CINCINNATI RENTAL CONNECTION

To Connect Prospective Tenants with Registered Rental Units

Landlords in Cincinnati will be required to register over 20,000 properties containing over 70,000, apartment units. This new registry completely modern and online offers a unique opportunity to incentivize registration in the new Cincinnati Residential Rental Property system.

This proposal is to encourage landlords to register voluntarily and maintain up to date information on the registry. As a completely optional benefit after registering, landlords will be able to create their own private account in the registry to make available to the public vacant rental units at no additional charge to the landlords.

The registry, if landlords are in favor of such a benefit and the City authorizes expansion of the registry program, would have a public facing website that will display on a map, vacant rental units available to citizens looking to rent an apartment. The landlord would have the option to display the contact information for a rental agent that the apartment hunters can contact.

Participation in the outward facing "Rental Connection" for tenants would be completely voluntary by landlords. Only landlords who wish to participate would "check a box" in their registry account that would make their vacancies visible on the outward facing rental connection portion of the rental registry. The new registration ordinance requests information on the size of the units, average rents, and number of bathrooms, and if the unit is accessible. This information can be displayed for apartment hunters on the map and searched by the type unit the tenant can afford in an area they wish to live.

The landlord need only go into their registry account and "check the vacant box" next to the size unit in the building they have available, and the vacant unit would appear on the Rental Connection portal for apartment hunters. Prospective tenants can use the portal to search by unit size, price range, and neighborhood, <u>at no cost to the landlords who register the property and maintain the registry information</u>.
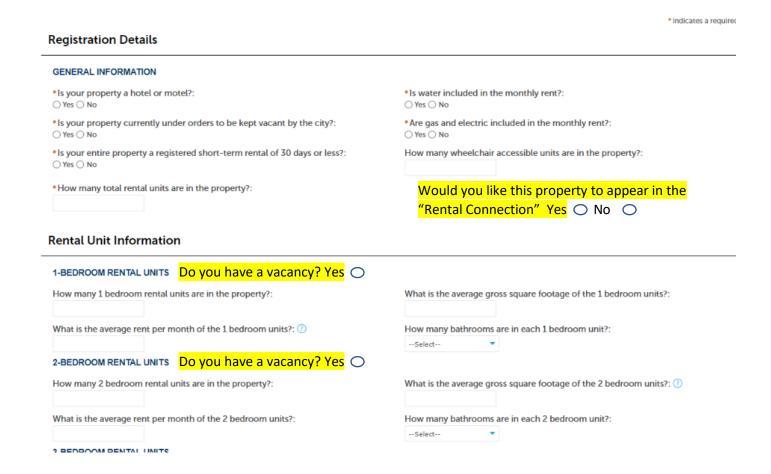
In today's housing shortage and folks with disabilities looking for accessible apartments such a feature could benefit landlords, tenants, and the City. Since the registry is being created in partnership with landlords and will require effort on both parties to establish, it makes sense to leverage the data being collected to help landlords and tenants connect with the right housing situation, and to make use of the significant amount of data for the public in need of finding the right housing. The city wishes to create a benefit and incentive for landlords to register and avoid penalties such as fines for not registering. Incentivized voluntary registration, a prosperous vital rental market, and citizens in the best available housing situation is the benefit the City will receive for making the "Rental Connection" feature available for landlords and tenants.

KEY POINTS:

- **No additional charge to Landlords or Tenants**
- **Incentivizes voluntary registration**
- **Landlords can "op out" and simple register the property and not participate in the connection**
- **Only the phone number of the rental agent contact need be shown on the "Connection"**
- **Helps tenants find the best housing situation they can afford in a place they want to live for longevity of tenancy and less turnover**
- **Gives landlords the ability to show rental units they have on the market to the public at no cost by simply turning on and off the vacant unit designation in their registry account.**

The following are screen shots of how the registry may appear.

Landlord enter the information in the online rental registry. The option to participate would be available. If there is a vacancy in a 1- bedroom for example, the vacancy box is checked "Yes". Once rented the landlord logs into the registry "uncheck" the box, and the unit no longer appears on the public "Rental Connection" website.

* indicates a required

Registration Details

GENERAL INFORMATION

*Is your property a hotel or motel?:
○ Yes ○ No

*Is your property currently under orders to be kept vacant by the city?:
○ Yes ○ No

*Is your entire property a registered short-term rental of 30 days or less?:
○ Yes ○ No

*How many total rental units are in the property?:
[ ]

*Is water included in the monthly rent?:
○ Yes ○ No

*Are gas and electric included in the monthly rent?:
○ Yes ○ No

How many wheelchair accessible units are in the property?:
[ ]

Would you like this property to appear in the "Rental Connection" Yes ○ No ○

Rental Unit Information

1-BEDROOM RENTAL UNITS Do you have a vacancy? Yes ○

How many 1 bedroom rental units are in the property?:
[ ]

What is the average rent per month of the 1 bedroom units?: ⑦
[ ]

What is the average gross square footage of the 1 bedroom units?:
[ ]

How many bathrooms are in each 1 bedroom unit?:
--Select-- ▼

2-BEDROOM RENTAL UNITS Do you have a vacancy? Yes ○

How many 2 bedroom rental units are in the property?:
[ ]

What is the average rent per month of the 2 bedroom units?:
[ ]

What is the average gross square footage of the 2 bedroom units?: ⑦
[ ]

How many bathrooms are in each 2 bedroom unit?:
--Select-- ▼

3 BEDROOM RENTAL UNITS

The landlord need only create and account and register the property to participate. A new Person Contact filed would be added called "Rental Agent", this could be a phone number or e-mail of the person who is tasked with taking rental applications and showing apartments etc.

This screen shot shows the City Website for Vacant Foreclosed Properties that require registration. A Rental Connection would have similar features. The map shows location and information can be searched by neighborhood with property details in a table and a link to e-mail information (which would be to the rental agent)

Use the search tools provided to determine if the foreclosed vacant property is located in one of the pilot neighborhoods.

🔍 🔍 🌐 ✋ ⟲ ⟳   P | Street Map ▾ |

SEARCH BY ADDRESS

Street numbers and partial street names are required. Do not include street prefixes, such as N, S, E or W, or suffixes, such as St, Ave, Ct, etc.

Example: 1713 VI for 1713 VINE or 801 PL for 801 PLUM

| Enter location | ▾ | Go |

Properties by Statistical Neighborhood Approximation

Click on a property below to zoom to its location (the grid displays the properties that are shown on the map).

Neighborhood	Count
AVONDALE	5
BOND HILL	13
CARTHAGE	1
COLLEGE HILL	12
CUF	5
EAST END	1
EAST PRICE HILL	5
EVANSTON	2
HARTWELL	2
HYDE PARK	2

Click on a Neighborhood to zoom to the properties within that neighborhood.

| Export Data |

Address	Status	Registrant	Phone Number	Foreclosed	Record No	Submit Service Request	Neighborhood
1917 NEYER AV	OCCUPIED - FORECLOSURE FILED - STILL OCCUPIED			11/19/2015	VFP1500843	Report Problem	MILLVALE
3930 KING PL	OCCUPIED - FORECLOSURE FILED - STILL OCCUPIED			11/09/2015	VFP1500807	Report Problem	NORTHSIDE
1817 1ST AV	VACANT - REGISTERED VACANT	NORTHSIGHT MGMT	602-842-1013	03/09/2017	VFP1700204	Report Problem	WEST PRICE HILL
1523 SIDONA LN	OCCUPIED - FORECLOSURE FILED - STILL OCCUPIED			03/27/2017	VFP1700260	Report Problem	WEST PRICE HILL
1763 TUXWORTH AV	OCCUPIED - FORECLOSURE FILED - STILL OCCUPIED			01/23/2017	VFP1700078	Report Problem	WEST PRICE HILL

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