data in the Appendix, but excluded from vacant unit data on this page, as unit counts could not be estimated.

Occupiable Residential Units

The following graph and table shows the estimated occupancy type of the 4,040 Occupiable residential units in the study area which form the basis of the Percentage of AMI inventory.

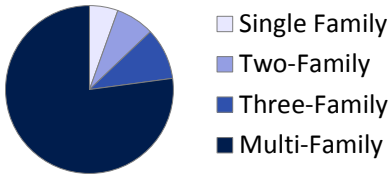
Units by Occupancy Type



	Units	*%*
Renter-Occupied	3,313	82%
Owner-Occupied*	237	6%
Condo	490	12%
Total	4,040	

**** Excluding Condos***

Units by Building Size



	Units	*%*
Single Family	222	5%
Two-Family	300	7%
Three-Family	402	10%
Multi-Family	3,116	77%
Total	4,040	

Definitions and Assumptions

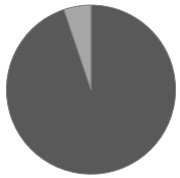
Owner-Occupancy

If, according to Hamilton County Auditor records, property address and owner address are identical, the property is considered to have one unit owner-occupied. If the building is single-family, the sole unit is considered to be owner-occupied, and if the building has more than one unit, only one unit is classified as owner-occupied and all remaining units are classified as renter-occupied.

Condominiums

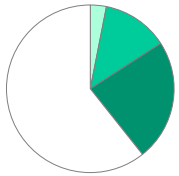
For this inventory all condo units are considered owner-occupied and excluded from rental unit tabulations. Although some condominiums are almost certainly renter-occupied, current rents for such units could not be accurately estimated using this inventory's methodology and data sources. Since condo units are individually purchased and owned, even within a single building, a known rent in one condo was not relied upon to estimate rents in other condos within the same building. For this reason, condo units are kept as a separate occupancy category throughout this report.

Units, by Verified or Estimated Count



	Units	*%*
Verified Units	3,830	94.8%
Estimated Units	210	5.2%
Total	4,040	

Units with Rent Subsidies and Income Restrictions



	Units	*%*
Rent Subsidized	125	3%
Income Restricted	517	13%
Subsidized and Restricted	946	23%
Unsubsidized and Unrestricted	2,452	61%
Total	4,040	

Definitions and Assumptions

Unit Count Estimation

If the total number of units in a building cannot be verified (meaning data is not available via established data sources or field verification), an estimated unit count is calculated based on the Hamilton County Auditor's listed residential square footage. An average residential square footage per unit is calculated from other buildings which do have a verified unit count and square footage. The square footage of the building with unknown unit count is divided by the average square footage per unit, and an estimated unit count is produced. If residential square footage of the unknown unit count building is not available from the Auditor, the building is categorized as "Unknown", and excluded from unit count and housing cost calculations. See Appendix for more data on the number of parcels with unknown unit count residential buildings.

Rent Subsidy and Income Restriction

Rent subsidized units include those in HUD Project-Based Section 8, CMHA-owned, HUD Shelter+Care, and some non-profit transitional housing buildings. Income restricted units include those in Low Income Housing Tax Credit (LIHTC) projects and some non-profit housing provider buildings. Housing Choice Voucher tenants are excluded to avoid double-counting. Unrestricted units are considered to have no rent subsidy or income restrictions.

Housing Choice Vouchers (HCV)

Because of their mobile nature, and to avoid overlap with income restriction programs such as LIHTC, HCVs are included in the Unsubsidized and Unrestricted category shown at left. Data used in this inventory (April, 2015) indicates that there were about 326 voucher households living within the study area.

Using Area Median Income

In order to categorize housing units by monthly housing cost, Area Median Income (AMI) is the metric used in this study. AMI is defined every year by the Federal Government's Department of Housing and Urban Development (HUD), and is used as a measuring tool by HUD, Cincinnati Metropolitan Housing Authority (CMHA), the Ohio Housing Finance Agency (OHFA), and other agencies and programs to set income eligibility limits. The 2015 AMI for Hamilton County was chosen for this study as the basis for categorizing residential units into different housing cost ranges, and is referenced throughout this study. **The 2015 AMI for Hamilton County for a family of four is $71,200**. AMI scales appropriately for families with a greater or lesser number of family members. AMI relates to number of persons in a family, but housing units are typically described in terms of number of bedrooms. It was necessary to approximately relate family size to number of bedrooms, and for this another HUD guideline was adopted. This guideline defines the number of persons that can reasonably be expected to live in a given housing unit as one person in a studio apartment, and 1.5 persons per bedroom in units of one bedroom or larger. These guidelines are used to estimate number of persons per unit and relate Area Median Income to unit size. For more information on AMI values, please refer to the complete table of 2015 AMI values in the Appendix.

As information on housing costs* was obtained for specific units, the units were categorized by Percentage of AMI using the following process:

Determine Housing Cost* **(monthly rent or mortgage**)** → **Determine Unit Size** **(number of bedrooms)** → **Assuming housing cost is 30% of gross income, what income is needed to afford the unit?** → **What % of AMI is the income?**

Example: a 2-bedroom apartment is found in Over-the-Rhine with a rent of $800. The Area Median Income for a 2-bedroom apartment (3-person family) is $64,100. An affordable housing cost is considered 30% of gross income, so this $800/month apartment is affordable to someone earning $2,667 per month or $32,004 per year. $32,004 is about half of the AMI of $64,100 for a 3-person family, so this apartment would be categorized as affordable to a family making 50% of AMI ($32,004/$64,100).

$800 rent → ***2-Bedroom*** → ***$800/0.30 = $2,667 per month ($32,004 per year) needed to afford unit*** → ***$32,004/$64,100 = 50% of AMI***

* Utilities are excluded from Housing Cost calculations for the purposes of this study

** Including allowance for property tax and insurance

Area Median Income and Housing Cost Ranges

The table below summarizes monthly income and housing cost ranges (excluding utilities) that would be affordable by Percentage of AMI category (0%-30%, 31%-60%, 61%-100%, and Over 100%). These categories are based on the 2015 AMI value for Hamilton County of $71,200 for a family of four, and 1.5 persons per bedroom.

	Studio		1-BR		2-BR		3-BR		4-BR	
Income Category as % of AMI	*Annual Income Range*	*Monthly Housing Cost (30% of Income)*	*Annual Income Range*	*Monthly Housing Cost (30% of Income)*	*Annual Income Range*	*Monthly Housing Cost (30% of Income)*	*Annual Income Range*	*Monthly Housing Cost (30% of Income)*	*Annual Income Range*	*Monthly Housing Cost (30% of Income)*
Over 100%	$49,900 *or more*	$1,248 *or more*	$53,450 *or more*	$1,336 *or more*	$64,100 *or more*	$1,603 *or more*	$74,050 *or more*	$1,851 *or more*	$82,600 *or more*	$2,065 *or more*
61% to 100%	$29,940 *to* $49,900	$749 *to* $1,248	$32,070 *to* $53,450	$802 *to* $1,336	$38,460 *to* $64,100	$962 *to* $1,603	$44,430 *to* $74,050	$1,111 *to* $1,851	$49,560 *to* $82,600	$1,239 *to* $2,065
31% to 60%	$14,970 *to* $29,940	$374 *to* $749	$16,035 *to* $32,070	$401 *to* $802	$19,230 *to* $38,460	$481 *to* $962	$22,215 *to* $44,430	$555 *to* $1,111	$24,780 *to* $49,560	$620 *to* $1,239
0% to 30%	$0 *to* $14,970	$0 *to* $374	$0 *to* $16,035	$0 *to* $401	$0 *to* $19,230	$0 *to* $481	$0 *to* $22,215	$0 *to* $555	$0 *to* $24,780	$0 *to* $620

Who are we talking about?

Real-world examples can help make it easier to understand the Percentage of Area Median Income categories. The following lists show the broad spectrum of residents and families that might be living in each of the four AMI category units:

0% - 30% of AMI

Single person in a studio apartment earning no income

Single mom with one child in a 2-BR making $9/hour

Couple with two children in a 3-BR apartment making $22,000 combined

31% - 60% of AMI

Young couple with one child in a 2-BR, father making $10/hour

Retired couple in a 1-BR receiving average annual Social Security benefit—$24,280

Young non-profit professional in a 1-BR making $32,000

Family of four in a 3-BR earning $44,000 combined

61% - 100% of AMI

Single artist in a studio making $29,940

A couple with three children in a 3-BR making $45,000 combined

Middle-aged couple with 4 children in a 4-BR making $70,000

Single professional in a 1-BR making $53,000

Over 100% of AMI

Single person in a studio apartment making $50,000/year

Couple with two children, in a 2-BR apartment, with single wage-earner making $31/hour

Family of four in a 3-BR earning more than $75,000 combined

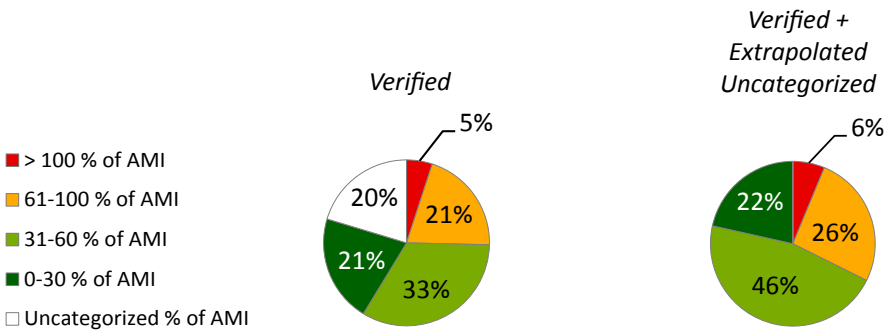
Housing and Minimum Wage

The current minimum wage in Hamilton County, at **$8.10/hour**, puts a family of three with a single full-time wage-earner in the lowest AMI category (0%-30%). The monthly rent considered "affordable" (meaning at 30% of gross income) for a family earning minimum wage is **$421**, placing the family in one of the bottom two AMI categories regardless of unit size. A family of three with a single full-time wage earner would need to earn **$18.50/hour** to be in one of the upper two AMI categories.

Housing Costs

Based on assumptions explained on this and previous pages, the following table outlines the approximate number and distribution of Occupiable units according to the Percentage of AMI categories. Two sets of results are shown, the first including uncategorized units (along with 0-30%, 31%-60%, 61-100% and over 100% of AMI), and the second set putting uncategorized units into the other four categories (see sidebar for further explanation).

	Verified		*Extrapolated Uncategorized*		*Verified + Extrapolated Uncategorized*	
> 100 % of AMI	203	*5.0%*	50	*6.1%*	253	*6.3%*
61-100 % of AMI	822	*20.3%*	232	*28.2%*	1,054	*26.1%*
31-60 % of AMI	1,347	*33.3%*	517	*63.0%*	1,864	*46.2%*
0-30 % of AMI	846	*20.9%*	23	*2.7%*	869	*21.5%*
Uncategorized % of AMI	822	*20.3%*	0	*0.0%*	0	*0.0%*
TOTAL	**4,040**	***100.0%***	822	*100.0%*	**4,040**	***100.0%***



Definitions and Assumptions

Verified rent values applied to other rental units in same building (or same large owner)

If the current actual or advertised rent of a single unit is verified, that rent is used to calculate Percentage of AMI, which is then applied to all other units in the same building. In several specific cases, for owners or management companies with multiple-building portfolios, an average Percentage of AMI of known units is applied to unknown units with the same owner/management company.

Percentage of AMI of Owner-Occupied Units

Owner-occupied units are assigned a Percentage of AMI category using estimated monthly mortgage payment based on maximum of either most recent sale price of the building or current assessed value of the building. See Appendix for detailed calculation.

Uncategorized Percentage of AMI Units

Using stated assumptions, this study was able to verify or estimate the housing costs of 3,218 occupiable units (out of 4,040). The remaining 822 units (20.3%) had an unknown housing cost, and so are shown as "Uncategorized % of AMI" in the table at left. All uncategorized units are also unsubsidized rent and unrestricted income units.

The "Extrapolated Uncategorized" column of the table distributes the uncategorized units into the four "% of AMI" categories. This is accomplished by first calculating the percentage of verified market units in each of the categories, and then distributing the 822 uncategorized units according to those percentages. This is done separately for each sub-area, so that the uncategorized units are categorized according to the market conditions nearby.

Finally, in the "Verified + Extrapolated Uncategorized" column (far right column of table), verified and extrapolated units are added together. The uncategorized units have been distributed among the other categories based on market conditions within each sub-area.

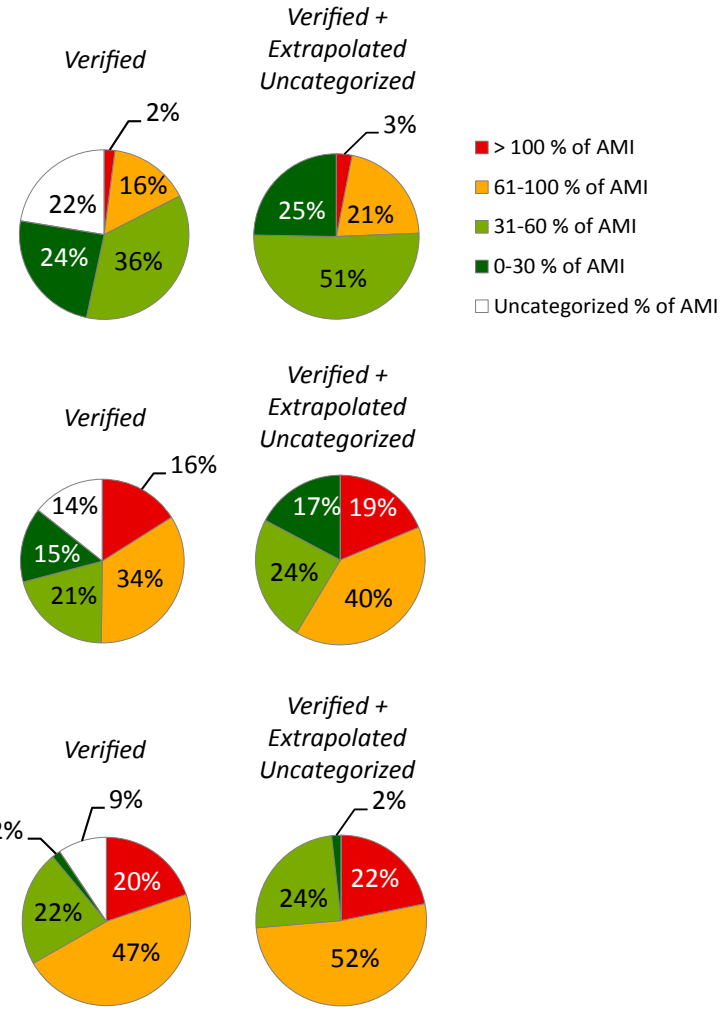
Housing Costs by Type of Occupancy

The following table further breaks down units by housing cost according to occupancy type (rental, owner, and condo).

RENTAL Units	*Verified*		*Extrapolated Uncategorized*		*Verified + Extrapolated Uncategorized*	
> 100 % of AMI	68	*2.1%*	33	*4.5%*	101	*3.1%*
61-100 % of AMI	511	*15.4%*	195	*26.2%*	706	*21.3%*
31-60 % of AMI	1,189	*35.9%*	498	*67.1%*	1,687	*50.9%*
0-30 % of AMI	803	*24.2%*	16	*2.1%*	819	*24.7%*
Uncategorized % of AMI	742	*22.4%*	0	*0.0%*	0	*0.0%*
TOTAL	**3,313**	***100.0%***	742	*100.0%*	**3,313**	***100.0%***

OWNER (Non-Condo) Units	*Verified*		*Extrapolated Uncategorized*		*Verified + Extrapolated Uncategorized*	
> 100 % of AMI	38	*16.0%*	6	*18.7%*	44	*18.7%*
61-100 % of AMI	81	*34.2%*	14	*39.9%*	95	*39.9%*
31-60 % of AMI	49	*20.7%*	8	*24.1%*	57	*24.1%*
0-30 % of AMI	35	*14.8%*	6	*17.2%*	41	*17.2%*
Uncategorized % of AMI	34	*14.3%*	0	*0.0%*	0	*0.0%*
TOTAL	**237**	***100.0%***	34	*100.0%*	**237**	***100.0%***

CONDO Units	*Verified*		*Extrapolated Uncategorized*		*Verified + Extrapolated Uncategorized*	
> 100 % of AMI	97	*19.8%*	10	*21.8%*	107	*21.8%*
61-100 % of AMI	230	*46.9%*	24	*51.8%*	254	*51.8%*
31-60 % of AMI	109	*22.2%*	11	*24.5%*	120	*24.5%*
0-30 % of AMI	8	*1.6%*	1	*1.8%*	9	*1.8%*
Uncategorized % of AMI	46	*9.4%*	0	*0.0%*	0	*0.0%*
TOTAL	**490**	***100.0%***	46	*100.0%*	**490**	***100.0%***



Occupiable Units, within Sub-Areas

In order to examine differences in housing types and costs geographically, the study area was divided into 6 distinct sub-areas and examined by several different measures: type of occupancy, type of building, Percentage of AMI range, and known restricted/subsidized. Maps and tables on this page and those that follow show occupiable unit totals and distributions by sub-area. The pie charts on the maps are also shown proportionally to the overall number of units in each sub-area, so that smaller charts signify smaller overall occupiable unit count.

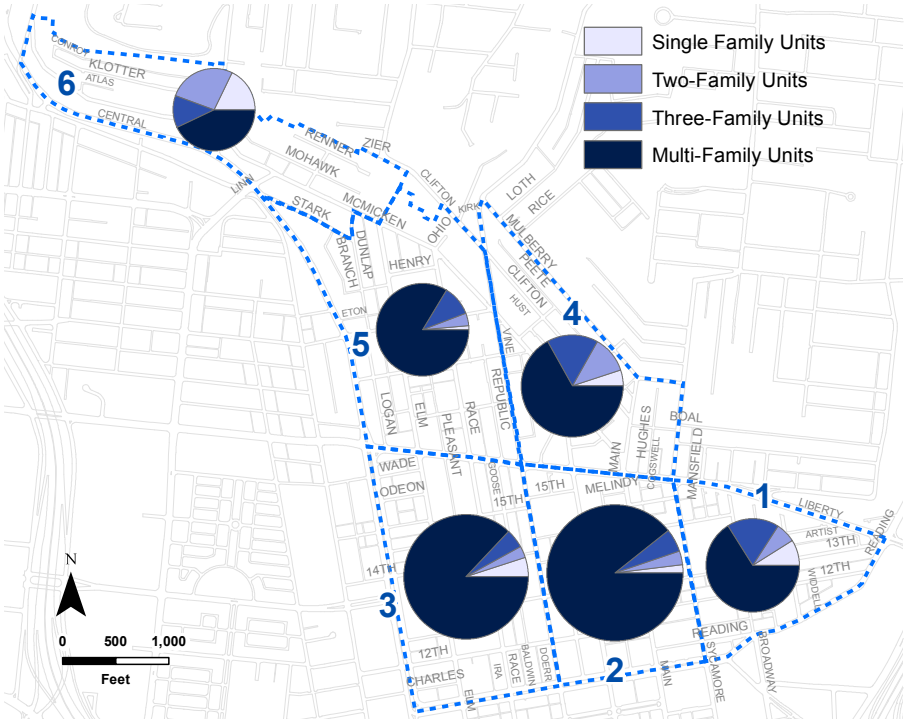
Vacant Units

Note that units in vacant buildings are not included in these maps. See Page 18 for vacant unit data.

Condo Units

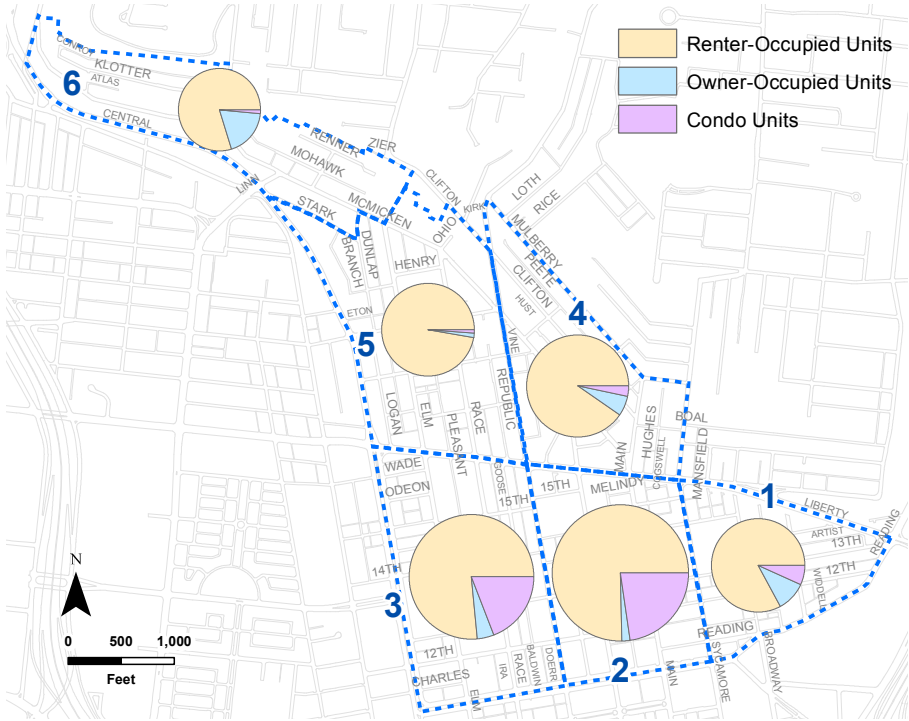
See Page 10 for condo unit methodology notes.

Total units, by type of building



	1		2		3		4		5		6	
Single Family	46	9%	21	2%	46	5%	31	5%	7	1%	71	18%
Two-Family	36	7%	36	3%	28	3%	72	12%	22	4%	106	27%
Three-Family	93	18%	60	5%	45	5%	99	16%	54	11%	51	13%
Multi-Family	340	66%	977	89%	795	87%	410	67%	423	84%	171	43%
Total	**515**		**1,094**		**914**		**612**		**506**		**399**	

Total units, by type of occupancy



	1		2		3		4		5		6	
Renter-Occupied	427	83%	824	75%	699	76%	553	90%	492	97%	318	80%
Owner-Occupied*	53	10%	22	2%	40	4%	39	6%	8	2%	75	19%
Condo	35	7%	248	23%	175	19%	20	3%	6	1%	6	2%
Total	**515**		**1,094**		**914**		**612**		**506**		**399**	

**** Excluding Condos***

Occupiable Units by Percentage of AMI, within Sub-Areas

The maps and tables below compare distribution of Percentage of AMI of total occupiable units both with and without Uncategorized Percentage of AMI units. The map and table on the lower right categorize any unknown Percentage of AMI units into the other four categories according to the distribution of verified market units within each separate sub-area (see page 14 for explanation).

Total occupiable units, by % of AMI (Verified AMI)

	1		2		3		4		5		6	
Over 100% of AMI	33	6%	71	6%	84	9%	0	0%	6	1%	9	2%
61%-100% of AMI	92	18%	483	44%	159	17%	31	5%	25	5%	32	8%
31%-60% of AMI	209	41%	312	29%	244	27%	238	39%	232	46%	112	28%
0%-30% of AMI	65	13%	99	9%	372	41%	162	26%	118	23%	30	8%
Uncategorized AMI	116	23%	129	12%	55	6%	181	30%	125	25%	216	54%
Total	**515**		**1,094**		**914**		**612**		**506**		**399**	

Total occupiable units, by % of AMI (Verified AMI + Extrapolated Uncategorized)

	1		2		3		4		5		6	
Over 100% of AMI	43	8%	82	7%	102	11%	0	0%	15	3%	10	3%
61%-100% of AMI	143	28%	584	53%	185	20%	70	11%	25	5%	43	11%
31%-60% of AMI	259	50%	326	30%	253	28%	376	61%	339	67%	315	79%
0%-30% of AMI	70	14%	102	9%	374	41%	166	27%	127	25%	31	8%
Total	**515**		**1,094**		**914**		**612**		**506**		**399**	

Total Units by Occupancy, within Sub-Areas

The map and table below contain data on occupancy and vacancy for each sub-area. The charts are sized proportionally to the total number of units within each sub-area. It should be noted that vacant units are units within vacant buildings considered to be residential or have residential floors. Vacant land, vacant non-residential buildings, and residential buildings where unit count or square footage were unavailable are not considered.

High numbers of vacant units may indicate a potential for future redevelopment. The map below shows that Sub-Area 2, an area that has seen significant investment in recent years, has a relatively low number of vacant residential units. Sub-Areas 3, 4 ,and 5, with higher percentages of vacant units, are starting to see more investment interest and activity.

Total units, by Occupancy

	1		2		3		4		5		6	
Occupiable	515	83%	1,094	91%	914	76%	612	73%	506	58%	399	79%
Vacant	103	17%	103	9%	290	24%	227	27%	362	42%	104	21%
Total	**618**		**1,197**		**1,204**		**839**		**868**		**503**	

Definitions and Assumptions

Vacant units

As noted earlier, in addition to the vacant units presented on this page, 43 parcels were also determined to contain vacant residential buildings but with no unit count or square footage information available. These 43 parcels are included in vacant parcel data, but excluded from vacant unit data on this page, as unit counts could not be estimated.

Occupiable Units by Subsidy/Restriction, within Sub-Areas

The following map and table show distribution of units that have any rent subsidies and/or income restrictions (as a percentage of total occupiable units). Sub-Area 3 contains the highest number and second-highest percentage of subsidized/restricted units, while Sub-Area 6 contains the lowest number and percentage of restricted units. Sub-Area 2 contains the highest number of unrestricted (or market) units.

Occupiable units, by income restrictions or subsidies

	1		2		3		4		5		6	
Rent Subsidized	0	0%	0	0%	125	14%	0	0%	0	0%	0	0%
Income Restricted	17	3%	156	14%	149	16%	126	21%	67	13%	2	1%
Subsidized and Restricted	162	31%	162	15%	196	21%	177	29%	218	43%	31	8%
Unsubsidized and Unrestricted	336	65%	776	71%	444	49%	309	50%	221	44%	366	92%
Total	**515**		**1,094**		**914**		**612**		**506**		**399**	

Definitions and Assumptions

Rent Subsidy and Income Restriction

Rent subsidized units include those in HUD Project-Based Section 8, CMHA-owned, HUD Shelter+Care, and some non-profit transitional housing buildings. Income restricted units include those in Low Income Housing Tax Credit (LIHTC) projects and some non-profit housing provider buildings. Housing Choice Voucher tenants are excluded to avoid double-counting. Unrestricted units have no rent or income restrictions

Housing Choice Vouchers (HCV)

Because of their mobile nature, and to avoid overlap with income restriction programs such as LIHTC, HCVs are included in the Unsubsidized and Unrestricted category shown at left. Data used in this inventory (April, 2015) indicates that there were about 326 voucher households living within the study area.

Data Sources

This housing inventory drew from a variety of data sources, organized below into three broad categories: Secondary data sources, Owner/Developer/Management data sources, and Field Verified data sources. The data gathered from these sources was used to determine building sizes and unit counts, building vacancy and type of occupancy, rental subsidies and income eligibility restrictions where they exist, actual current or advertised rents, and estimated owner housing costs.

Secondary

This data category includes reliable public records, obtained via online repositories or via public records requests:

Cincinnati Area Geographic Information System (CAGIS) parcel data and online mapping system

City of Cincinnati Vacant Building Maintenance License and Orders database

Hamilton County Auditor property records

Greater Cincinnati Water Works shutoff records

Cincinnati Metropolitan Housing Association Housing Choice Vouchers

U.S. Department of Housing and Urban Development (HUD)

Ohio Housing Finance Agency (OHFA)

National Housing Preservation Database (NHPD)

Cincinnati Area Geographic Information Systems (CAGIS)

Ohio Preservation Compact (OPC)

City of Cincinnati

Owner/Developer/Management

This data category includes information from known private and non-profit corporations and organizations which currently own, manage or have developed properties in the study area. Data was directly requested from these organizations and corporations and provided voluntarily:

Over-the-Rhine Community Housing (OTRCH)

Cincinnati Center City Development Corporation (3CDC)

Cornerstone Renter Equity

Eagle Realty Group

The Community Builders (TCB)

Emery Center Apartments

McCormack Barron Management

Model Group

Tender Mercies

Urban Sites

Verdin

Other private owners

Field Verified

This data category includes online apartment listings (agglomerated listing sites such as Craigslist and HotPads as well as management company websites), walking and windshield surveys of specific buildings, and interviews and correspondence with knowledgeable stakeholders.

Methodology

This housing inventory uses a variety of data sources, gathered over the course of several months during the Spring, Summer, and Fall of 2015, to determine the approximate number of units and their associated housing costs within the study area. Housing costs were converted into percentages of Area Median Income that the households in these buildings would need to earn in order to cover rent or mortgage costs at affordable level (30% of gross income). Using a broad variety of data sources minimized the number of buildings with unknown unit information and built redundancy and verification into the process. A consistent methodology was followed to guide the incorporation of gathered information into the inventory. The step-by-step methodology is described below:

Step 1: Define the study area

In consultation with the Over-the-Rhine Community Council, the study area boundary includes what is commonly recognized as the boundaries of the Over-the-Rhine and Pendleton neighborhoods in Cincinnati, as well as a small portion which overlaps the Mt. Auburn neighborhood (see Study Area map in introduction). All individual parcels within this boundary were identified using CAGIS shapefiles populated with Hamilton County Auditor parcel information, including land use classification. Study area parcels were then sorted by land use classification code, and all parcels that had no potential for containing residential units were removed. The study area boundary and the remaining potential residential parcels formed the inventory parcel pool.

Step 2: Incorporate Auditor parcel data

Some parcel data was not included in the CAGIS shapefile, and needed to be gathered from the Hamilton County Auditor's website for individual parcels. This included residential square footage, number of units and bedrooms (as available, for single, two-, and three-family dwellings), and number of registered rental units (as available for multi-family buildings of all sizes).

Step 3: Incorporate secondary data

Secondary data in a variety of different formats was applied to the parcel data, filling in details of units and forming the basis of housing cost categorization. This included the following steps:

a. Match Project-based Section 8 and LIHTC project listings provided by HUD, OHFA, NHPD, and OPC with individual parcels

b. Match water shutoff records to individual parcels and classify parcels with water "OFF" as being vacant for the purposes of this study. Additionally, match parcels with vacant building orders to individual parcels and classify as vacant.

c. Use individual condominium data provided by CAGIS to tabulate the number of condo units in each building, most recent sales, and approximate mortgage information for each unit, and to match each condo building to a geographic location (CAGIS group parcel number).

d. Match Housing Choice Voucher and CMHA-owned Low Income Public Housing location unit counts (provided by CMHA) to individual parcels

e. Identify potential owner-occupied units (using Hamilton County Auditor parcel records via CAGIS) by identifying parcels where actual building address matches Owner Address on file.

Step 4: Incorporate owners/developers/management company survey response data

After incorporating secondary data into our property tabulation, Owner/Developer/Management data was incorporated to provide accurate data on numbers of units and rent ranges of those units. While a survey instrument was provided to those we contacted, it was not required, and many provided data in their own format. Some owners for which LIHTC or Section 8 income eligibility limits were already obtained provided exact rents per unit, which were used in lieu of the broader eligibility limits when available.

Step 5: Determine and apply assumptions

As data was gathered and incorporated, assumptions were made in order to standardize data as well as reduce the number of unknowns. These assumptions addressed: unknown unit counts; unknown rents; building vacancy; owner-occupancy; relating apartment size to Area Median Income; calculation of AMI based on known rent or estimated mortgage; and HUD and CMHA regulations. These assumptions are described in more detail in the gray sidebars throughout this report, as well as in the Appendix.

Step 6: Reduce unknowns using field verification

Once secondary and owner/developer/management data was incorporated, the remaining buildings with unknown unit counts, housing costs, or recent reliable sales prices or assessment values were examined using alternative sources of information.

a. More than 70 current advertised rents were found via online listing sites, and these rents were used to establish housing cost and Percentage of AMI for the advertised unit and other units within the buildings.

b. Field visits were conducted to buildings containing unknown numbers of units, where unit counts could be approximated by counting mail box slots or doorbell buttons.

Appendix

Appendix A: Additional Data and Assumption Explanations

Income eligibility limits vs. actual current rent

If actual unit rents are available for buildings which are also governed by income restrictions (Low Income Housing Tax Credit [LIHTC], Project and Voucher-based Section 8), these actual rents are used for calculating Percentage of AMI of the units. If only income restrictions are known, these are used directly to calculate Percentage of AMI of the units.

HUD and CMHA income eligibility limits

Whenever possible, actual housing costs were obtained for this study, and most units were categorized in this way. At times, however, only restriction/subsidy programs were known. When this was the case, income eligibility limits are applied to rental units using the Percentage of AMI values within the table below. These values follow HUD and CMHA guidelines, and also reflect typical LIHTC project terms locally. In programs where limits were tiered—e.g. "100% of tenants below 50% of AMI and 75% of tenants below 30% of AMI"—the higher income limit is used (in the this example, "100% of tenants below 50% of AMI" is used).

Program	Income Restriction		Rent Subsidized?	Income Restricted?
	% of Units	*% of AMI*		
*HUD Project-Based Section 8**	100%	**50%**	**Y**	**Y**
CMHA Project-Based Section 8	100%	**50%**	**Y**	**Y**
CMHA-owned and managed	100%	**80%**	**Y**	**Y**
*LIHTC***	100%	**60%**		**Y**
Shelter + Care	100%	**50%**	**Y**	**Y**
Housing Choice Voucher (HCV)	100%	**50%**	**Y**	**Y**

* For projects initially effective on or after October 1, 1981. All projects in Over-the-Rhine fall within this category.

** In the study area, LIHTC projects generally have limited all (100%) of units to tenants making 60% of AMI or below.

Appendix A: Additional Data and Assumption Explanation (cont.)

Percentage of AMI of Owner-Occupied Units

Owner-occupied units (where the number of bedrooms in the building is known) are assigned a Percentage of AMI category from a calculated estimated monthly mortgage payment based on the greater of two values: 1) most recent sale price of the building; or 2) current assessed value of the building. The calculation for determining the Percentage of AMI uses the following variables: 1) Greater of present valuation or most recent sales price of property; 2) Typical mortgage interest rate; 3) Total number of payments; 4) Typical homeowner's insurance; 5) Annual property tax.

Present value/sale price (VALUE)	= (From Auditor data)
Monthly interest rate (RATE)	= 0.348% (4.176% / 12)
Total number of payments (PMNTS)	= 360
Homeowner's insurance (INSUR)	= $800
Annual property tax (TAX)	= (From Auditor data)

Using these variables, an approximate monthly housing payment is calculated using the following formula:

Payment = **VALUE** * [**RATE** * (1 + **RATE**)$^{\text{PMNTS}}$] / [(1 + **RATE**)$^{\text{PMNTS}}$ - 1]

This approximate monthly payment is then used to back-calculate an estimated gross salary and Percentage of AMI in the same way that current rent is used for a rental unit. If the owner-occupied building is a single family unit, the total number of bedrooms is used. If the building has more than one unit, the exact number of bedrooms in the owner-occupied unit itself is unknown and an approximation is made. The number of bedrooms in the owner's unit is approximated by dividing the total number of bedrooms by the total number of units and rounding down. This average number of bedrooms per unit is applied to the owner-occupied unit and its approximate monthly payment to estimate the Percentage of AMI of the owner-occupied unit. Percentage of AMI of condominiums are also calculated using the process described above, but only use most recent sales price.

2015 Area Median Income by Family Size and Number of Bedrooms

The table below summarizes Area Median Income by family size, and by number of bedrooms (based on the 1.5 persons per bedroom convention).

Persons in Family	1	1.5	2	3	4	4.5	5	6	7	7.5	8
Bedrooms	**0**	**1**	**-**	**2**	**-**	**3**	**-**	**4**	**-**	**5**	**-**
100% Area Median Income (AMI)	$49,900	$53,450	$57,000	$64,100	$71,200	$74,050	$76,900	$82,600	$88,300	$91,150	$94,000
Monthly AMI	$4,158	$4,454	$4,750	$5,342	$5,933	$6,171	$6,408	$6,883	$7,358	$7,596	$7,833
Monthly Housing Cost	**$1,248**	**$1,336**	**$1,425**	**$1,603**	**$1,780**	**$1,851**	**$1,923**	**$2,065**	**$2,208**	**$2,279**	**$2,350**

Appendix B: Residential UNIT Data Summary

UNITS

Occupiable Units

Rental	Number	%	
Verified unit count	3,121	*94.2%*	*(of occupiable rental units)*
Single Family	67	*2.0%*	*(of occupiable rental units)*
Two-Family	228	*6.9%*	*(of occupiable rental units)*
Three-Family	307	*9.3%*	*(of occupiable rental units)*
Multi-Family	2,519	*76.0%*	*(of occupiable rental units)*
Estimated unit count	192	*5.8%*	*(of occupiable rental units)*
TOTAL	**3,313**	***63.4%***	***(of total known units)***

Owner-Occupied

Non-Condo	Number	%	
Verified unit count	219	*30.1%*	*(of occupiable owner-occ units)*
Single Family	141	*19.4%*	*(of occupiable owner-occ units)*
Two-Family	44	*6.1%*	*(of occupiable owner-occ units)*
Three-Family	20	*2.8%*	*(of occupiable owner-occ units)*
Multi-Family	14	*1.9%*	*(of occupiable owner-occ units)*
Estimated unit count	18	*2.5%*	*(of occupiable owner-occ units)*
TOTAL	**237**	***32.6%***	***(of occupiable owner-occ units)***

Condo	Number	%	
Single Family	1	*0.1%*	*(of occupiable owner-occ units)*
Two-Family	10	*1.4%*	*(of occupiable owner-occ units)*
Three-Family	24	*3.3%*	*(of occupiable owner-occ units)*
Multi-Family	455	*62.6%*	*(of occupiable owner-occ units)*
TOTAL	**490**	***67.4%***	***(of occupiable owner-occ units)***

TOTAL	**727**	***13.9%***	***(of total known units)***

Appendix B: Residential UNIT Data Summary (cont.)

UNITS

Vacant	Number	%	
Verified unit count	**573**	***11.0%***	***(of total known units)***
Estimated unit count	**616**	***11.8%***	***(of total known units)***
Total	**1,189**	***22.7%***	***(of total known units)***

	Number	%	
Total Units	**5,229**	***100.0%***	***(of total known units)***

Appendix C: Residential PARCEL Data Summary

The following graphs and tables summarize **parcels** in the study area that were found to contain residential units.

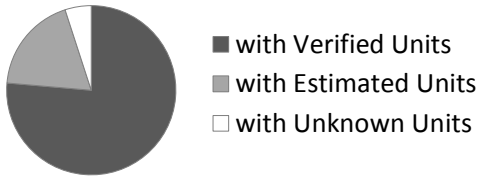
PARCELS

Occupiable Parcels	*Number*	*%*	
Parcels with verified unit count	806	*90.6%*	*(of occupiable parcels)*
Parcels with estimated unit count	62	*7.0%*	*(of occupiable parcels)*
Parcels with unknown unit count	22	*2.5%*	*(of occupiable parcels)*
TOTAL	**890**	***68.5%***	***(of total parcels)***

Vacant Parcels	*Number*	*%*	
Parcels with verified unit count	186	*45.5%*	*(of vacant parcels)*
Parcels with estimated unit count	180	*44.0%*	*(of vacant parcels)*
Parcels with unknown unit count	43	*10.5%*	*(of vacant parcels)*
TOTAL	**409**	***31.5%***	***(of total parcels)***

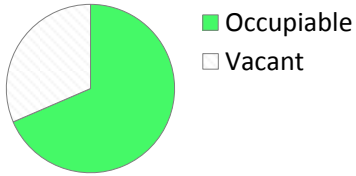
	Number	*%*	
Total Parcels	**1,299**	***100.0%***	***(of total parcels)***

Residential Parcels, by Verification of Number of Units



	Parcels	*%*
with Verified Units	992	76.4%
with Estimated Units	242	18.6%
with Unknown Units	65	5.0%
Total	1,299	

Parcels by Occupancy



	Parcels	*%*
Occupiable	890	68.5%
Vacant	409	31.5%
Total	1,299	