



BuildReady

Technical Support Group Meeting



April 28, 2026



Who we are



Abby Couch

Senior City Planner
City Planning and Engagement



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City Planner
City Planning and Engagement



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Senior City Planner
City Planning and Engagement



Siobhan Bracken

City Planning Co-op
City Planning and Engagement

Thank you for being here!



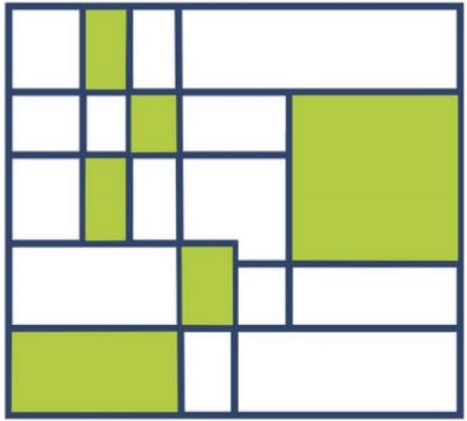
Agenda

- What is BuildReady?
 - Middle Housing Initiative
 - Design Competition
 - Pre-approved Plans
 - Demonstration Project
- What is the Technical Support Group?
- Activity 1: Photo Share
- Activity 2: Housing Stages of Life

What is BuildReady?

**Cincinnati was awarded a \$2 million
PRO Housing grant in 2025**

What is PRO Housing?



PRO HOUSING

Pathways to Removing Obstacles

**HUD program to incentivize housing
production and preservation**

Cincinnati's PRO Housing



BuildReady

BuildReady Initiative



**Host a design competition for middle housing
(2-,3-,4-family buildings)**



Create pre-approved plans via RFP



**Construct demonstration projects at 60-80% AMI
(teachers, truck drivers)**

BuildReady Phases

Spring 2026: Engagement

Summer 2026: Design Competition

Fall-Winter 2026-27: Pre-Approved Plans

Spring 2027: Demonstration Project



Spring 2026 Engagement

March

→ Professionals:

- Request for Information (RFI)
- RFI Meetings

→ Public:

- Informational Meetings
- Sign ups for judging, presentations, and Technical Support Groups

April

→ Technical Support Groups

→ Presentations

→ Finalize judging

Create middle housing plans that are:

① Contextual

② Attainable

③ Scalable

Why middle housing?

Why pre-approved plans?

Why host a design competition?

Why build demonstration projects?

Why middle housing?

Why middle housing?

We need more homes and more options, and middle housing is much more attainable

MISSING MIDDLE HOUSING

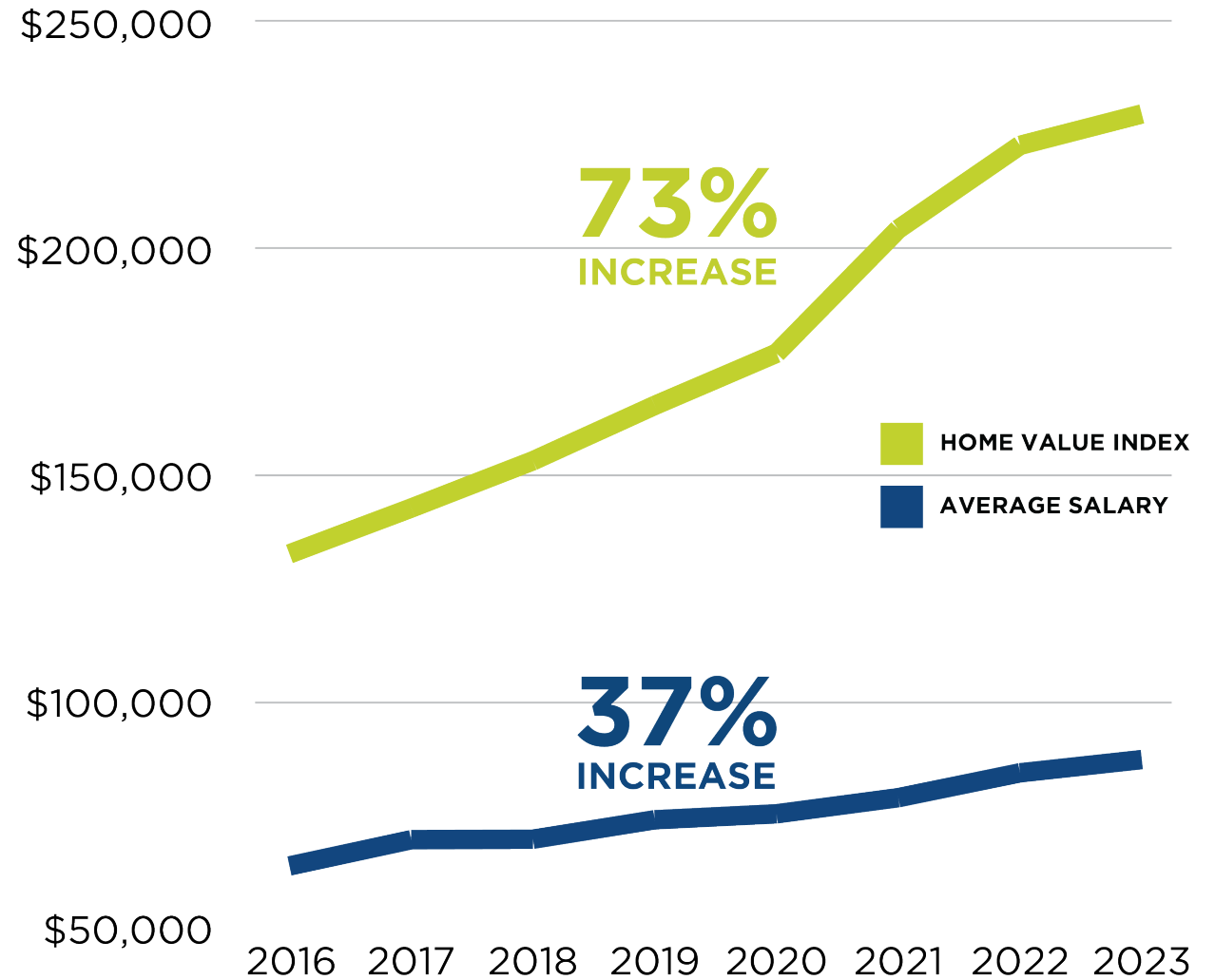


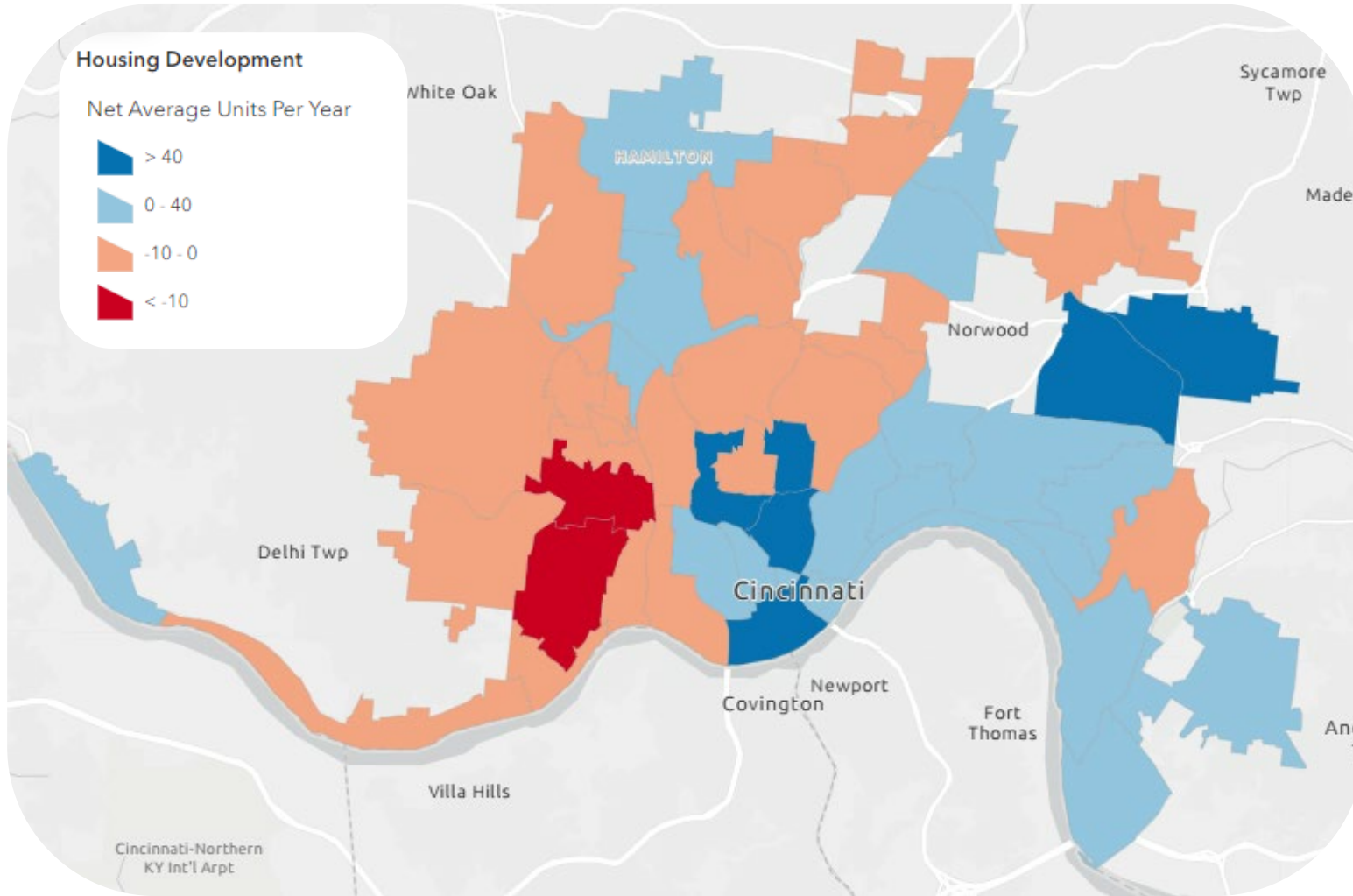
SINGLE FAMILY DUPLEX TRIPLEX FOURPLEX ROWHOMES COTTAGE COURT SMALL MIXED-USE LARGE MIXED-USE

BuildReady

**Home prices
are rising
rapidly**

Home Value Compared to Wage Growth (Hamilton County)



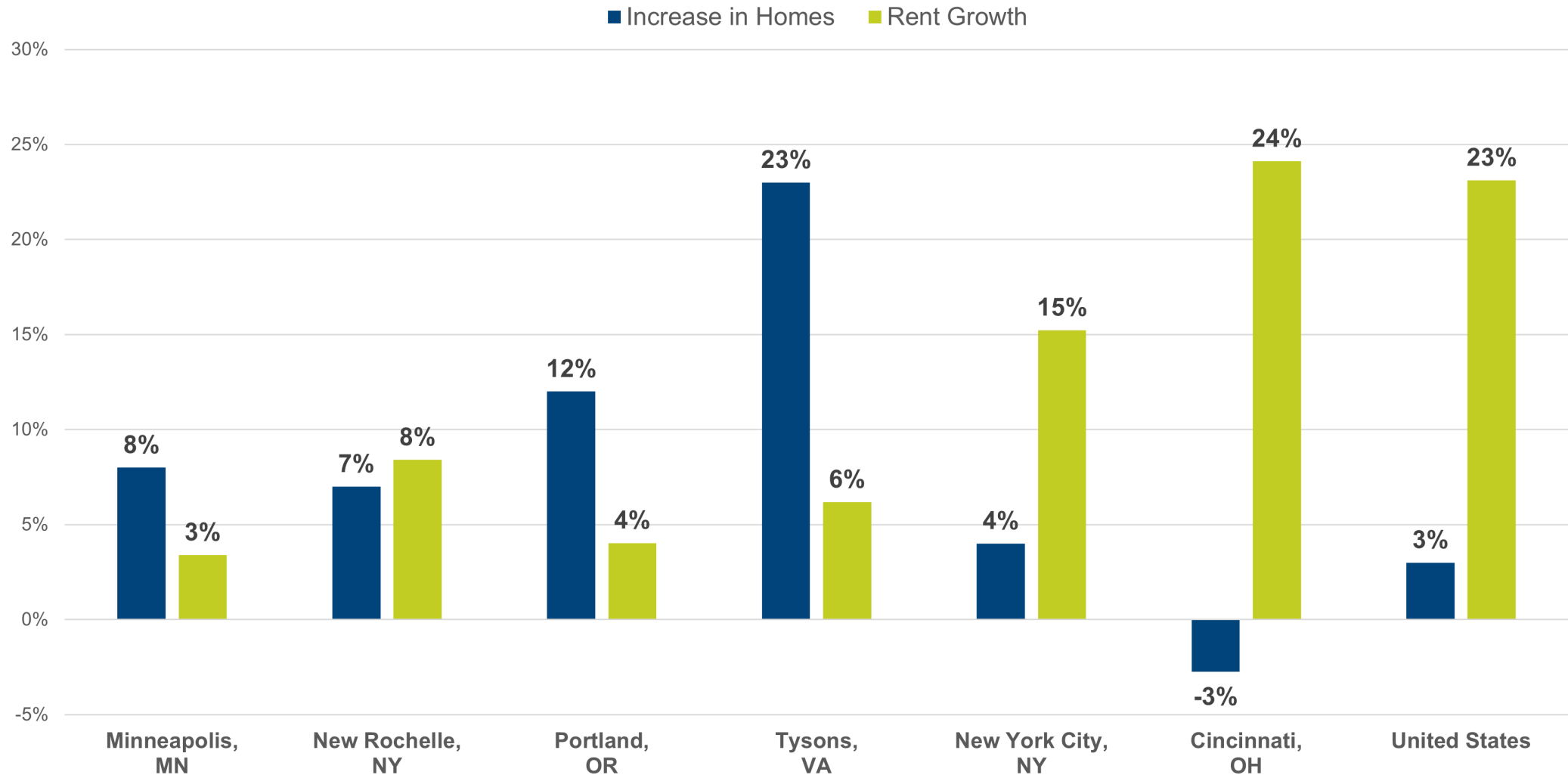


Housing construction is lagging

Vast majority of Cincinnati neighborhoods have had zero housing unit growth

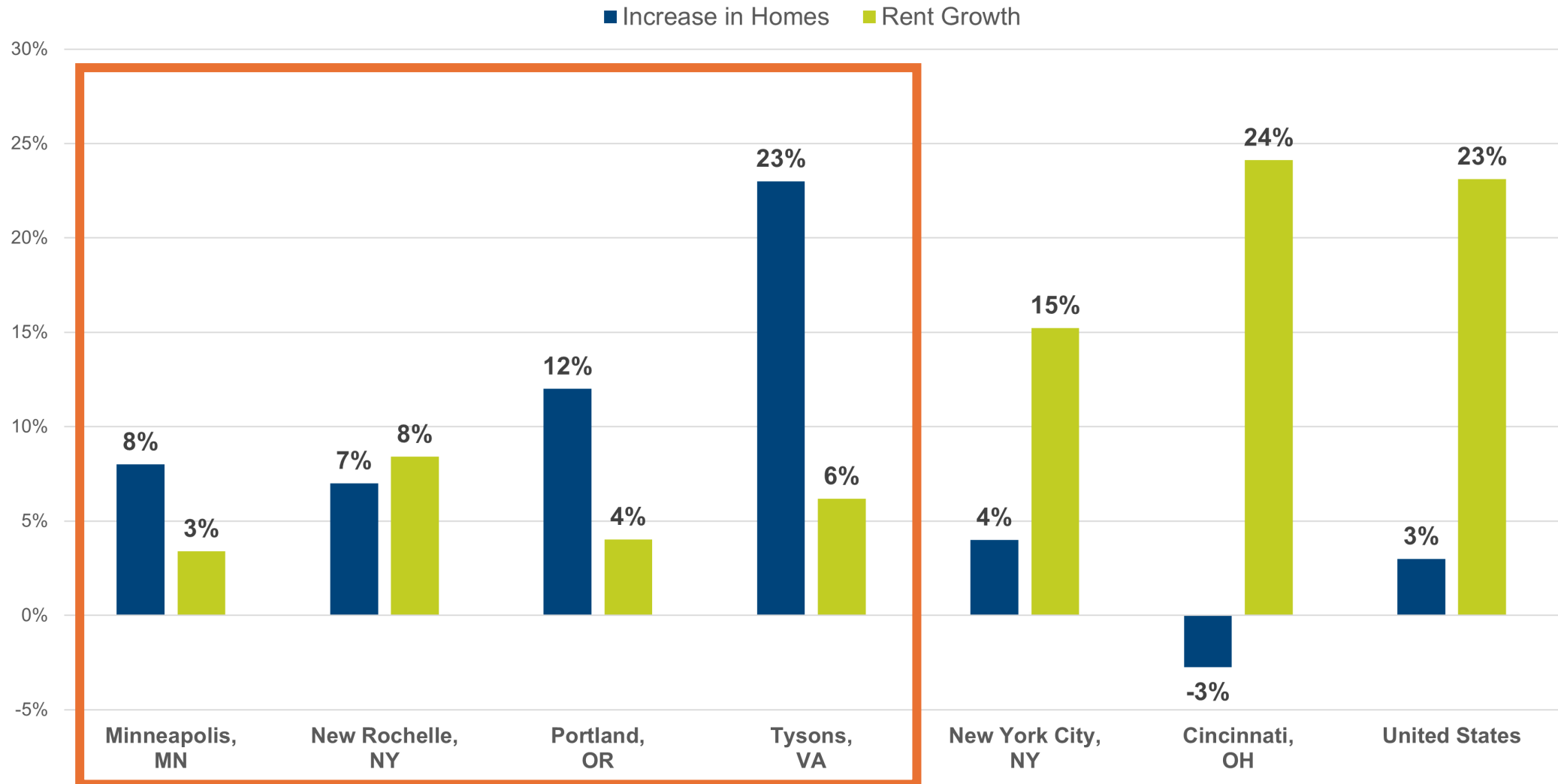
Building More Housing Stabilizes Rent Prices

Percent changes in homes (2017-2021), and median rent estimates (2017-2023)



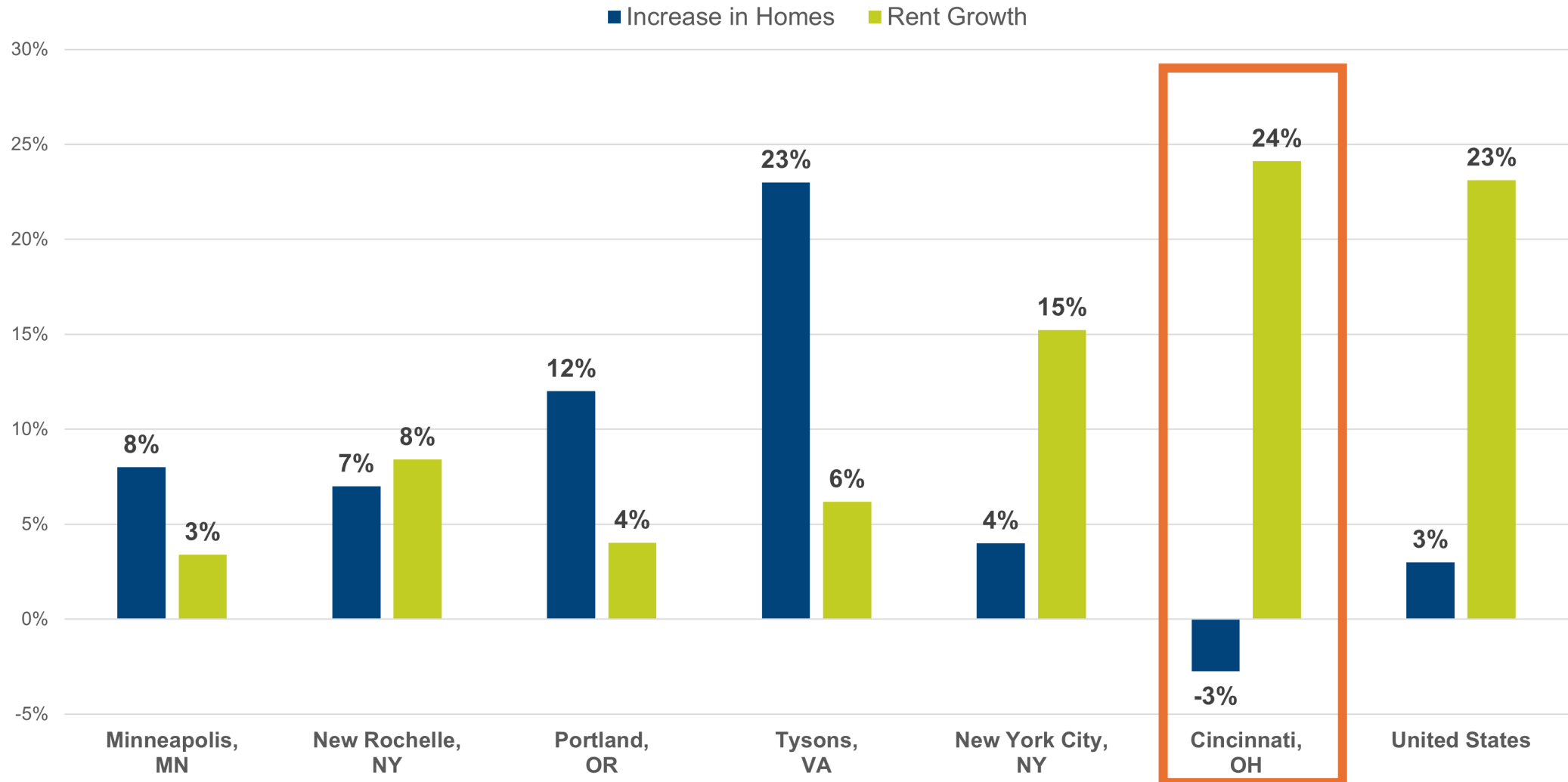
Building More Housing Stabilizes Rent Prices

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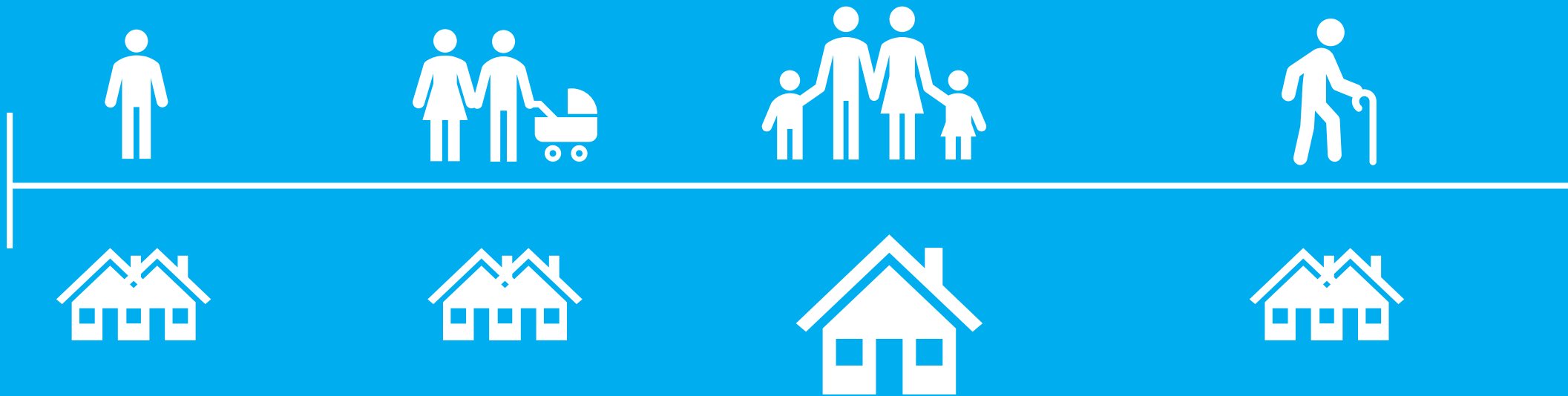
Building More Housing Stabilizes Rent Prices

Percent changes in homes (2017-2021), and median rent estimates (2017-2023)



**New middle housing is cheaper to rent
or buy than new single-family homes**

(Data from Portland)

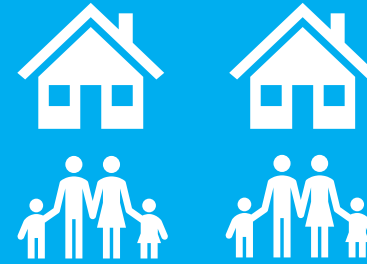


**Middle housing provides more options
at different stages of life**

Opportunity to step into ownership

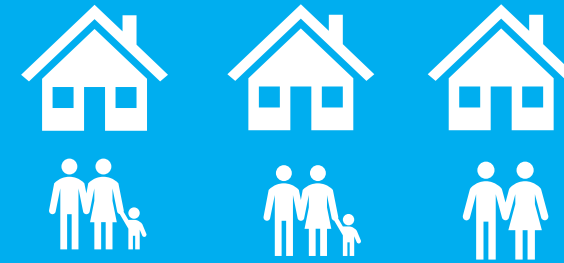


1950: 3.8 people per household



2017: 2.5 people per household

50% more homes needed



2030: +/- 2.0 people per household

100% more homes needed



Households are getting smaller

CUF

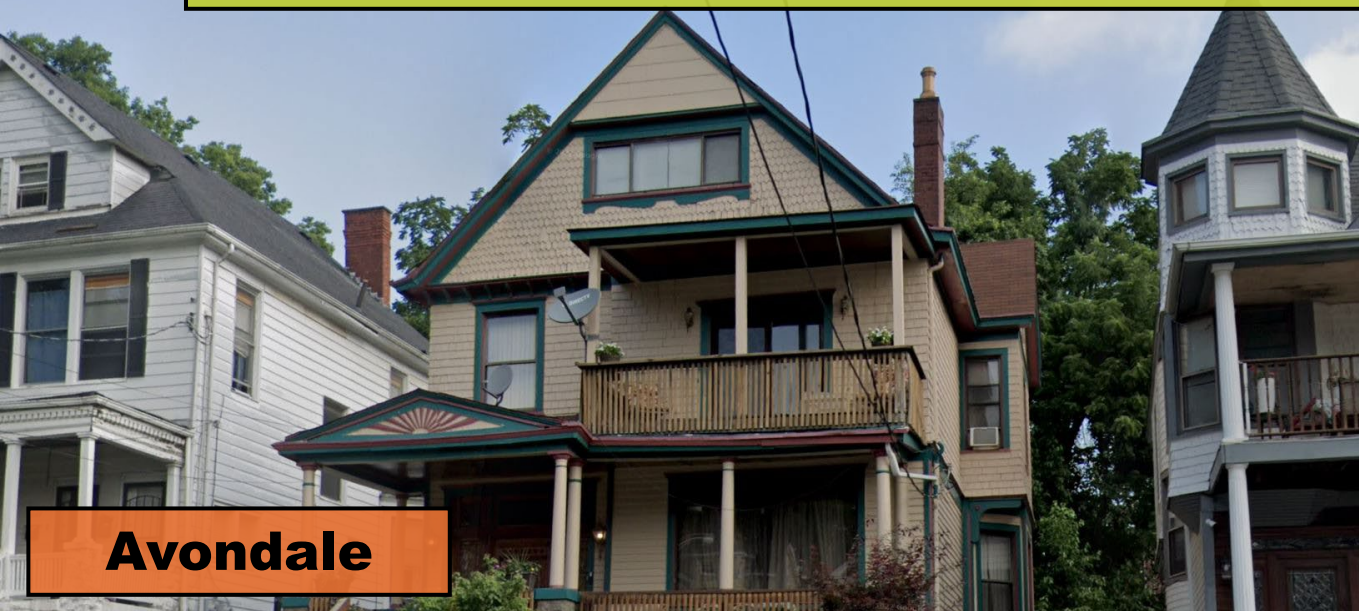


Hyde Park



Middle Housing in Cincinnati

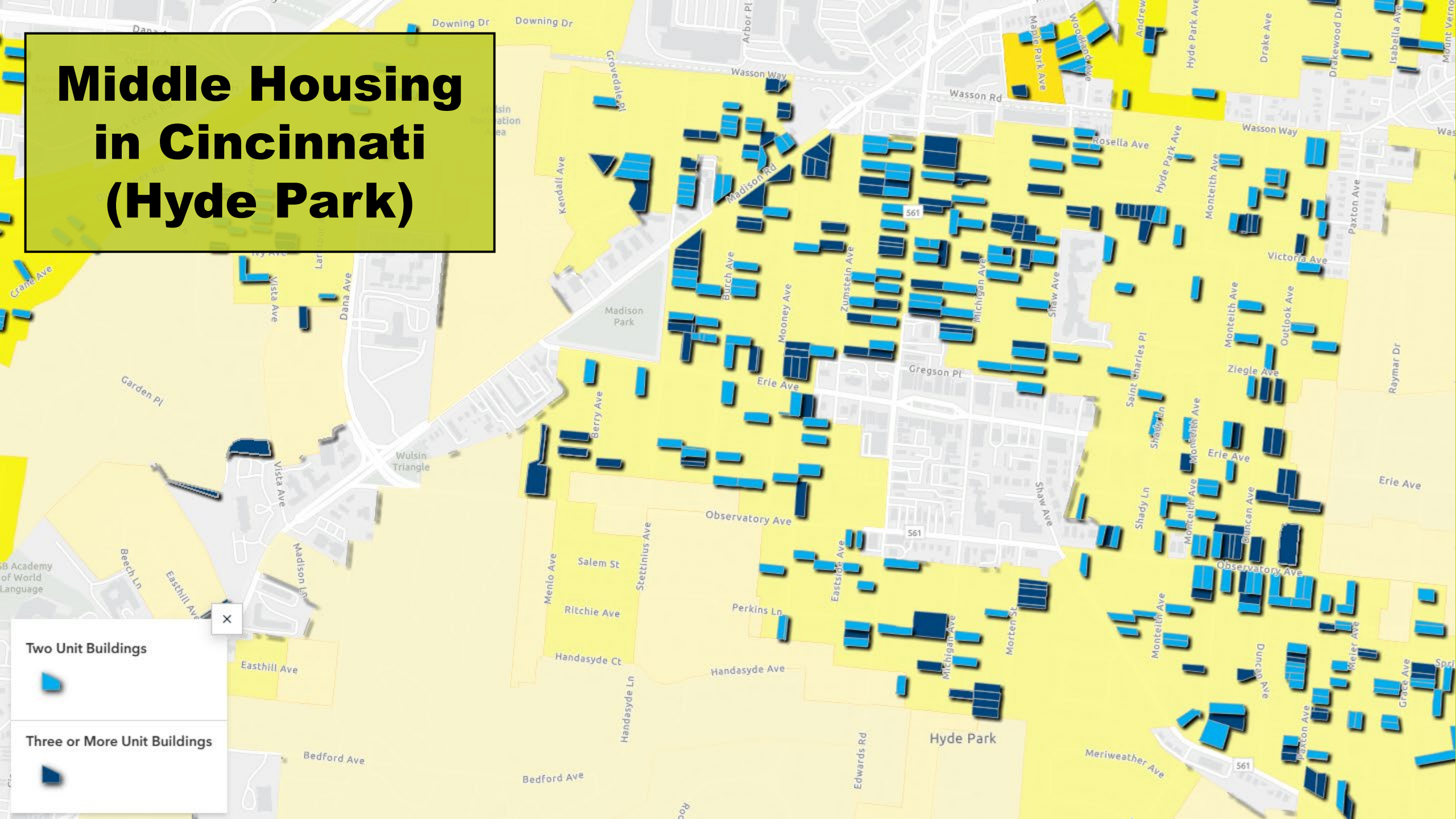
Avondale



East Price Hill



Middle Housing in Cincinnati (Hyde Park)



Why middle housing?

We need more homes and more options, and middle housing is much more attainable

Why pre-approved plans?

Why pre-approved plans?

Lead to faster city processes to create more homes in styles that neighborhoods want



SOUTH BEND NEIGHBORHOOD INFILL

Pre-approved, ready-to build housing

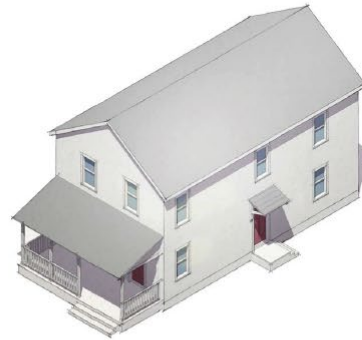
Pre-approved plans help small developers to build infill development in styles that fit the neighborhood

South Bend

South Bend Neighborhood Infill | Stacked Duplex

The Stacked Duplex

The Stacked Duplex provides two identical 2-bedroom units that support a slight increase of density and the development on the city's most narrow infill lots with affordable housing options. The massing and elevation options fit within the scale and vernacular character of South Bend's oldest urban neighborhoods. An optional basement could provide storage or expansion of the ground floor unit.



ZONING DISTRICTS ALLOWED
 S1 S2 U1 U2 U3 UF NC D1



Option A

Option B

Option C



Ground Floor



Second Floor

Building Type Overview

Building Dimensions	
Building Height	2 story
Building Width	22'
Building Depth (incl. porch)	48'
Program	
Unit Configuration	2 bed / 1 bath
Unit Size (finished gross)	1,760 sq. ft.
Basement (unfinished)	880 sq. ft.
Porch (unconditioned)	176 sq. ft.
1st Floor	880 sq. ft.
2nd Floor	880 sq. ft.
Lot Standards	
Lot Width (min.)	32'
Lot Width (max.)	70'
Cost Assumptions	
Preliminary Construction Estimates*	\$320,000 - \$370,000
Financing Options	30-yr mortgage

* Numbers shown are for basic estimation purposes only. Pricing is based on Fall 2021 cost assumptions and are subject to future market variation.

Gingerbread House



Homemade



Kit

Why host a design competition?

Why host a design competition?

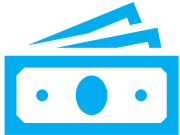
- 1) Engagement***
- 2) Bold, Creative Ideas***

Why build demonstration projects?

Why build demonstration projects?

Show new middle housing is possible

Lenders



Developers

X

X

Residents



X



X

X

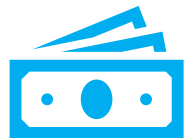


Architects



Government

Lenders



Developers

X

X

Residents



X



X

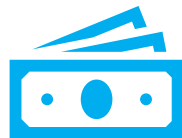


Architects



Government

Lenders



Developers

X

X

Residents



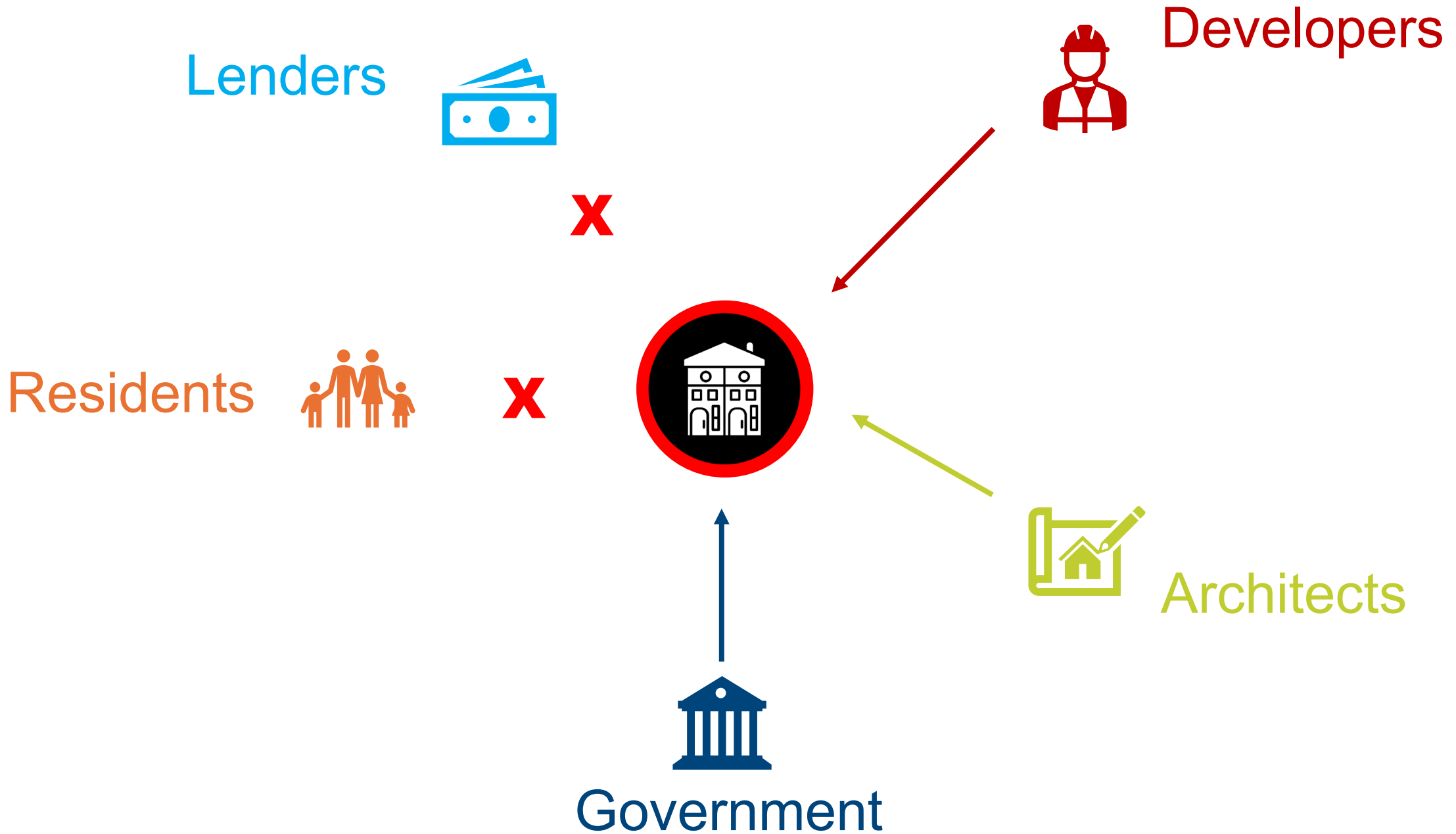
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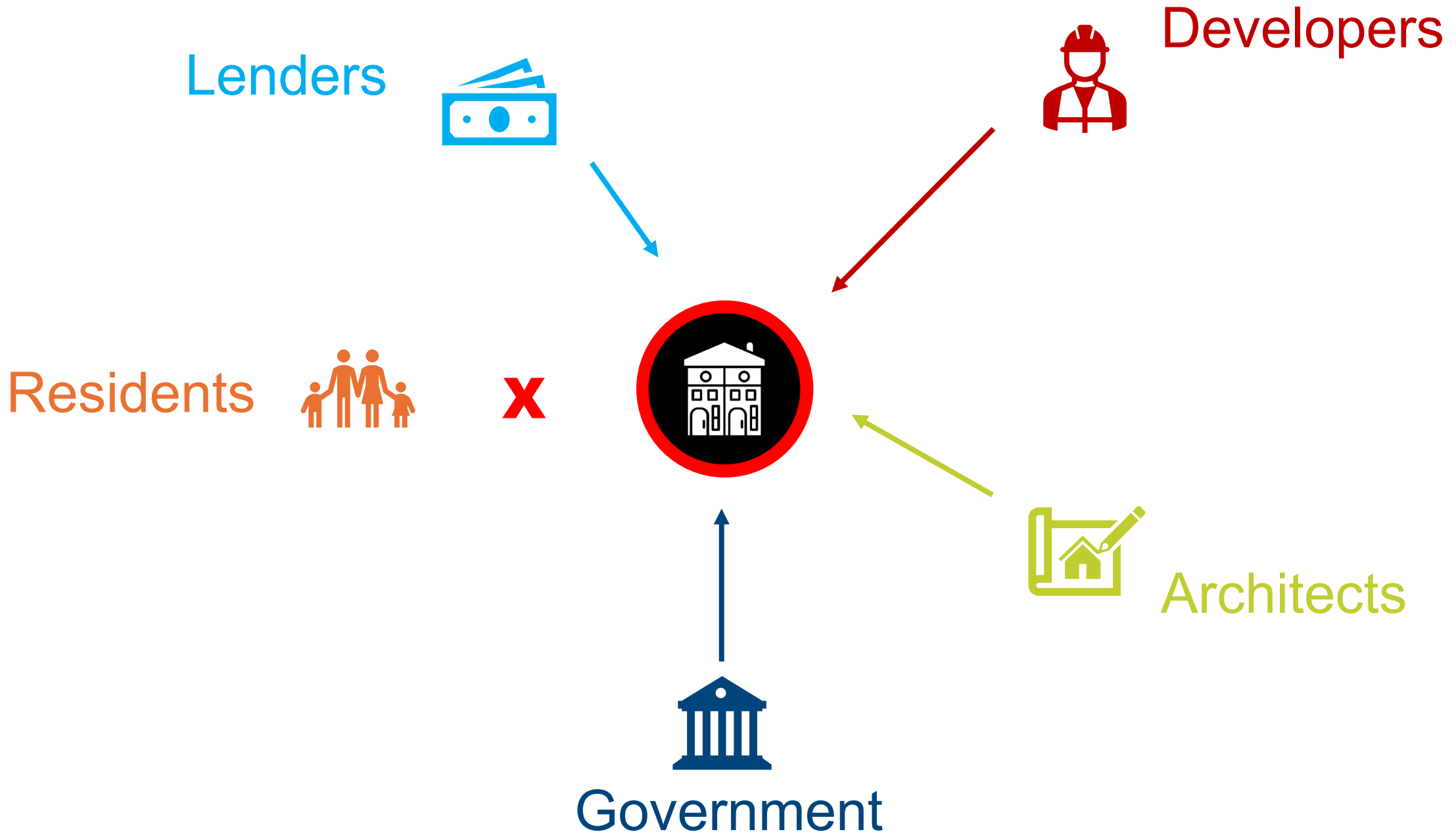


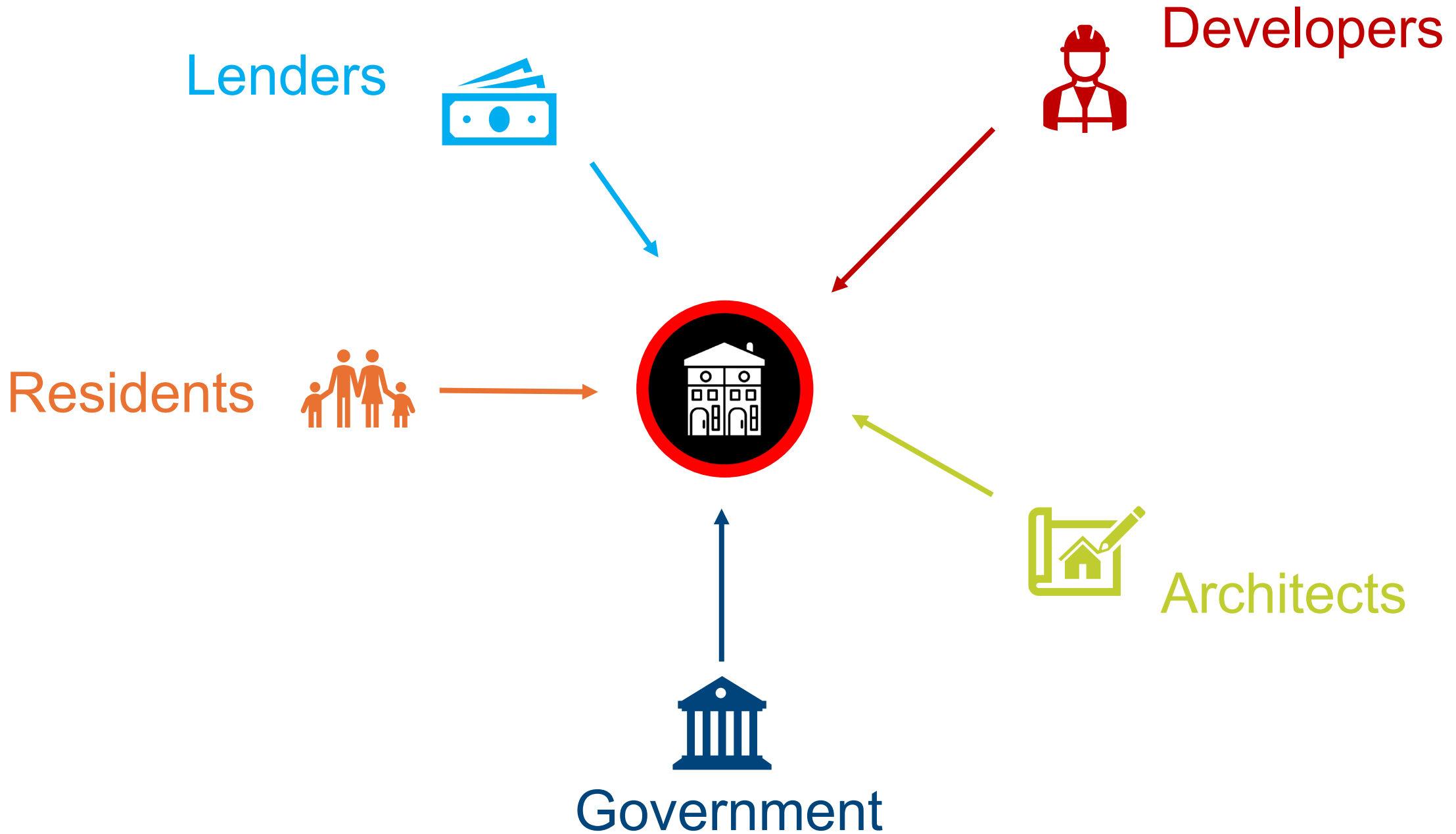
Architects

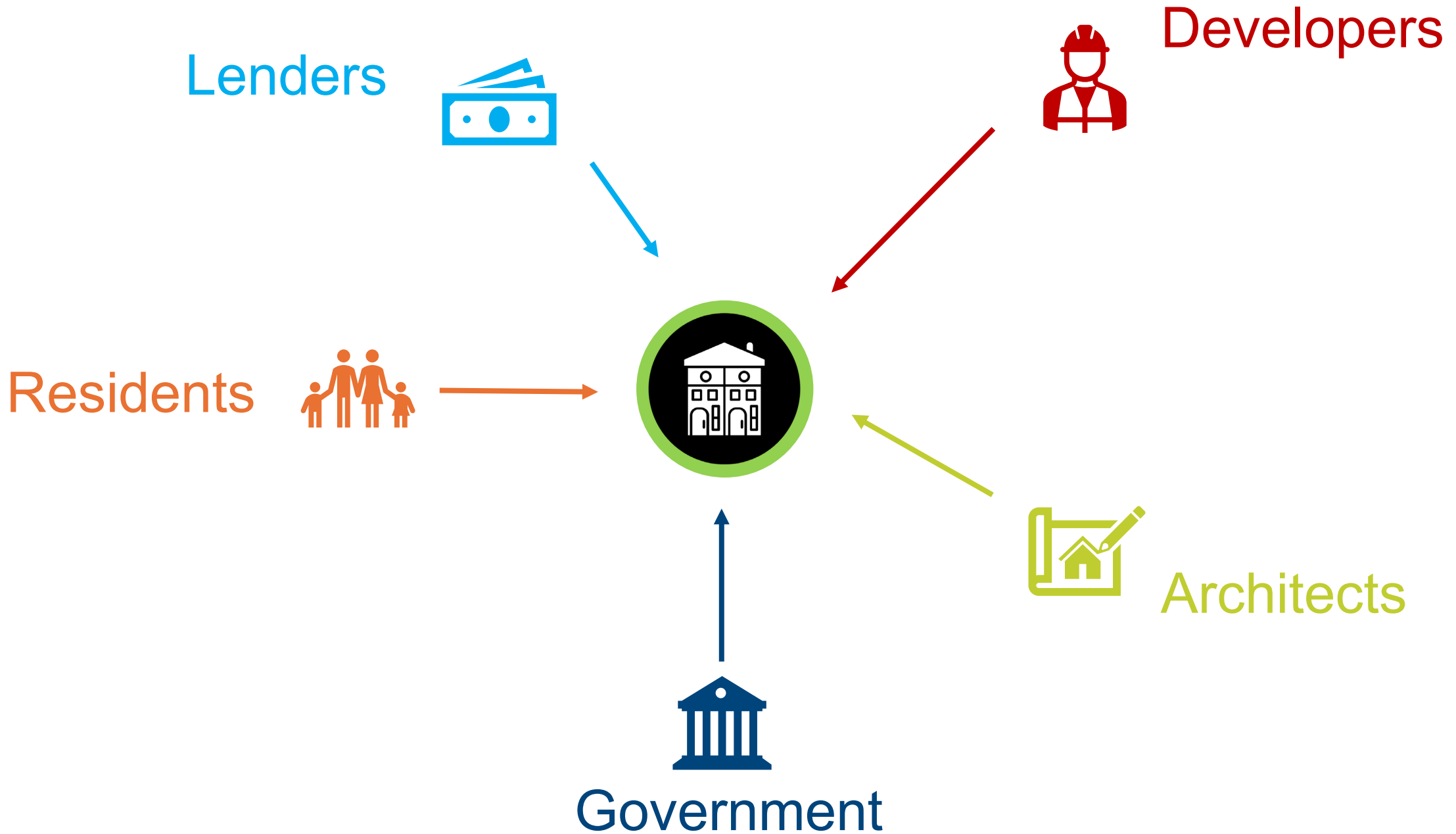


Government









Timeline

- **March:** Initial engagement of architects, developers, and residents
 - **How do you want to be engaged?**
- **April – May:** Project launch and broader public engagement
 - **Engagement to inform Design Competition**
- **May – September:** Design Competition
- **September – December:** RFP for middle housing plans
- **January – April '27:** Create plans, begin process for demonstration project

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buildready@cincinnati-oh.gov

Technical Support Group Goals

1. Learn what Cincinnatians want:
 - Outside: What should the middle housing look like?
 - Inside: What should key features and amenities be?
2. Provide a deeper level of engagement that weighs tradeoffs between design and cost

Technical Support Group Roles

1. Provide meaningful input that will guide the:
 - Design Competition Brief
 - RFQ/RFP
2. Be an ongoing resource during BuildReady
 - Provide input after Design Competition (before RFQ)
 - Provide input during the plan creation process

**We want this group to help us stay grounded
in what our communities value**

Let's get to know you.

When it's your turn, please share the following:

1. Name
2. Neighborhood Representing
3. BuildReady Interest
4. Favorite thing about Cincinnati

Meeting Activities

Meeting Activities

- 1. Photo Share (outside BuildReady plans)**
- 2. Housing Stages of Life (inside BuildReady plans)**

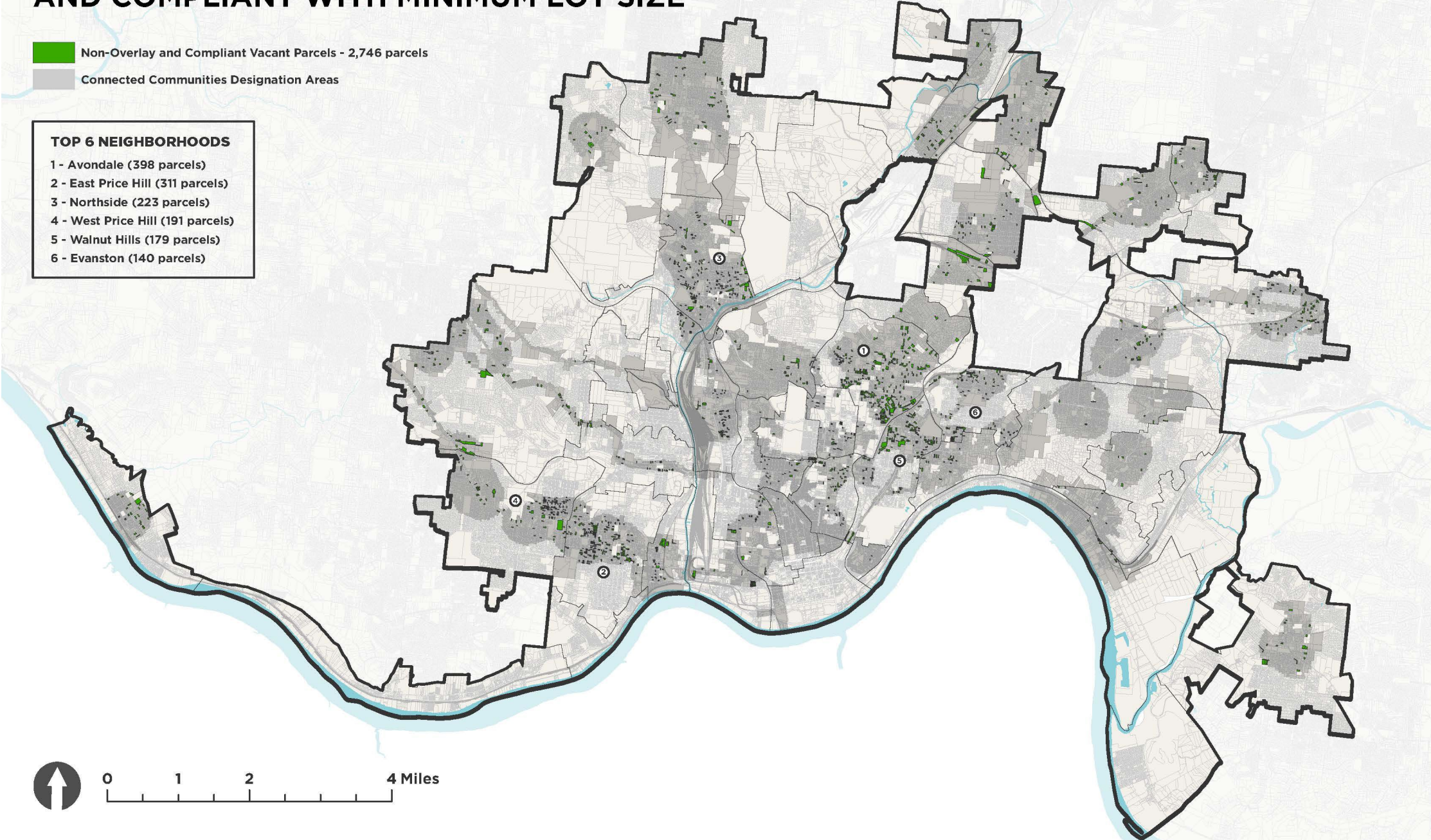
Neighborhood Data

VACANT PARCELS IN CONNECTED COMMUNITIES, OUTSIDE OVERLAY DISTRICTS, AND COMPLIANT WITH MINIMUM LOT SIZE

 Non-Overlay and Compliant Vacant Parcels - 2,746 parcels
 Connected Communities Designation Areas

TOP 6 NEIGHBORHOODS

- 1 - Avondale (398 parcels)
- 2 - East Price Hill (311 parcels)
- 3 - Northside (223 parcels)
- 4 - West Price Hill (191 parcels)
- 5 - Walnut Hills (179 parcels)
- 6 - Evanston (140 parcels)



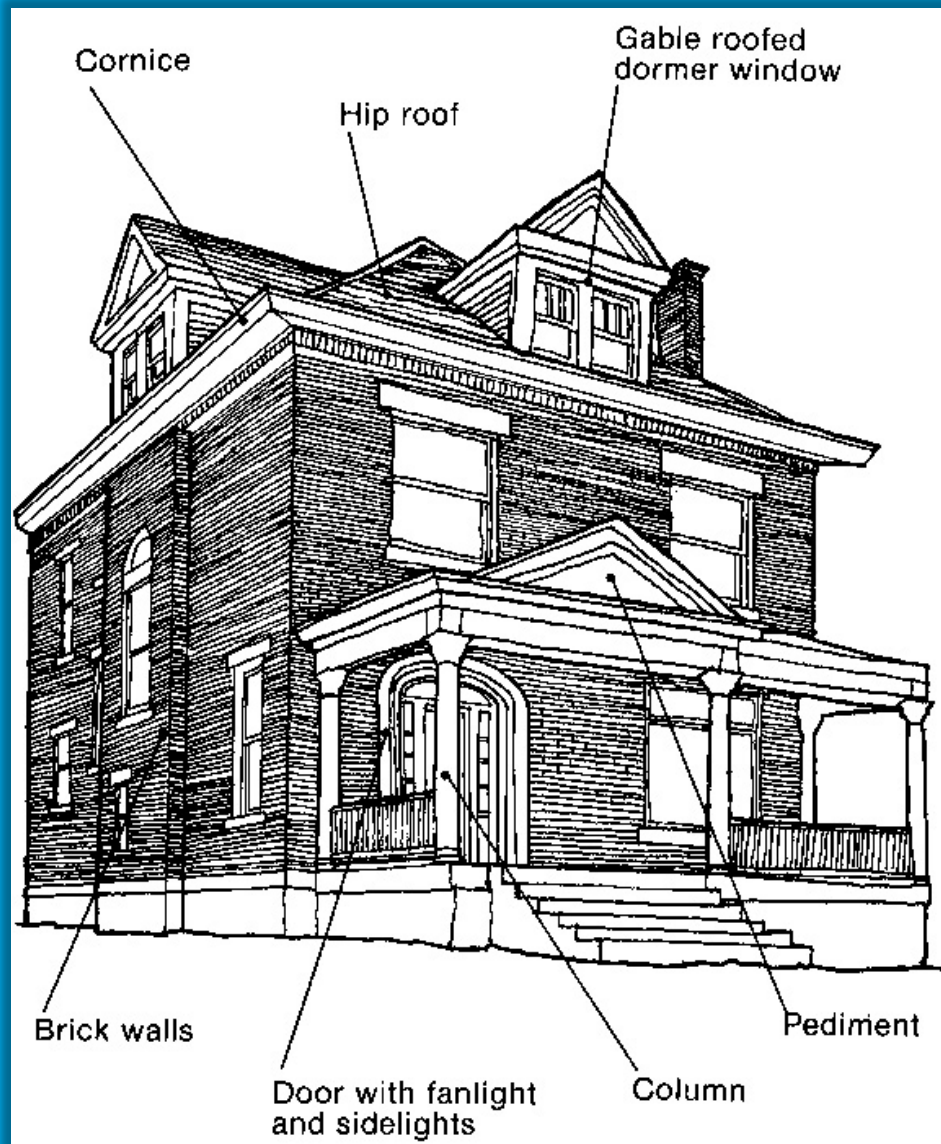
Neighborhoods with most compliant vacant parcels

1	Avondale	398
2	East Price Hill	311
3	Northside	223
4	West Price Hill	191
5	Walnut Hills	179
6	Evanston	140
7	Westwood	98
8	Madisonville	94
9	Mount Auburn	85
10	Camp Washington	82

*These 10 neighborhoods
account for 66% of all
compliant vacant parcels*

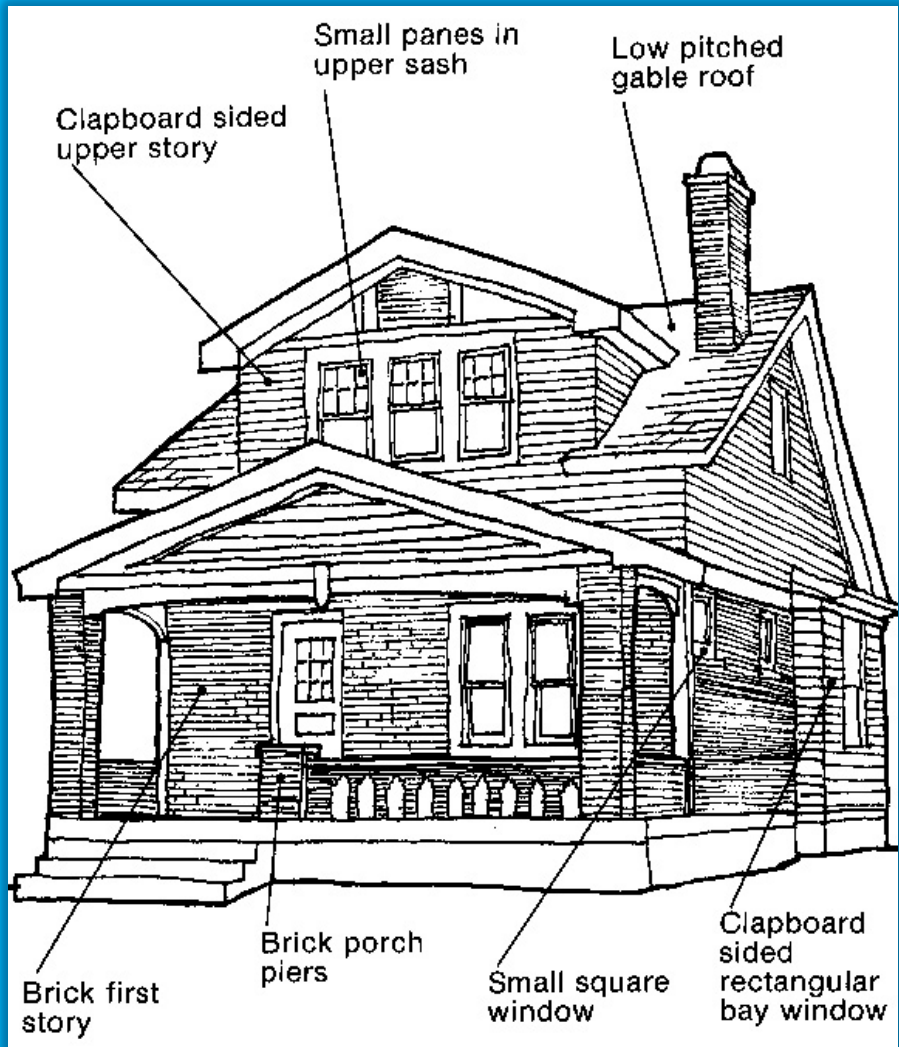
(1,801 of 2,746)

Cincinnati Housing Styles



Colonial Revival

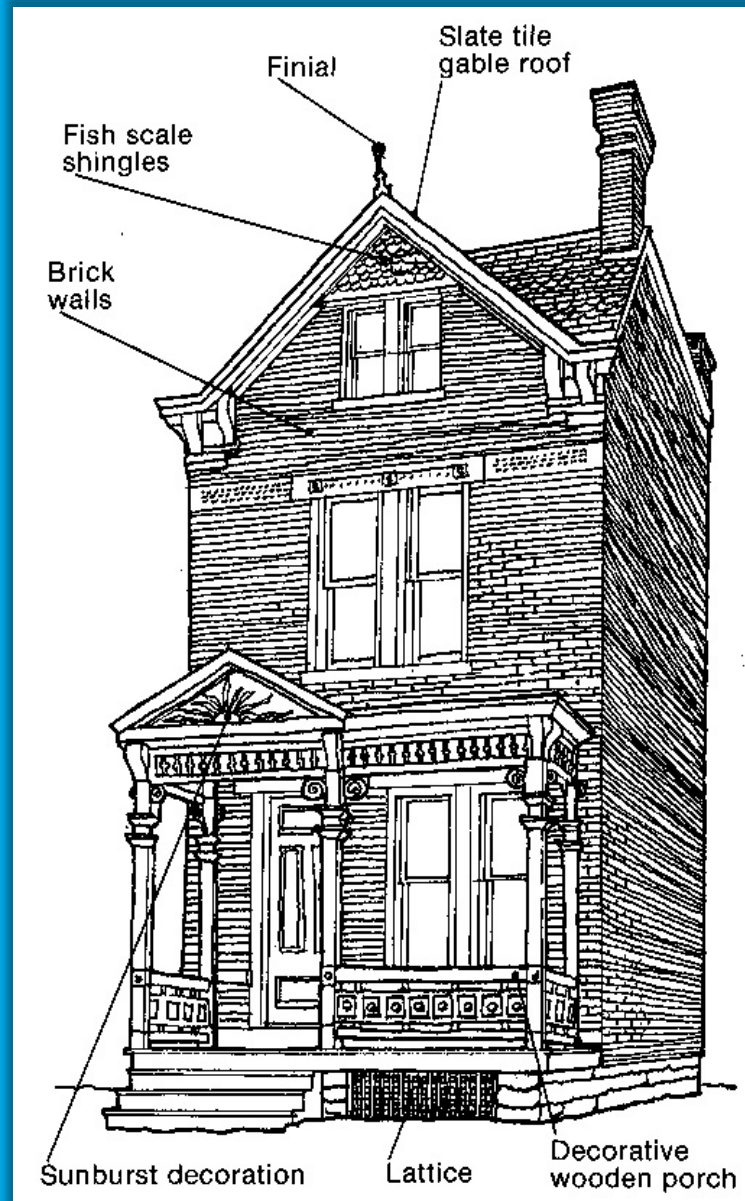
- Symmetrical façade and balanced proportions
- Centered front door with decorative surround
- Columns at entry
- Multi-pane, evenly spaced windows
- Side gable or hipped roof
- Classical details (pediments, cornices)



Craftsman

- Low-pitched roof, wide overhanging eaves
- Full-width front porch
- Tapered columns, often on brick or stone piers
- Use of natural materials (wood, stone, brick)

Victorian Vernacular



- Simple forms
- Wood frame construction with local materials
- Decorative elements limited to porch details such as spindle-work and simple brackets

Activity 1: Photo Share

1. Form a team of 3-4 group members
2. Each team member shares their neighborhood photos
3. Create a list of common elements from the photos
4. Full Group Share Out
5. Combined List

Activity 2: Housing Stages of Life



**Scan
QR Code**

Join at menti.com | use code **3448 7338**

Next Meeting

Next Tuesday, May 5th at 4 p.m. the American Sign Museum

Activities

- **Tradeoffs between design and costs**
- **What should be in the Design Competition Brief**

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