



BuildReady

Technical Support Group Meeting #2



May 5, 2026



Who we are



Abby Couch

Senior City Planner
City Planning and Engagement



Kyle Gibbs

City Planner
City Planning and Engagement



Andrew Halt

Senior City Planner
City Planning and Engagement

Thank you for being here!



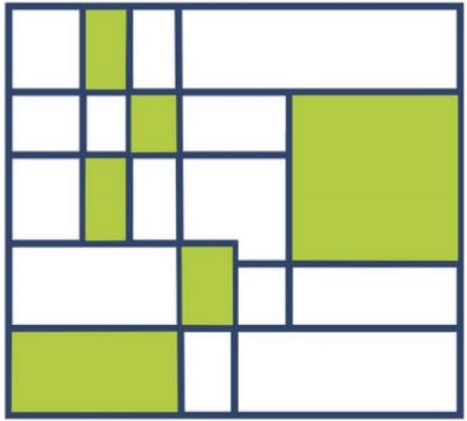
Agenda

- What is BuildReady?
- What is the Technical Support Group?
- Meeting #1 Recap
- Activity 1: Tradeoff Discussion
- Activity 2: Design Competition Brief

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-Spring 2026-27: Pre-Approved Plans RFQ/RFP

Spring-Summer 2027: Start 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

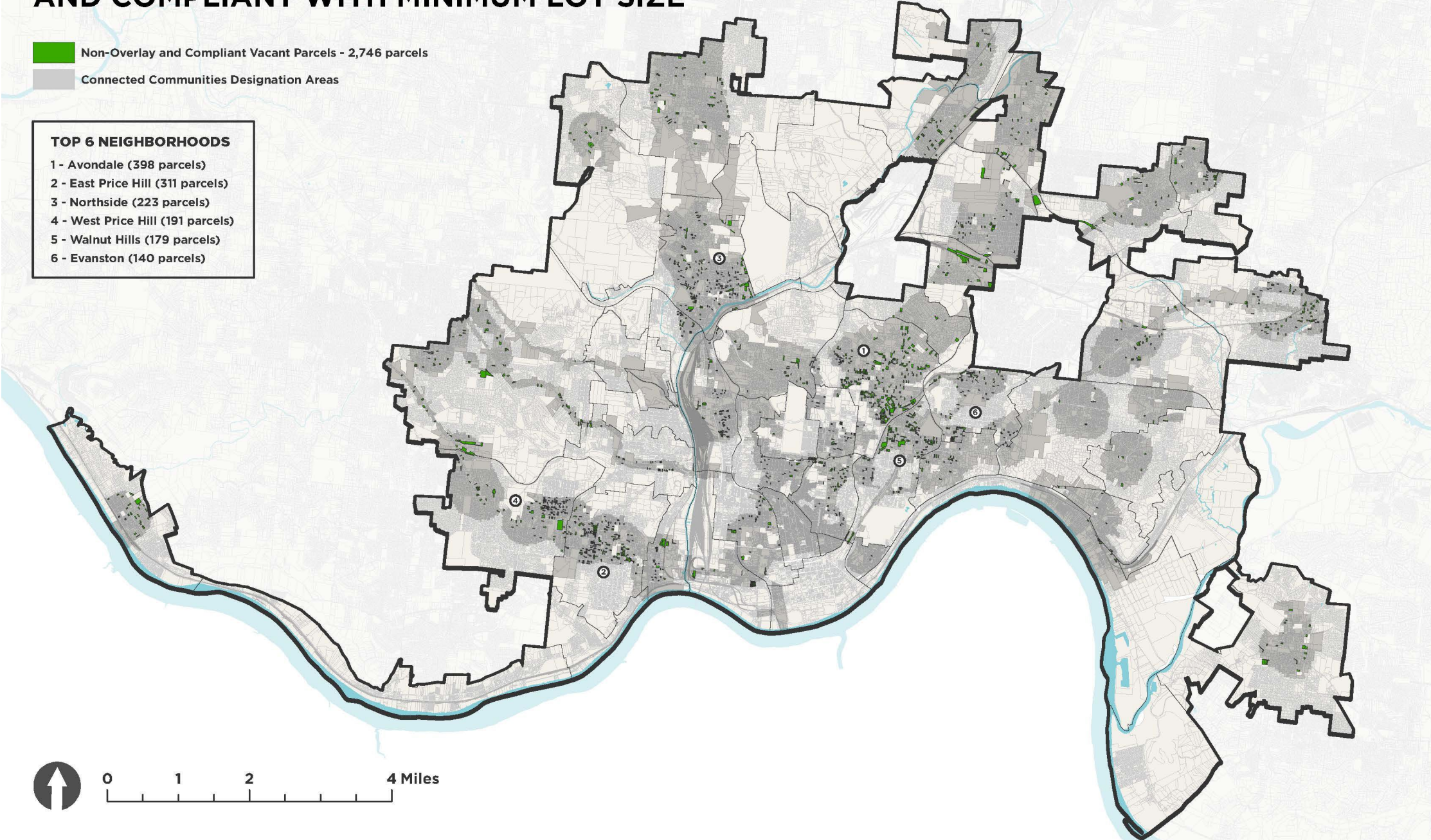
③ Scalable

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)

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:** RFQ/RFP for middle housing plans
- **January – July '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 #1 Recap

Common Cincinnati Housing Features

1. Covered Front Porch (w. Columns)
2. Foursquare Base
3. Front Gable Roof
4. Dormers
5. 1-2 Materials/Textures/Colors (Brick, Stucco, Wood, Lap, Shingle, Scallops)
6. Private Entrances (not centered)
7. Front yard/Setback
8. Decorative Elements (Soffits, Cornices, and Vents)
9. Box Gutters
10. 2.5 - 3 Stories (three visual levels/attic space)

Features to Consider

1. **ADA Design Elements (Ramp, No Step entrances, Hall/door widths, Counters)**
2. **First Floor Living**
3. **Mid-level Materials (Fiber Cement siding, Architectural shingle, Metal roof)**
4. **Energy Efficiency**
5. **Greenspace**
6. **Flexibility in Design**
7. **Window Placement for Natural Light**

Layout Considerations

1. **Mix of 2- and 3-bedroom units.**
2. **Provide 2 bathrooms per unit.**
3. **In-unit Appliances**
4. **Yard space**
5. **Open Layout/Spacious Kitchen**
6. **Bedroom to accommodate Queen bed and furniture**
7. **Closet/Storage Space**
8. **Detached Garage and Driveway**

Precedent Images



Precedent Images



Precedent Images



Precedent Images



Activity 1: Trade Offs

Activity 1: Trade Offs

Cincinnati Pre-Approved Plans Initial Concepts and Costs

House Type	Name	Design Lot Width (ft)	Design Lot Depth (ft)	Design House Width (ft)	Design House Depth (ft)	Basement (ft2)	Porch (ft2)	Approx. (ft2)/Unit	Approx. Building (ft2)*	Approx. Total (ft2)	Approx. Total Hard Cost	Approx. Hard Cost/Unit
2-family	Narrow Duplex	25	100	16	50	800	100	800	1,600	2,500	\$ 737,500	\$ 368,750
3-family	Narrow Triplex	30	100	24	50	1,200	100	800	2,400	3,700	\$ 1,091,500	\$ 363,833
4-family	Narrow Fourplex	40	100	28	50	1,400	100	700	2,800	4,300	\$ 1,290,000	\$ 322,500

Hard Cost Assumptions (\$/sf)	
2+3 family	295
4-family	300

Does not account for contingency or profit

Item	Cost (per ft2 or Total)	Two-family Cost	Three-Family Cost	Four-Family Cost
Exterior Cladding				
Vinyl Siding	\$6	\$15,840	\$26,640	\$28,080
Fiber-Cement (Hardie Board) Siding	\$13	\$34,320	\$57,720	\$60,840
Brick Veneer	\$14	\$36,960	\$62,160	\$65,520
Solid Brick	\$18	\$47,520	\$79,920	\$84,240
Sunburst Wood Decoration	\$1,000	\$1,000	\$2,000	\$2,000
Entrance				
Covered Porch	\$80	\$8,000	\$8,000	\$8,000

If we want these homes to be attainable, there must be trade offs

Fiberglass Windows	\$550	\$4,400	\$6,600	\$8,800
Roof				
Flat Roof	\$10	\$8,000	\$12,000	\$14,000
Gabled Roof	\$15	\$15,000	\$22,500	\$26,250
Hip Roof	\$17	\$17,000	\$25,500	\$29,750
Asphalt Shingle Roof	\$4	\$4,000	\$6,000	\$7,000
Architectural Shingle Roof	\$6	\$6,000	\$9,000	\$10,500
Metal Roof	\$16	\$16,000	\$24,000	\$28,000
Slate Roof	\$38	\$38,000	\$57,000	\$66,500
Outside				
Back Patio	\$35	\$7,000	\$7,000	\$7,000
Driveway	\$12,000	\$12,000	\$12,000	\$12,000
Detached Garage	\$28,000	\$28,000	\$28,000	\$28,000

Activity 1: Trade Offs

1. Form a team of 3-4 group members
2. As a team, review the list of housing features
3. Discuss the cost and impact of each feature
4. Place each feature in the correct block on the poster
5. Review results

Activity 2: **Design Competition Brief**

Help us guide the Design Competition participants and jury panels

Draft Design Competition Brief

2.5 Technical Support Group Feedback

One of the main purposes of the Technical Support Group (TSG) was to guide decision-making for both the middle housing exterior (architectural form) as well as the interior (amenities, bedrooms, bathrooms, etc.) while also considering the tradeoffs with costs. Their feedback informed the summary below as well as the Design Assumptions shown in Section 2.6. Note that the Technical Support Group feedback is intended to provide inspiration and guidance for Design Competition submissions, instead of strict requirements, so as to promote creativity in the submissions. Any elements that must be included or are prohibited in the submissions will be explicitly stated in Section 2.6.

Exterior Feedback:

When viewing examples of a variety of existing housing in Cincinnati neighborhoods, the TSG preferred homes with front porches, small decorative elements on the front façade,

Interior Feedback:

Draft Design Competition Brief

Discussion Questions

1. What are three takeaways from these meetings you would tell Design Competition participants?

- Exterior features?
- Interior features?
- Tradeoffs?

2. What did you learn over these meetings that surprised you?

3. What would inspire you to buy or live in these homes?

- What would hold you back?

4. What makes you excited about the Design Competition?

- What makes you worried?

Next steps

Design Competition

- **Opens ~May 20th**
- **Closes ~August 7th**

Technical Support Group Meetings

- **After Design Competition (September 2026)**
- **During Pre-Approved Plan Development (Spring 2027)**

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