

# Housing in Hamilton County: a conversation

**First Suburbs Consortium**  
**June 30, 2026**  
**Liz Blume**

# Our neighbors

- 35% are single person households – 121,972 HH
- 15% families with children – 51,900 HH
- 59% are owners - 203,000 HH
- 41% are renters – 142,733 HH
- 60% of households have moved in the last 10 years
- Median HH income is \$63,000
- 41% of HH make less than \$50,000
- 29% of all HH are cost burdened – 99,000 HH

# Housing Stock

- 63% of housing units are single-family – 239,000 units
- 26% are in small 2-19 unit buildings – 100,000 units
- 9% are in building with over 20 units – 35,000 units
  
- 62% of housing units are over 57 years old (built prior to 1969)

# Housing Markets

- Of homes listed today median sale price is \$312,500 (up 24% in three years) \$100,000 annual income to afford
- Median rents listed is \$1,500                      affordable at \$55,000
  
- Green Township - \$290,000
- Springfield Township - \$245,000
- Anderson Township - \$425,000                      affordable at \$140,000
- Norwood - \$299,000
- Montgomery - \$780,000                      affordable at \$250,000

# Some definitions

- Cost burden household
  - spends more than 30% of income on housing costs
- Subsidized housing
  - Low-income housing tax credit (LIHTC)
  - Housing Choice Vouchers (HCV, or section 8)
- Affordability Matrix
  - Median income - \$63,000 Hamilton County
    - Area median income (AMI)
  - Median for a family of 4 – \$95,000
  - 50% AMI - \$47,700
  - 80% AMI - \$76,400
  - 120% AMI - \$114,600

# Thank you!

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**BLUME**  
COMMUNITY PARTNERS



**Hamilton  
County** OHIO

## **Hamilton County Community Development Update**

First Suburbs Consortium Quarterly Meeting | June 30, 2026

**Angela Rahman**

*Community & Economic Development Administrator*



# Urban County Requalification (2027-2029)

*Hamilton County must requalify with HUD every three years to continue receiving federal housing and community development funding.*

## KEY DATES



**July 8, 2026**

Participation Letters Due



**August 3, 2026**

Signed Cooperation Agreements Due



**August 10, 2026**

Submission to HUD



## Why It Matters

*Requalification preserves access to:*

### CDBG Funding

*Community Development Block Grant*

### HOME Funding

*Investment Partnerships Program*

### ESG Funding

*Emergency Solutions Grant*





# Housing Resources Available Through Hamilton County

*Many communities know us for infrastructure and public service projects, but housing continues to be one of our highest priorities.*



**CDBG Program ~  
3.4M per year**



Home Repair



HVAC Replacement



Rental Assistance

New construction\*\* as part of new  
21st Century ROAD to Housing Bill



**HOME Program ~  
1.4M per year**

- Single-Family New Construction
- Multifamily New Construction
- Multifamily Rehabilitation
- Tenant-Based Rental Assistance (TBRA)



# Let's Talk Housing

*As housing affordability challenges continue across the region, Hamilton County is interested in discussing:*

 Potential Housing Projects – Homebuyer & Rental

 Downpayment & Closing Cost programs for first time buyers

 Rehabilitation Needs – Homebuyer & Rental

 Housing Stability Initiatives – including rental assistance

*We welcome conversations about how CDBG and HOME resources may support local priorities.*

**Angela Rahman**

*Community & Economic Development Department Administrator*

*Angela.rahman@hamiltoncountyohio.gov*



**Thank you**



The logo for the Cincinnati Development Fund (CDF) is displayed in white on a dark blue background. The letters 'CDF' are large and bold, with a vertical line to their right. To the right of the line, the words 'CINCINNATI', 'DEVELOPMENT', and 'FUND' are stacked vertically in a smaller, all-caps serif font.

# CDF | CINCINNATI DEVELOPMENT FUND

A photograph of a multi-story brick building with a classical architectural style, featuring a prominent cornice with decorative elements. The building is shown from a low angle, looking up.

## Housing Tools & Resources

First Suburbs Consortium of Southwest Ohio

June 30, 2026

# About Us

CDF was established in 1988 to fill financing gaps not covered by traditional lenders.

**Mission:** To strengthen underserved neighborhoods and improve lives through innovative financing.

**Vision:** To be at the forefront of redevelopment plans in Greater Cincinnati, helping under-capitalized communities create vibrant, inclusive communities.

The values that guide our work are:

- **Committed:** We live our mission in support of our community, our borrowers, and each other.
- **Consistent:** We are trustworthy and dependable. We do what we say we will do.
- **Creative:** We are problem solvers; we structure financing to promote abundance and positive outcomes.
- **Collaborative:** We value and nurture partnerships, knowing that we can make a greater impact when we work together.
- **Connected:** We are deeply engaged in civic life and actively support the people and communities we serve.
- **Courageous:** We make bold decisions and advance new ideas in response to community needs, challenging the status quo.

# About Us

- **Created in 1988** as an independent, non-profit community development lender, focused on affordable housing.
- We provide financing for complex **real estate development projects**, including **mixed-use development, nonprofit facilities, energy efficiency, and storefront repopulation** projects. We also support under-resourced contractors through our **Access to Capital** program. *CDF is not a consumer lender.*
- **38-year history** of responsible, high impact fund management
- Governed by an active **15-person Board** and managed by a **staff of 19** with professional expertise in banking, asset management, compliance, accounting, and community development.



# The DNA of CDF

- Embedded in the community
- Nonprofit, mission-driven lender
- Board representation of LMI communities
- Staff involvement in neighborhood/nonprofit work
- Provide technical assistance
- Take on higher risk projects
- Partner with community and economic development organizations, foundations, local governments, banks, and others to support community development initiatives
- Pursue grants that allow us to lend on projects with healthy food, green energy, affordable housing components, for example



# Mission-Aligned Programs



Access to Capital



Affordable Housing  
Leverage Fund (AHLF)



Energy Efficiency



Housing  
Development



Mixed-Use  
Neighborhood  
Development



New Markets Tax  
Credits (NMTC)



Nonprofit Facilities

## Financial Products

- Acquisition, stabilization and predevelopment loans
- Construction loans
- Mini-perm financing
- New Markets Tax Credits
- Non-profit facilities and equipment loans
- Access to Capital lines of credit
- Storefront repopulation loans
- Energy efficiency loans

## Source of Funds

- CDF Direct Capital
- Local Government Partners—City of Cincinnati and Hamilton County
- Federal Government—CDFI Fund
- Philanthropic Partners
- Bank Partners—Loans and Grants
- Corporate Partners

# Program Snapshot: AHLF



## John Arthur Flats

- 57-unit, affordable senior project
- \$500,000 Capital Magnet Fund predevelopment loan

## Vandalia Point

- 52-unit, affordable family project
- \$705,000 predevelopment loan, \$2,700,000 County subsidy



## The Bridge

- 27-unit, affordable family project
- \$2.5MM direct CDF loan, \$250,000 storefront repopulation loan, \$600,000 Historic Tax Credit Bridge loan, \$1.3MM City subsidy, \$700,000 County subsidy



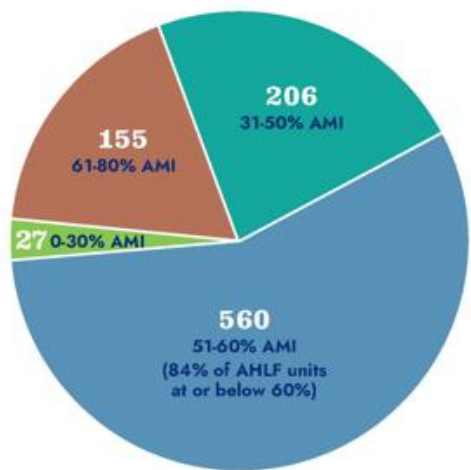
# AHLF Update – Impacts

## Fiscal Year 2026:

- **948 Total Units**
  - **640 units in City (24 neighborhoods)**
  - **308 units outside City**
- **AMI Breakdown**
  - 27 units at 0-30% AMI
  - 206 units at 31-50% AMI
  - 560 units at 51-60% AMI
  - 155 units at 61-80% AMI
  - = **84% of AHLF units at or below 60% of AMI (89% of rental units)**

# FY26 Impacts

## CDF IMPACTS FY26

<p><b>\$46.6 M</b> Total Lending Volume</p>	<p><b>53</b> Loans Originated</p>	<p><b>40</b> Projects/Lines of Credit</p>										
<p><b>35</b> Borrowers</p>	<p><b>28</b> Cincinnati Neighborhoods</p>	<p><b>9</b> Jurisdictions</p>										
<p><b>1,032</b> Construction Jobs Created</p>	<p><b>98</b> Permanent Jobs Created</p>	 <table border="1"> <caption>Affordable Housing Leverage Fund Units Created/Preserved by AMI Category</caption> <thead> <tr> <th>AMI Category</th> <th>Number of Units</th> </tr> </thead> <tbody> <tr> <td>51-60% AMI (84% of AHLF units at or below 60%)</td> <td>560</td> </tr> <tr> <td>31-50% AMI</td> <td>206</td> </tr> <tr> <td>61-80% AMI</td> <td>155</td> </tr> <tr> <td>0-30% AMI</td> <td>27</td> </tr> </tbody> </table>	AMI Category	Number of Units	51-60% AMI (84% of AHLF units at or below 60%)	560	31-50% AMI	206	61-80% AMI	155	0-30% AMI	27
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<p><b>990,114</b> Square Feet Built or Rehabbed</p>	<p><b>1,082</b> Housing Units Created</p>											
<p><b>\$319 M</b> Leveraged Investments</p>	<p><b>948</b> Affordable Housing Leverage Fund Units Created/Preserved</p>											

## Next Steps

- Check out CDF website --- [www.cindevfund.org/lending](http://www.cindevfund.org/lending)
- Schedule time with a loan officer to discuss project

Thank you!

Sara Sheets

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