

DEPARTMENT OF DEVELOPMENT
SUMMARY FOR THE LEGISLATIVE FILE

ORDINANCE NO: 675-2026

<u>Project Name:</u>	Innovative Housing District Market Pilot
<u>Administrator:</u>	Cuyahoga County Land Bank or designee
<u>Project Site:</u>	Hough and St. Clair-Superior Neighborhoods
<u>City Assistance:</u>	\$750,000 UDAG Funds

Request:

The Housing Innovation District (HID) is a coordinated strategy to increase housing production, modernize infrastructure, improve neighborhood amenities, and expand economic opportunity in Cleveland's Hough, Central, and St. Clair-Superior neighborhoods.

The legislation establishes key development tools to support equitable neighborhood growth, including:

- A **Tax Increment Financing (TIF) district** to reinvest new property tax growth into infrastructure, streets, utilities, and public spaces within the district
- **Modernized zoning and form-based code** to support walkable, neighborhood-compatible housing development
- **Streamlined permitting and development processes** to accelerate housing construction and rehabilitation

The legislation also authorizes a **\$750,000 investment** to support the **Innovative Housing Market Pilot** currently underway in Hough and St. Clair-Superior. The pilot includes:

- 20 new single-family homes through modular and stick-built housing models
- 10 home renovations and repairs
- Two storefront renovations

The Housing Innovation District is intended to strengthen neighborhoods, expand housing opportunities, and ensure long-overdue investment directly benefits existing residents and communities.