City of Cincinnati
Council

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Clerk of Council

202300613

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MOTION

Incentivize Missing Middle Housing

WE MOVE that the City of Cincinnati Administration craft an amended version of Ordinance Item No. 2023-00364 to include a bonus incentive to create more naturally-occurring affordable, sustainable housing. Specifically, the Administration should create a bonus incentive that increases the maximum abated amount in market improvement value when a remodel adds additional units (between two and four units) or a new construction has between two and four units. The incentive should increase the maximum abated increase in market improvement value on a per unit basis, so that a two-unit building has an additional incentive, a three-unit building has a higher additional incentive, and the four-unit building has the highest additional incentive. The exact amount of the bonus should be determined by the Administration, based on its assessment of the current market. This should be called the "Missing Middle Bonus."

Councilmember Meeka D. Owens

Councilmember Liz Keating

STATEMENT

The City Planning Commission is currently considering Ordinance Item No. 2023-00333, which will simplify the approval process for the rehabilitation of historical multi-family buildings of two to four units. City Council and the Mayor have publicly discussed the consideration of a policy allowing Accessory Dwelling Units (also known as ADUs) and a policy amending the City's zoning code to allow for more residential multi-family units.

This amendment to the City's residential abatement program will provide a financial incentive for builders and homeowners to rehabilitate a structure to its original capacity, construct an ADU, or build a multi-family residential building. As one part of the City's comprehensive housing strategy, this incentive will support the creation of more naturally-occurring affordable housing and alleviate pressures in the City's housing crisis.