



HOUSING ADVISORY COMMISSION AGENDA:

May 7, 2026

College@Elm - 3rd Floor Lobby

20 South Elm Street

Oxford, Ohio 45056

5:00 PM

Approval of Agenda

Approval of Minutes

1. Minutes from the April 2nd, 2026 Meeting.

Old Business

New Business

1. Presentations from Miami University Political Science Capstone 466
 - Fair Housing Education Approaches
 - Mobile Home Park Policy Recommendations
2. Public Comment from OASH
3. Discussion of 2026 City Council Goals & 2027 City Council Directed Research Items
4. HAC Membership Discussion

Adjournment



MINUTES

**OXFORD HOUSING ADVISORY COMMISSION
INNOVATION COLLEGE@ELM 3RD FLOOR 20 SOUTH ELM STREET
OXFORD, OHIO 45056
THURSDAY, APRIL 2, 2026 AT 5:00 PM**

Approval of Agenda

Members Present: Mary Piper, Ann Fuehrer, Anne Bailey, Jason Bracken, Roxanne Ornelas, Jock Pitts, Cathryn Loucas

Staff Liaison: Jessica Greene

Called to Order at 5:07 PM

Approval of Agenda:

First: Jason Bracken

Second: Anne Bailey

Approved

Approval of Minutes

Approval of Minutes:

First: Roxanne Ornelas

Second: Cathryn Loucas

Modifications: Add Cathryn and Jock as attendees

Approved As Amended

1. Minutes from the March 5th, 2026 Meeting

Old Business

New Business

Ann F. clarified that the HAC has been tasked with making a recommendation to the City Council by June for the City Council's 2027 budgeting process. She shared that the commission has April and May to determine these recommendations.

1. Discussion of sheltering.

Jessica had created an outline of possible sheltering approaches to share with the commission members to guide the discussion: (see attached, *Sheltering Discussion Background Information and Prompts for Discussion PDF*)

Ideas summary:

Winter House: The City continues to support the winter house financially.

- Will need to determine how much and ensure the faith community can continue its leadership.

Warming/Cooling Center: As part of the climate action plan, there is a task to create a warming/cooling center. Jessica has been in communication with TOPSS about renovating their current space for this purpose after they move to their new facility. This would be a day center only with showers, laundry, tables/chairs.

- This would be a one-time capital investment.
- Will need to determine how much the renovation will cost and ensure the TOPSS management agreement.

Public comment: Jenny Bailer stated that a day room will need daily monitoring. Ann F. commented that this could be a social work intern.

Year-Round Sheltering: Jessica shared the need for 24-hour-a-day staffing, and that, in her opinion, the city did not have funds to fully support this without cuts in other areas.

Permanent Supportive Housing: This will require a location that can be purchased and renovated or a new build. It may require the city to take out a loan and use the rent to cover mortgage payments and wrap-around services.

Jason shared concerns about the long-term viability of this program if funding changed at the state/federal level in the future. Bracken asked whether city staff could run a PSH location or a shelter? Staff answer: No, this would require a partner organization. Jason then asked who and how much? These are questions that will need to be answered, likely through an RFQ release.

Jessica believes this will require a \$700K + investment from the city or a loan. Will need to

explore sustainability from rent and managing partnership models.

General discussion on sheltering approaches:

Ann F. commented that these are not city-owned projects; instead, the city would be a partner with other community organizations, and that it takes other community organizations to be the “owners” of these housing solutions.

She reminded the commission that they needed to decide on their recommendations for Council by the end of the May meeting.

Jock commented that he felt that there was no consensus. Anne B. reported that she felt 3 items were emerging as possible: winter house, warming/cooling room, and maybe PSH.

Mary commented that PSH has lots of nuance and requires having been homeless and having a mental health diagnosis.

Public Comment: Jenny Bailer stated PSH is the most important in her mind.

Jason asked how many units we can sustain with PSH. Can we do more than the initial recommendation of 6-10? How will it be sustained?

Roxanne commented, what about senior housing? What are our efforts in this area?

The Commission discussed how to approach the next steps to bring recommendation(s) to Council by the end of the May meeting.

Jessica asked them to consider a recommendation on how much money to allocate and for which project. She reminded the commission that the March minutes included possible available funding for housing.

2. General Housing Updates.

Jessica shared that Inclusive Housing Resources/Empower Me (IHR) has not been able to secure funding to cover their overruns in sewer and wage costs. They are now exploring 8 units instead of 16. Jessica has worked with the County to obtain a new subgrant agreement that allows for 8 to 16 units of housing and the ability to pivot all funds to Habitat if IHR is unable to continue its project. Council will vote on this new agreement on Tuesday, April 7, 2026.

Members had many questions about cost and concerns about the lower number of units. Jessica reported that if the project did not meet the September ARPA deadline, the city could “hold” the site for IHR as it seeks other funding options.

They are exploring single-family tax credit programs and could also explore *Welcome Home Ohio*, but exploring those financial programs may result in a loss of ARPA funds this year.

The city hopes to have some direction from them next week.

Habitat is on track and is also exploring the single-family tax credit program.

Roxanne asked a question about Bull Run Creek and the impact of the Habitat development. Jessica answered that site plans and construction drawings have all been reviewed by community development and engineering staff and approved by Council. The project is ready to advance. Jessica recommended that Roxanne reach out to the Environmental Commission to host a workshop with Butler County and the Soil and Water District on creek erosion mitigation.

Adjournment

Motion to Adjourn at 6:10 PM

First: Jason Bracken

Second: Cathryn Loucas

Approved

Upcoming Meetings:

- Thursday, June 4th, 2026 at 5 PM
- Thursday, July 2nd, 2026 at 5 PM

Sheltering Discussion Background Information and Prompts for Discussion

Prepared March 6, 2026
By Jessica Greene, ACM

Staff comments are not endorsed by Council, and any action will require a majority Council vote.

Winterhouse:

- Operated 90 days
- City gave \$70K for operations
- The operators raised more \$ and utilized numerous community volunteers.
- This winter house served XXX during the 90 days and at the end everyone was offered sheltering at other locations (but not all accepted).
- Engaged numerous community volunteers.

Prompts:

First-time projects often carry a lot of enthusiasm, but it may wane over time. Is this level of community volunteerism and donations achievable in future years?

<https://oashox.org/winter-2025/>

Staff Comments:

A similar level of funding *may* be available from the city in the future.

Warming/Cooling Space Concept

Jessica is in active conversations with TOPSS about providing a community day room for warming/cooling year-round. *(This is in line with our climate action plan)*

This space would have recliners, small desks, showers, laundry facilities, a snack/coffee bar, and charging ports.

Prompts:

If paired with winter house funding, would this space be sufficient for our community members who don't want to move into other sheltering options at the end of a winter house placement?

What is the cost estimation of these upgrades?

Can TOPSS absorb the monitoring of this space?

[PennyLane](#)

[Daybreak Miami Valley](#)

[HomeBase](#)

Staff Comments:

The City could explore funding the renovation of TOPSS current space to this community space once they move into their new facility.

Year Round Emergency Congregate Sheltering

This model would be a fully staffed, 24-hour-a-day, year-round sheltering model.

Prompts:

What size?

What budget is needed?

Would likely not be able to rely on volunteers as much due to year-round needs.

Where would money come from?

Who would be using this shelter?

[National Alliance to End Homelessness](#)

Staff comments:

The city social service liaison is almost always able to offer unhoused people sheltering options in other communities.

The city will likely not be able to fund this model (higher than winter house funding levels) without major cuts to other service areas.

Permanent Supportive Housing

This model would provide permanent housing for those who are currently unhoused and provide some wrap-around supports.

Prompts:

What size/how many units

Who is the target audience

Who would provide the wrap around services

Where would funding for wrap around services come from

[Ohio Department of Behavioral Health](#)

[HUD Exchange](#)

[COHIO](#)

Staff comments:

We will need to find a location, develop a budget, and then likely seek grants to do this.

With a goal of 6-10 efficiency-type units, this feels possible.

The city could explore purchasing an existing apartment unit or building a small apartment unit for this purpose.

Staff initial thoughts:

Cold Sheltering

- \$30K annual to cold sheltering from opioid (this will get us through about 10 years)
- This is \$40K less than granted this year

Warming Cooling Room 1x Capital Investment

- CDBG application for warming/cooling room if not enough ARPA left.
- Or use ARPA interest if we want it faster.

Loan to buy PSH property. (Estimated \$700-\$900K)

- Use the affordable housing trust fund to renovate. \$ from rent pays mortgage.
- Big question is rent enough to also pay wrap around provider/property management?
- Who will be contracted to manage to provide service and property management?

April 28, 2026

FROM: Members of the Board of Oxford Area Solutions for Housing

TO: Members of the City of Oxford Housing Advisory Commission

RE: Identification of Critical Housing Needs of Low- and Very Low-Income Neighbors

Oxford Area Solutions for Housing (OASH) is a non-profit advocacy group. We envision the Oxford area as a loving, compassionate, accepting community where no one wants for safe, secure housing. Our mission is to respond to and prevent homelessness in the Oxford area. We have been meeting monthly for nearly three years to discuss and advocate for low-income housing in Oxford.

On April 13, the monthly OASH meeting was an open community forum on low and very low-income housing needs in Oxford. Approximately 40 people engaged in a group prioritization and consensus building process where participants were asked to **select the TOP 3 Most Critical Needs for Oxford's low and very low-income housing**.

The results of this hour-long process identified the following priorities for Oxford. They are presented here as an official recommendation from OASH to the Housing Advisory Commission:

- 1. Emergency Shelter (24/7, 365) with social services offered including transportation, with provisions for individuals as well as families.**
- 2. Permanent Supportive Housing**
- 3. Transitional Housing**

Background and context:

Through point-in-time counts conducted over the past three years, communication with Talawanda School District staff, collaboration with local service providers, and planning and operation of this year's Oxford Winter House, we know there are significant resource gaps for those who are unhoused. Lack of support services locally, and inadequate options for emergency, transitional, and permanent housing, mean there are critical unmet needs.

Any sustainable efforts to meet these needs will require collaboration between public and private sectors. As the City enters its 2027 cycle of budgeting funds, and staff resources, it is important for the Housing Advisory Commission to receive public input about critical needs, and recommend to City Administrative Staff and Council the priority of addressing these needs.

On April 13, our monthly OASH meeting was an open community forum. Approximately 40 people engaged in consideration of a variety of sources to identify what the group saw as the three most critical needs of our low- and very-low-income neighbors as they seek to locate stable housing. Discussions over an hour's time provided the following input, which we believe is consistent with discussions the Housing Advisory Commission has held recently.

1. There was almost universal agreement that **the most critical need is for a local, year-round 24/7 emergency shelter for people who are unhoused**. The shelter would

primarily serve adults, though there is also a need for a plan for sheltering families. In addition to shelter and food, a facility should provide access to a variety of support services. Consistent with the City's Climate Action Plan for building resilience, such a facility could also serve as a **daytime cooling and warming shelter**, providing basic hygiene resources, internet access, and social connection.

2. As OASH discovered through operation of the Oxford Winter House this year, once people leave such a shelter, there is a critical need for **Permanent Supportive Housing**. There is no such housing stock locally, and Oxford residents are reluctant to leave what has been their hometown and community. Permanent Supportive Housing is best practice for those who are unable to live independently without continuing support and services. Wraparound supports are essential.
3. There was also recognition of the need for **Transitional Housing** that is affordable to low and very low income residents, accessible, and owned and managed by those who would accept vouchers. This can serve as a stepping stone to living independently if services and advocacy are offered.

Over the past several years, members of the public have stepped up to partner with the City to provide resources for the successful planning and operation of a seasonal, 24/7 emergency shelter. OASH has explored, and continues to move forward with, best practices for development of modest-capacity, transitional or permanent supportive housing. Recent Housing Advisory Commission discussions have suggested possibilities for moving forward in relation to the first two sets of needs.

Please consider this as a formal recommendation from OASH. We know that, within the City's work on its high priority "Housing for All", there are both political will and financial resources for addressing the first and second ranked sets of critical needs. We will speak with the HAC, and City Council, to express the will of concerned members of the community, and our desire to work in ongoing and future partnership.

Thank-you for your consideration of this input from OASH,

OASH Board members:

Jenny Bailer
Anne Bailey
Ann Fuehrer
Mary Piper

2026 City Council Goals

By June 2026, distribute County ARPA funds to Habitat for affordable housing infrastructure. (On track)
By June 2026, distribute County ARPA funds to Inclusive Housing Resources for affordable housing infrastructure. (Project on hold. \$ Moved to Habitat)
By July 2026, release an RFP for 47 acres for mixed-income, mixed-type housing, and include some small neighborhood businesses. (Decision on approach needed)
By June 2026, HAC will recommend to Council approaches for assisting those who are unhoused- explore shelter models, partnerships, funding, scope, and size. Will make recommendations to Council, including operational models and budgetary needs. (Decision on approach needed)
By May 2026, implement one round of community education on renters' rights with the Housing Stability Program in partnership with TOPSS and HOME Cincy (In progress)

2027 City Council Directed Research Areas for HAC

- Find ways to encourage the development of multi-family housing
- Find ways to build the affordable housing trust fund
- Find ways to assist with funding a cold shelter