



801 Plum Street
Cincinnati, OH 45202

City of Cincinnati

Agenda - Final-revised

Equitable Growth & Housing

Chairperson, Mark Jeffreys
Vice Chair, Victoria Parks
Councilmember, Meeka Owens
Councilmember, Jeff Cramerding
Councilmember, Anna Albi
Vice Mayor, Jan-Michele Kearney
Councilmember, Scotty Johnson
Councilmember, Seth Walsh
Councilmember Evan Nolan

Tuesday, February 25, 2025

1:00 PM

Council Chambers, Room 300

PRESENTATIONS

City of Cincinnati Disparity Study 2025

Laura Castillo, Director, Department of Economic Inclusion

Steven Love, SRL Consulting

Andre Ward, The Khafre Ward Corporation

2025 Quick Strike Update

Rosa Christophel

Vacant Building Registration Proposal

Director, Art Dahlberg

AGENDA

1. [202500200](#) **ORDINANCE**, submitted by Councilmember Jeffreys, from Emily Smart Woerner, City Solicitor, **MODIFYING** the provisions of Title XI, “Cincinnati Building Code,” of the Cincinnati Municipal Code by **ORDAINING** new Chapter 1125, “Vacant Building Registration,” to provide a system for the registration of vacant buildings in the City, and **MODIFYING** Chapter 1501, “Code Compliance and Hearings,” by **AMENDING** Section 1501-3, “Class A Civil Offenses” and Section 1501-9(b), “Class D Civil Offenses” to correct a clerical error and add violations of Section 1125-17 to Section 1501-3 and Section 1501-9(b).

Sponsors: Jeffreys

Attachments: [Transmittal](#)
[Ordinance](#)
2. [202500303](#) **PRESENTATION**, dated 02/20/2025, submitted by Councilmember Jeffreys, regarding the 2025 Quick Strike update.

Sponsors: Jeffreys

Attachments: [Presentation](#)
3. [202500320](#) **PRESENTATION**, dated 02/21/2025, submitted by Councilmember Jeffreys, regarding the City of Cincinnati Disparity Study 2025.

Sponsors: Jeffreys

Attachments: [Presentation](#)
4. [202500336](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 2/25/2025, regarding the Updated Vacant Building Proposal 2025.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Presentation](#)

ADJOURNMENT

202500200

Date: February 5, 2025

To: Councilmember Mark Jeffreys
From: Emily Smart Woerner, City Solicitor *EESW*
Subject: **Ordinance – CMC Vacant Building Registration**

Transmitted herewith is an ordinance captioned as follows:

MODIFYING the provisions of Title XI, “Cincinnati Building Code,” of the Cincinnati Municipal Code by **ORDAINING** new Chapter 1125, “Vacant Building Registration,” to provide a system for the registration of vacant buildings in the City, and **MODIFYING** Chapter 1501, “Code Compliance and Hearings,” by **AMENDING** Section 1501-3, “Class A Civil Offenses” and Section 1501-9(b), “Class D Civil Offenses” to correct a clerical error and add violations of Section 1125-17 to Section 1501-3 and Section 1501-9(b).

EESW/EEF(dmm)
Attachment
410962

City of Cincinnati
An Ordinance No. _____

EEF

EESW

- 2025

MODIFYING the provisions of Title XI, “Cincinnati Building Code,” of the Cincinnati Municipal Code by **ORDAINING** new Chapter 1125, “Vacant Building Registration,” to provide a system for the registration of vacant buildings in the City, and **MODIFYING** Chapter 1501, “Code Compliance and Hearings,” by **AMENDING** Section 1501-3, “Class A Civil Offenses” and Section 1501-9(b), “Class D Civil Offenses” to correct a clerical error and add violations of Section 1125-17 to Section 1501-3 and Section 1501-9(b).

WHEREAS, the health, safety, and welfare of Cincinnati residents are negatively impacted by commercial and residential buildings that become and remain vacant for extended periods of time because they contribute to blight and attract nuisance activity; and

WHEREAS, vacant buildings constitute a greater safety hazard than occupied buildings because there is no person on site to alert first responders in the event of an emergency, such as a fire; and

WHEREAS, the United States Fire Administration, a division of the Federal Emergency Management Agency (FEMA), reports that in any given year there are approximately 23,800 fires in vacant residential properties that cause an estimated 75 deaths, 200 injuries, and \$785 million in property loss, including loss or damage to adjacent properties; and

WHEREAS, the risks associated with vacant commercial and residential properties are exacerbated when the owner or manager of a vacant building does not reside in the immediate vicinity; and

WHEREAS, fires at vacant buildings are an immediate health and safety threat to nearby residents, whose homes may be jeopardized by emergencies at vacant buildings, and first responders, who are required to respond to emergencies at vacant buildings without prior knowledge of the building’s conditions, including whether it is safe to enter; and

WHEREAS, there are approximately 5,500 vacant buildings throughout the City, including in its most densely populated communities; and

WHEREAS, the City has expended significant resources addressing fires at vacant properties, including in response to the December 2019 fire that nearly destroyed the historic Jackson Brewery located in Over-the-Rhine, which required over sixty firefighters working over 36 hours to bring the fire under control, and

WHEREAS, an effective registration and inspection program will help keep vacant commercial and residential properties secure from trespassers and provide safer entry for first responders in the event of an emergency; and

WHEREAS, requiring property owners to provide limited information about the maintenance and condition of vacant commercial and residential buildings will benefit the City by reducing the safety hazards facing first responders and nearby residents; facilitating early warning of abandonment; protecting the City's limited housing stock and historic structures; preventing the unnecessary decline of property values; reducing the well-documented and significant costs annually incurred by the City in responding to vacant buildings, including demolishing, stabilizing, barricading, cleaning costs, and providing for safer conditions for first responders; and

WHEREAS, this ordinance further reclassifies a portion of Section 1501-9(b) of the Cincinnati Municipal Code to correct an error created when Ordinance Number 640-2022 was enacted; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That new Chapter 1125, "Vacant Building Registration," of Title XI, "Cincinnati Building Code," of the Cincinnati Municipal Code is hereby ordained to read as follows:

Chapter 1125 - Vacant Building Registration

Sec. 1125-01. - Definitions.

- (1) For the purposes of this Chapter, words and phrases shall have their ordinary meaning unless defined herein or in the preceding Chapters of Title XI, "Cincinnati Building Code."
- (2) "Vacant building" means a building that for 180 days or more:
 - (a) has not been occupied by human inhabitants with legal authority to be on the premises;
 - (b) where substantially all lawful business or construction operation has ceased;
or
 - (c) that is 95 percent or more unoccupied.
- (2) "Vacant building maintenance plan" means a written plan submitted to the director that sets forth the owner or person in control's intentions for maintaining the vacant building in a manner that complies with all applicable provisions of the Cincinnati Municipal Code and Cincinnati Building Code, and that includes a timeline for rehabilitating and reoccupying, or demolishing the building.

Sec. 1125-03. - Scope.

- (1) The provisions of this Chapter apply to all vacant buildings except those listed below:

- (a) buildings subject to CBC Chapter 1123, "Vacant Foreclosed Residential Property Registration";
 - (b) buildings subject to CBC Section 1101-77, "Obligations of Owners and Persons in Control of Vacated Buildings"; or
 - (c) buildings owned by the federal government, the State of Ohio and its political subdivisions, including, but not limited to, the Hamilton County Land Reutilization Corporation, the Hamilton County Treasurer, or the City of Cincinnati.
- (2) Notwithstanding the provisions of this Chapter, the director may exempt from registration certain vacant buildings by issuing a written determination pursuant to CBC Section 1101-80.1 or those vacant buildings that meet one of the following criteria:
- (a) The building is undergoing active renovation, rehabilitation, or construction that will result in a legally occupied building, conditioned upon the following:
 - i. the owner or person in control demonstrates to the director's satisfaction that all necessary approvals and permits for such renovation, rehabilitation, or construction have been obtained; and
 - ii. the director approves a time period for completing the renovation, rehabilitation, or construction.
 - (b) The building is a single-family or owner-occupied two- or three-family residential building in which the owner has resided for at least three of the previous nine months, and in which the owner has a present intent to reside within the next three months.
 - (c) Buildings for which a vacant building maintenance plan has been submitted to the director for approval and which, when the vacant building maintenance plan is implemented, the need for monitoring of the building by the Department of Buildings and Inspections is eliminated. The director may revoke a vacant building maintenance plan and impose registration obligations upon determining that the owner or person in control of a vacant building violated the vacant building maintenance plan or other law governing the rehabilitation or condition of the subject building. Upon such revocation, the owner or person in control of a vacant building shall register the property within fourteen days of the director's issuance of written notice of default. Fees reinstated under this section shall be a debt due and payable to the City within thirty days of the director's decision.

Sec. 1125-05. - General Obligations of Owners and Persons in Control of Vacant Buildings.

- (1) The owner or person in control of a vacant building must register the building as set forth in this Chapter, unless expressly exempted under CBC Section 1125-03, "Scope."
- (2) The owner or person in control of a vacant building, once having registered, has a continuing obligation to notify the director in writing of any changes regarding the status and condition of the building during the registration period, including:
 - (a) any change in information on the vacant building registration form;
 - (b) any change in ownership, management, or control of the vacant building; or
 - (c) any reoccupation of the building.
- (3) The owner or person in control of a vacant building shall designate a person residing within 100 miles of the building who will respond to emergency or maintenance issues. The owner or person in control shall provide the name, address, and telephone for this individual, and for any and all persons in control of the vacant building to the director.
- (4) Satisfaction of the obligations set forth in this Chapter does not relieve the owner or person in control of a vacant building of their responsibility to maintain the property in compliance with any other provision of the CBC.

Sec. 1125-07. - Vacant Building Registration.

- (1) The owner or person in control of a vacant building must file a vacant building registration with the director within thirty calendar days of the property qualifying as a vacant building under CBC Section 1125-01(2) or within thirty calendar days of assuming ownership, whichever is later.
- (2) All vacant building registrations shall be made on forms and in the manner prescribed by the director.
- (3) All vacant building registrations shall be accompanied by the applicable fee. All fees required under this section are debts due and payable to the City.
- (4) All vacant building registrations shall be accompanied by verification of liability insurance in the amount prescribed by CBC Section 1125-05(1)(c).

Sec. 1125-09. - Vacant Building Registration Certificate.

- (1) The director shall issue a vacant building registration certificate upon determining that a vacant building registration complies with all requirements of this Chapter. Certificates issued under this section shall be valid for a six-month period from the

date of issuance. No vacant building shall be required to be certified more than twice per calendar year.

- (2) The director may issue a temporary vacant building registration certificate upon determining that a vacant building substantially complies with the requirements of this Chapter, subject to any conditions or orders the director deems necessary to bring the building into total compliance with this Chapter.

Sec. 1125-11. - Vacant Building Registration Certificate Renewal.

- (1) The owner or person in control of a vacant building shall have a continuing obligation to renew a vacant building registration before its expiration, so long as a building remains vacant.
- (2) All vacant building registration renewals shall be submitted on forms and in the manner prescribed by the director.
- (3) All vacant building registration renewals shall be accompanied by the applicable fee. All renewal fees required under this section are debts due and payable to the City.

Sec. 1125-13. - Periodic Inspections.

- (1) The director is authorized to inspect any vacant building subject to registration under this Chapter to ensure it is being maintained consistent with the CBC, is safe for entry by first responders in times of emergency and does not represent a threat to the public health, welfare, or safety.
- (2) All inspections performed by the director are subject to the provisions of CBC Section 1101-45, "Right of Entry and Credentials."

Sec. 1125-15. - Enforcement.

- (1) It shall be unlawful for any person to interfere with, obstruct, or cause delay in the performance of the director's duties under this Chapter.
- (2) The director is authorized to issue orders, notices, and citations to enforce the regulations of this Chapter in addition to any other enforcement authority granted to the director under this Chapter and the CBC.
- (3) The form and service of all orders and notices of violation issued by the director related to the enforcement of this Chapter shall comply with CBC Section 1101-61, "Orders and Notice of Violations."

Sec. 1125-17. - Penalties.

- (1) Failure to register a vacant building pursuant to Section 1125-07 shall constitute a Class D civil offense. The owner or person in control may be charged with a new

violation of Section 1125-07 for each unregistered vacant building on each day a person has failed to register such vacant building or buildings.

- (2) Failure to maintain accurate information pursuant to Section 1125-05 shall constitute a Class A civil offense. The owner or person in control may be charged with a new violation of Section 1125-05 on each day during which a person in control has failed to maintain accurate information for each registered vacant building.

Sec. 1125-19. - Severability.

If any provision or section of this Chapter or the enforcement of any such provision or section is held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect or render invalid or unenforceable any other provision or section of this Chapter. To this end, each of the provisions and sections of this Chapter are severable.

Sec. 1125-21. - Appeals.

Any person who has a bona fide controversy with the interpretation, application, or enforcement of this Chapter may submit a written petition for reconsideration to the director under CBC Section 1101-80, "Director's Actions."

Section 2. That Sections 1501-3, "Class A Civil Offenses," and 1501-9, "Class D Civil Offenses," of Title XV, "Code Compliance and Hearings," of the Cincinnati Municipal Code are hereby amended as follows:

Sec. 1501-3. - Class A Civil Offenses.

A person who violates a standard of conduct set forth in a section or chapter of the Cincinnati Municipal Code listed below is liable for the civil fine specified in § 1501-99 for a Class A Civil Offense. If a person has previously been found to have violated the same provision of the Cincinnati Municipal Code within one year that person may be charged as a second offender and on being found to have committed a second or subsequent offense is liable for the civil fine specified in § 1501-99 for the first violation of a Class B Civil Offense.

a.	§ 511-1	Advertising on Vehicles.
b.	§ 511-33	Front Yard Parking.
c.	§ 514-11	Parking Restrictions.
d.	§ 604-17	Unapproved Bird, Fowl or Animal Feeding.
e.	§ 701-19	Order to Muzzle Dogs.
f.	§ 701-27	Loud Dog.
g.	§ 701-30	Dog Excrement Removal.

h.	§ 721-63	Gutter Crossings.
i.	§ 721-65	Obstructing Gutters.
j.	§ 721-93	Temporary Driveway Permits.
k.	§ 723-5	Encumbering Sidewalks.
l.	§ 723-9	Regulations for Wholesale Produce Areas.
m.	§ 723-11	Retail Sidewalk Display.
n.	§ 723-12	Free Standing Business or Identification Signs (Sandwich Boards) on Sidewalk.
o.	§ 723-13	Temporary Encumbrances.
p.	§ 723-17	U.S. Mail Boxes.
q.	§ 723-23	Ground and Debris on Street or Sidewalk.
r.	§ 723-29	Sprinkling Roadways in Congested District.
s.	§ 723-31	Sprinkling Before Sweeping.
t.	§ 723-37	Unloading Heavy Material on Streets or Sidewalks.
u.	§ 723-39	Inscribing Names or Advertising Matter on Sidewalks Unlawful.
v.	§ 723-57	Removal of Snow.
w.	§ 723-59	Ice on Sidewalks.
x.	§ 723-65	Displaying House Numbers.
y.	§ 723-69	Removing House Numbers.
z.	§ 723-79	Fire Kettle Permit.
aa.	§ 729-7	Setting Out Containers.
bb.	§ 729-15	Containers to be Removed from Collection Points.
cc.	§ 729-37	Street Waste Receptacles.
dd.	§ 729-87(a)	Recyclable Materials - Taking Recyclables.
ee.	§ 729-87(b)	Recyclable Materials - Destruction of Container.
ff.	§ 729-87(c)	Recyclable Materials - Relocation of Container.
gg.	§ 729-87(d)	Recyclable Materials - Failure to Remove Container from Collection Point.
hh.	§ 729-88	Yard Waste Materials.
ii.	§ 729-89(c)	Disposal of Unacceptable Waste.
jj.	§ 911-17	Posting Bills on Streets.
kk.	§ 1123-11(b)	Vacant Foreclosed Property Registration - Failure to maintain accurate information.

ll.	§ 1123-11(c)	Vacant Foreclosed Property Registration - Failure to maintain the property in accordance with the maintenance provisions.
mm.	§ 701-2(B)(1)	Leash Required; Responsibility for Injury (<i>Leash</i>).
nn.	§ 856-25(d)	Failure to Provide Registration Number on a Listing Advertising a Short Term Rental.
oo.	§ 1601-57	Enforcement of Emergency Orders.
pp.	§ 1601-59	Enforcement of Health Orders.
qq.	§ 723-34	Skateboard and Other Coasting Devices, Regulation.
rr.	<u>§ 1125-17(2)</u>	<u>Failure to Maintain Accurate Information Once Having Registered a Vacant Building</u>

Sec. 1501-9. - Class D Civil Offenses.

A person who violates a standard of conduct set forth in a provision of the Cincinnati Municipal Code listed below is liable for the civil fine specified in § 1501-99 for a Class D Civil Offense. If the provision is listed under paragraph (a) below, the otherwise applicable civil fine is reduced by 50% fifty percent if the person charged shows in accordance with § 1501-15 that the violation has been corrected. If a person has previously been found to have violated the same provision of the Cincinnati Municipal Code within one year that person may be charged as a second offender and on being found to have committed a second or subsequent offense is liable for the civil fine for the subsequent offense provided below, which fine is specified in § 1501-99 and is not subject to reduction for correction of the violation.

- (a) Class D Civil Offenses With Civil Fines Subject to 50% fifty percent Reduction for Correction of Violation:

			Civil Fine for Subsequent Offense
(1)	§ 720-13	Private Facilities	Class E
(2)	§ 720-45	Notice of Violations	Class E
(3)	§ 720-69	Notice to Correct Drainage	Class E
(4)	Chapter 855	Rooming Houses	Class D
(5)	Chapter 895	Outdoor Advertising Signs	Class D
(6)	Chapter 1101	Administration, Cincinnati Building Code	Class E
(7)	Chapter 1106	General and Specialty Contractors	Class E
(8)	Chapter 1107	Elevator and Conveyer Equipment	Class E

(9)	Chapter 1117	Housing Code	Class E
(10)	Chapter 1119	Building Hazard Abatement Code	Class E
(11)	Chapter 1127	General Inspection Programs Code	Class E
(12)	Title XIV	Zoning Code	Class E
(13)	§ 1201-21	Maintenance	Class D
(14)	§ 1201-33	Evacuation	Class D
(15)	§ 1201-35	Spills and Leaks	Class D
(16)	Chapter 1235	Detectors, Early Fire Warning Systems	Class D
(17)	§ 1123-11(a)	Vacant Foreclosed Property Registration - Failure to register a vacant, foreclosed property.	Class E

(b) Class D Civil Offenses With Civil Fines Not Subject to ~~50%~~ fifty percent Reduction for Correction of Violation:

			Civil Fine for Subsequent Offense
(1)	§ 718-25	Secret Street Uses	Class E
(2)	§ 721-59	Taking Material from Streets	Class E
(3)	§ 729-71(c)(2)	Personal Property Left Abandoned on Streets and Sidewalks - 4 or more items	Class D
(4)	§ 761-14	Eviction or Retaliation by Landlord	Class E
(5)	Chapter 891	Home Improvement	Class E
(6)	§ 1201-47	Failure to Comply with Orders	Class D
(7)	§ 1219-21	Causing Fire Through Negligence	Class D
(8)	Chapter 1251	Fire Starting Apparatus	Class D
(9)	§ 759-4	Use of a Motor Vehicle to Facilitate a Drug Related Crime	Class D
(10)	Chapter 722	Management and Control of the Use of the City Right-of-Way	Class E
(11)	Chapter 730	Commercial Waste Franchises	
(12)	§ 856-25(c)	Violation of Limitations on Operators or Operation of Short Term Rentals	Class D
(13)	§ 1125-17(1)	Failure to Register a Vacant Building	Class E
(14) (13)	§ 1601-57	Enforcement of Emergency Orders	Class D

(15) <u>(14)</u>	§ 1601-59	Enforcement of Health Orders	Class D
(16) <u>(15)</u>	§ 723-79	Failure to Obtain Streetcar Power-Down or Shutdown Work Permit	Class D
(17) <u>(16)</u>	Chapter 811	e-Scooter Rental Franchises	Class D
(18) <u>(17)</u>	§ 915-7	Mandatory Reporting of Loss or Theft of Firearm or Dangerous Ordnance	Class D
<u>(18)</u>	<u>§ 1125-17(1)</u>	<u>Failure to Register a Vacant Building</u>	<u>Class E</u>

Section 3. That existing Sections 1501-3, “Class A Civil Offenses,” and 1501-9, “Class D Civil Offenses,” of Title XV, “Code Compliance and Hearings,” of the Cincinnati Municipal Code are hereby repealed.

Section 4. That the proper City officials are authorized to do all things necessary and proper to comply with the provisions of Sections 1 and 2.

Section 6. That this ordinance shall take effect February 16, 2026.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

New language underscored. Deleted language indicated by strikethrough.

H O M E B A S E

Equitable Growth & Housing Committee
February 25th, 2025

Quick Strike Update

#TogetherWeBuild
#CommunityDevelopmentStartsHere!





Who is HomeBase Cincinnati?

Our Mission:

We strengthen organizations that enhance neighborhoods through community building, housing, and economic development.

Our Vision:

A Greater Cincinnati with thriving communities built upon strategic social and economic investment.

Homebase is the leading resource for community development, focused on sharing resources, funding and expertise that helps transform neighborhoods and improve the quality of life for the residents of Greater Cincinnati.

Quick Strike Acquisition & Program Support

Fund

Program Summary:

The \$1 million Quick Strike Fund:

- Project funds have to be used for an acquisition of real property and rights to first refusal, but the application can also seek acquisition-related funding, including phase I and appraisal costs, as part of the total project costs.
- Applicable Projects must be catalytic in nature, meaning the project will begin a cascade of positive effects in a neighborhood.

For example, a prominent key stone building in a neighborhood that will create small business jobs and/or affordable housing, etc.

Organizational Eligibility:

- Any neighborhood business association, community council, community development corporation, or community-based organization housed within a Cincinnati neighborhood can apply for funding, that meets the following criteria;
- Nonprofit Status
- Proof of Neighborhood Improvement Mission
- Volunteer members, staff, and Board
- Attempt at Neighborhood Organization(s) Collaboration / letters of support encouraged

Scoring Criteria:

- **Catalytic Project** – the acquisition needs to be demonstrably catalytic for the neighborhood: a key property in the NBD, compliments existing controlled property for a larger development, the development plan for the building is catalytic for the community, prospective tenant would be catalytic, etc.
- **Timeline** – acquisition should be able to be closed quickly; organization must demonstrate the ability to close on the property and start on redevelopment in a timely manner.
- **Private Leverage** – the organization is not required to have a high percentage of leverage, as some neighborhoods will not be able to raise funds, but must show some leverage, either through private funding, accompanying loan, or volunteer hours.

Project application must include a signed Option Agreement or Purchase Agreement

- **Organizational Capacity** – organization has capacity to carry out the project, or can demonstrate that it has the right partners (HomeBase, the Port, CDF) to demonstrate capacity

Scoring Criteria & Required Submission

Summary:

- Project is in alignment with neighborhood / community / strategic / QOL plan
- Intended community impact of using Quick Strike- what are the short- and long-term goals and how will progress toward those goals be measured
- Description of how project is catalytic
- Timeline and scope of project, with identified partners and organizations listed, and/or proforma
- Signed purchase or option agreement
- Will the project need immediate stabilization- what is the plan and identified sources of funding
- Providing other partnerships and/or sources of project funding and/or leverage
- Description and demonstration of how organization has capacity, or right partnerships, to complete project in timely manner as previously described

2024 Application Results:

There were **9 neighborhood applications:**

- Clifton Heights CURC
- College Hill CURC
- Mohawk CDC
- Mt. Washington CDC
- NEST
- Price Hill Will
- Seven Hills Neighborhood Houses
- Urban League of Greater Southwestern Ohio (Avondale)
- Westwood Works

Total requests across all applications reached **\$1.8MM**

2024 Awarded Projects:

The following awarded projects would lay the foundation for **425 affordable and mixed-income residential units, 3 commercial units** and almost **\$100 million in development.**

Neighborhood Organization	Awarded Funding Amount	Project Name
NEST	\$190,000	4001 Hamilton Acquisition
Price Hill Will	\$170,000	3515 Warsaw Avenue Acquisition
College Hill CURC	\$250,000	College Hill Plaza Acquisition
Clifton Heights CURC	\$200,000	2315 Vine Street Acquisition
Mt. Washington CDC	\$190,000	5455 Beechmont Avenue Acquisition
Total:	\$1,000,000	21

2024 Awarded Projects cont'd:

Project Summaries:

- NEST: 4001 Hamilton is the gateway property for Northside as you enter the neighborhood from Clifton, and its renovation would bring affordable **4 residential units and 1 commercial unit, an estimated \$1.6 Million development.**
- PHW: 3515 Warsaw Avenue would be leveraged with 4 other buildings for a multi-million-dollar redevelopment along Warsaw Avenue, similar to the Warsaw Creative Campus. If combined with 3509 & 3519 Warsaw, this will result in **11 affordable units and 3 commercial, an \$12 Million dollar development- when combined with 3509 & 3519**
- College Hill Plaza is the largest site left in the College Hill Business District and will lay the foundation for a potential of **300 mixed-income residential units** and multiple commercial spaces and an estimated **\$54 Million development, plus \$4 Million just in acquisition**
- Clifton Heights CURC: 2315 Vine Street is the last acquisition needed for a **57-unit affordable housing development**, being co-developed by OTRCH and 8K, an estimated **\$21 Million.**
- Mt Washington: 5455 Beechmont Avenue is catalytic is the project when completed would bring **55 units of senior affordable housing** to Mt. Washington, an estimated **\$14 Million development** 22

2025 Quick Strike Acquisition Fund Program

Program Changes to meet Council motion from June 2024:

- No limit of funding ask, 2024 limited asks to \$250,000
- Rolling application period until fund is depleted
- Applications with use of other City funds for the project receive a down score
- No strict redevelopment timeline
- Funds can be used for right of first refusal
- Tiered scoring system

2025 Quick Strike Acquisition Fund Program

2025 Quick Strike opened on January 17th.

Application fund request totals as of February 17th:

Requested Funding Amount
\$250,000
\$287,500
\$115,800
\$400,000
\$1,053,000



Questions?



City of Cincinnati Disparity Study 2025

February 25, 2025



- 1. Develop a Project Timeline and Framework**
- 2. Review Existing Models and Standards**
- 3. Assist in Drafting the RFP Document**
- 4. Provide Support for RFP Finalization**
- 5. Provide support to the City's Study Selection Committee**

Timetable for Disparity Study Consultant Selection

1st Phase

<u>Activity</u>	<u>Weeks</u>	<u>Target Date</u>
RFP Creation Process	Done -----	
Release of RFP	X	March 3, 2025
Proposals Due	X+4	March 28, 2025
Short-list Interviews	X+11	May 16, 2025
Consultant Selection	X+12	May 23, 2025
Administration Approval	X+13	May 30, 2025
Contract Negotiations Concluded	X+15	June 13, 2025

Timetable for Disparity Study Execution

2nd Phase

<u>Activity</u>	<u>Weeks</u>	<u>Target Date</u>
Disparity Study Start Date	X	July 1, 2025
Disparity Study Final Draft	X+48	May 29, 2026
Disparity Study Final Document	X+52	June 26, 2026
Presentation to City Council	X+54	July 10, 2026
Public Presentation	X+54	July 10, 2026

Study Parameters:

- **Include All Races/Ethnicities and Genders**
- **Contractor Roles – All Primes and **Subcontractors****
- **Categories of Contractors**
Construction, Professional Services, Other Services, and Supplies
- **Contract Sizes**
TOTAL (ALL above \$5,000) and
 - \$5,000 to 49,999
 - \$50,000 to 249,999
 - \$250,000 and above
- **Geographic Market (RGMA)**
75% or more of Contract Dollars

Disparity Study RFP

SCOPE OF SERVICES

- **Project Management Plan**
 - According to the requirements of the RFP
 - Strategy for diverse stakeholder engagement efforts must be designed and implemented
 - Greater transparency and periodic/timely updates

- **Legal Review and Analysis**

- **Availability Review and Analysis**
 - Include ALL minority and women-owned businesses (certified and non-certified)

- **Utilization Review and Analysis**
 - Payments only (not Awards)
 - By TOTAL and size of contract
 - Missing subcontractor data gaps are filled by Consultant

- **Disparity Review and Analysis**

Disparity Study RFP

SCOPE OF SERVICES

- **Current and Past Procurement Practice Review (includes DEI Review)**
- **Marketplace Conditions Analysis (Private Sector Review)**
- **Anecdotal Evidence**
- **Review of Race or Gender-Neutral Programs and Initiatives**
 - **Required to address VBE, DOBEs, and LGBTQ+ potential program capabilities.** Includes the rationale and benefits to the City, types of certifications, types of preferences, and examples of programs in use.
 - **Required to provide an understanding of Co-Operative businesses** and their relationship to SCOTUS Croson decision in provision of benefits as well as providing any information on any Agencies which provide benefits to these type of businesses.
- **Recommendations and Remedies**

Disparity Study RFP PROPOSALS

-- Overall, more **specific and greater details**: company credentials, staffing plan & personnel, and experience performing disparity studies sections

-- Adds reference section

Provide support to the City's Study Selection Committee

Provide tools and expertise to assist the City's Study Selection Committee in the evaluation and selection of the Disparity Study Consultant, including: 1. A Disparity Study RFP Side-by-Side Comparison tool for analyzing proposer differences and similarities. 2. A Disparity Study RFP Scoring Criteria Matrix for evaluation and scoring of proposers.

Ensure these tools are designed for maximum usability while maintaining neutrality, as **SRL Consulting will not participate as a committee member.**

Serve as **an "as-needed" advisor** to the Department of Economic Inclusion and the Study Selection Committee through June 30, 2025.

SRL Consulting will **conduct one in-person training session** for the Department of Economic Inclusion staff members and one for the Study Selection Committee (Disparity Study 101).



Questions?



February 25, 2025

To: Members of the Equitable Growth & Housing Committee 202500336
From: Sheryl M.M. Long, City Manager
Subject: **Presentation – Updated Vacant Building Registration Proposal 2025**

Attached is a presentation regarding the Updated Vacant Building Registration Proposal.

Cc: Art Dahlberg, ^{AD} Director of the Department of Buildings & Inspections

Vacant Building Registration Program Proposal



The Cost of Vacant Buildings

Vacant buildings are located in all 52 neighborhoods across the City.

Ten years ago, the annual costs of vacant buildings to the City was estimated to be approximately **\$3 Million**.

- Vacant Building Inspections Costs
- Barricade Costs
- Demolition Costs
- Vacant Building Program Costs
- Legal Enforcement Cost
- Administrative Appeals Costs
- Fire Dept Runs & Inspections Costs
- Sanitation Inspections Costs
- Police Dispatch Costs
- Weed & Litter Abatement Costs
- Historic Building Repair Costs

Today's Estimated Cost:

(Based on Inflation Rates)

TOTAL: \$8,526,168.16

Looking Deeper at The Data

- There are approximately 2,800 unique properties without water service
- 1,800 of these 2,800 properties have had the water off at the property prior to 2020.

Understanding how these properties impact the Fire and Police Departments:

- There have been 1,816 fire department runs to these properties with a total run count of 8,769. **This averages to 4.8 runs per building.**
- There have been 1,073 police incidents at these properties with a total incident count of 2,410. **This averages 2.2 incidents per building.**

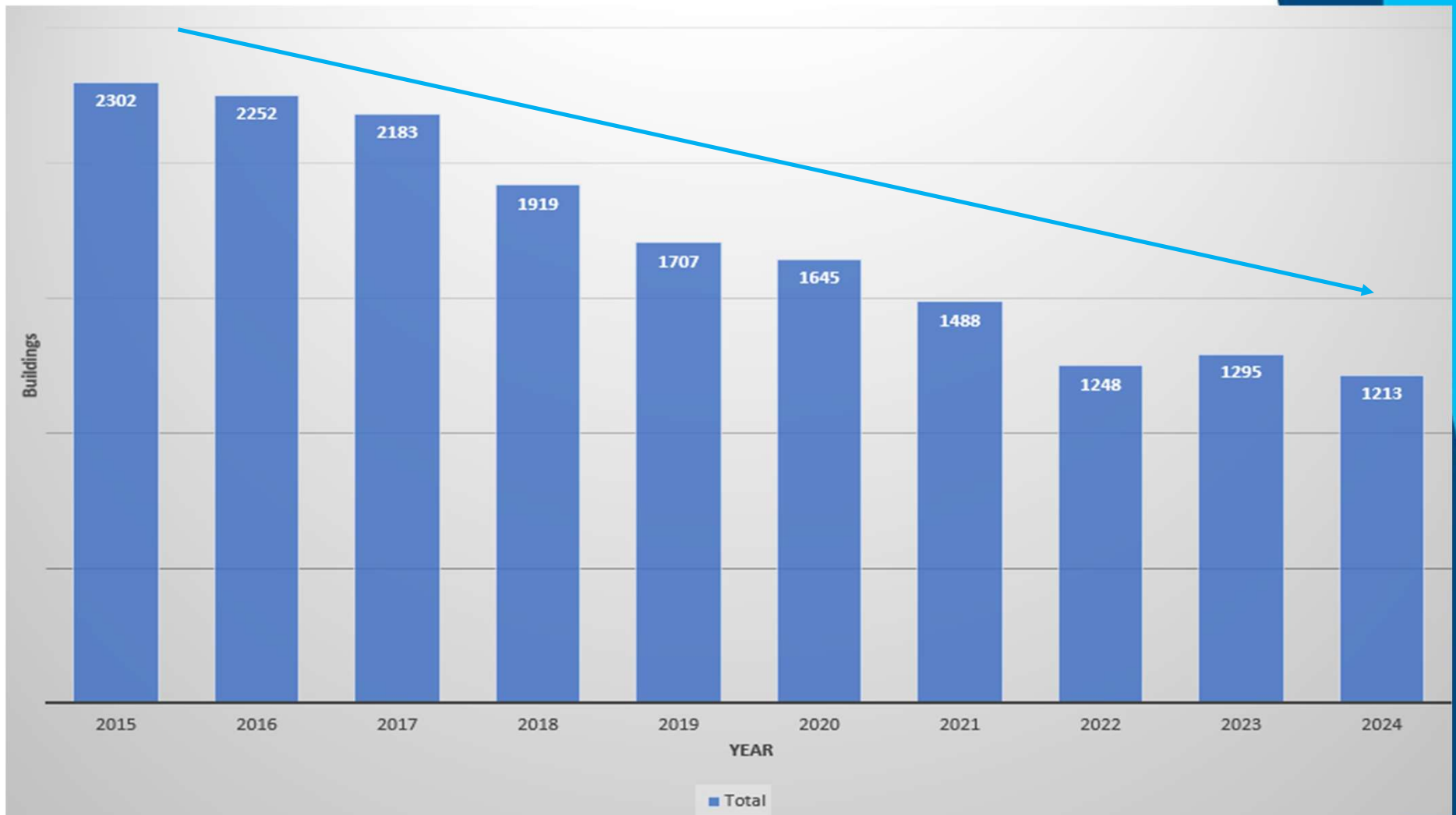
Only 3% of the properties have NOT had a Police or Fire Call.

Current Programs

The City of Cincinnati currently has two programs in place to address vacant and abandoned buildings:

- **Vacant Foreclosed Property Registration (VFPR)** – Properties that are foreclosed and bank-owned must be registered with the City of Cincinnati. Through registration, the City can routinely inspect and ensure that the property is being maintained. **VFPR** is proactive, but pertains only to foreclosures (approx. 237)
- **Vacated Building Maintenance License (VBML)** – Requires property owners to obtain a license if they have a property that has been ordered to be vacated due to code violations. It also requires the owner to maintain insurance on the vacated property. The **VBML** program is more **reactive** than **proactive**. VBML does not engage the property until it is already blighted and unfit for habitation (approx. 1,209)
- **Public Nuisance Process** – Public hearing to determine if appropriate to use City funds to demolish a vacant/blighted building.

Reduction in Vacated Buildings (VBML) Citywide Since 2015



Property Life Cycle



? ? ?

State of Property Unknown



Occupied

VBR Program Could Address
This Area of Concern

VBML

Demolition

Vacant Building Registration (VBR)

- VBR is a proactive effort to maintain the approximately 2,500 buildings not caught by existing programs.
 - A **semi-annual registration** process
 - Program is shared in collaboration with Police and Fire
 - Require interior inspections **twice per year** to detect and control hazards
 - Require exterior inspections **10 times per year** to ensure buildings are secure.

Working Together

Together, the VFPR, VBML, and VBR, would:

- Monitor the over **4,500** vacant buildings across the city
- Prevent a large number of these buildings from falling into expensive disrepair
- Reduce crime on blocks with a higher density of vacant buildings
- Create safer street blocks
- **Additional Benefits:**
 - No costs to owners in the first six months of vacancy
 - Minimal costs thereafter, provided the building is maintained.
 - There are a number of exceptions built into program
 - Mitigating vacant properties will support neighborhood investment



Category	Vacant Building Registration	Vacant Foreclosed Property Registration	Vacant Building Maintenance License
Adoption Year	Adopted in 2025?	Adopted in 2012	Adopted in 2014
Purpose	Proactive / Preservation	Proactive / Preservation	Preservation / Safety
Type of Property	All Buildings	Residential Only: Foreclosed	All Buildings
Status of Property	Empty	Foreclosed / Vacant	Uninhabitable Due to Serious Code Violations
Code Compliance	Registration & Maintenance	No Outward Signs of Foreclosure	Meets 13-point Preservation Criteria
Program Entry	Meets Vacant Qualifications	Identified as Bank Owned, Foreclosed and Vacant	Identified as Hazardous at Time of Vacation Order
Fees Associated:	<ul style="list-style-type: none"> • \$250 / 6 months • \$250 -\$1,000 if not timely addressed 	<ul style="list-style-type: none"> • Initial Registration: \$500 • Annual Registration: \$500 • Exception Fee: \$50 	<ul style="list-style-type: none"> • \$900 "vacated/vacant" for less than 1 year • \$1,800 "" for at least 1 year but less than 2 • \$2,700 "" for at least 2 years but less than 5 • \$3,500 "" for at least 5 years
Inspections Process	Two Interior Inspections, 10 exterior inspections; yearly	Inspected within 5 days of filing to be sold	Must Maintain Insurance
Options	File Petition - With a Plan	Installation of an Alarm	File Petition - With a Plan
Penalties	Civil	Civil	Civil & Criminal

HOW PROCESS CURRENTLY WORKS

2016

2018

2019

2023

2025



- Water is Shut Off

- Orders To Repairs /Address Concerns Mandated By City

- Orders To Vacate Mandated By City

- Condemned

- Vacated / Demolished.



Vacant Building Progression

2016
Water Shut Off



2023
Vacated



2025



HOW PROCESS SHOULD WORK

PROACTIVE APPROACH



- Water is Shut Off



- Entered into Vacant Building Registration Program



- Work With Owner to do Maintenance / Rehab Plan



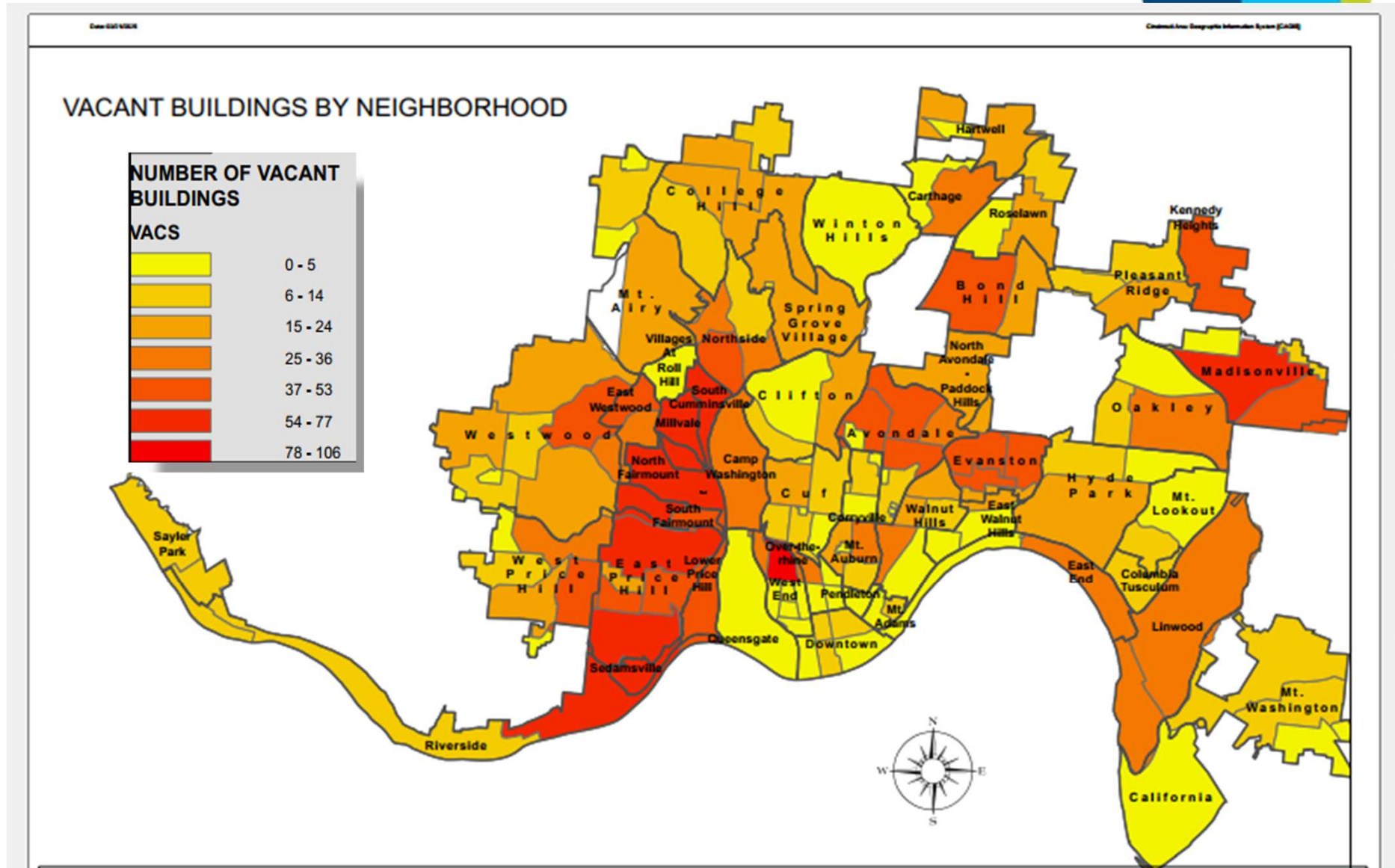
- Determine if Owners Qualify for Rehab Financing



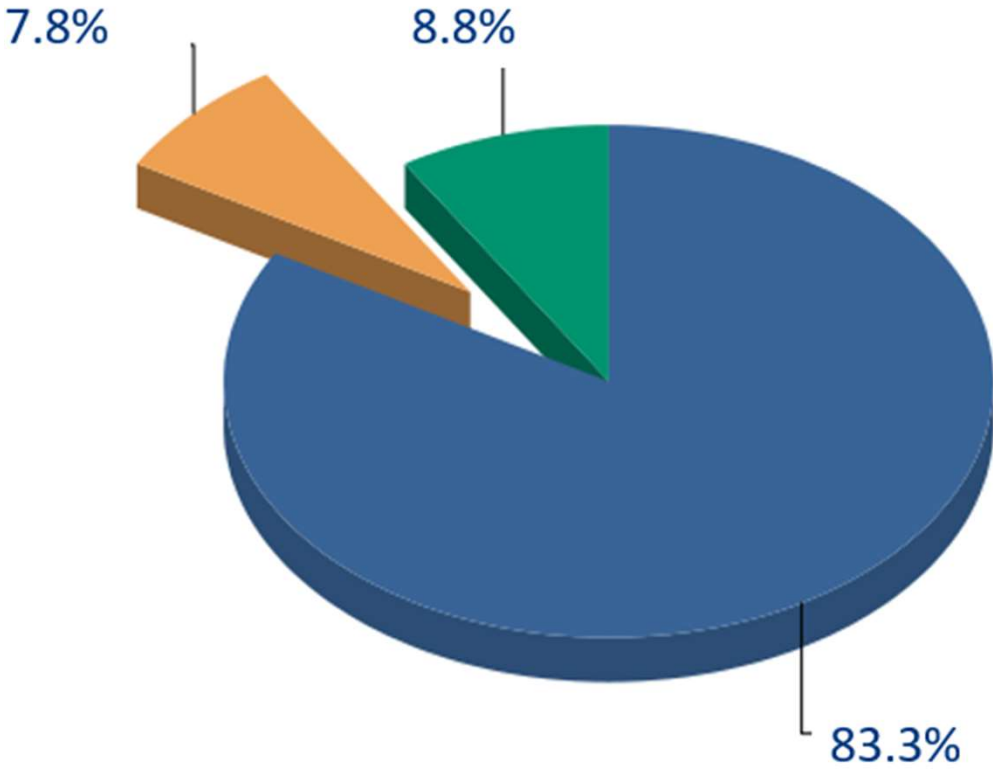
- Re-occupancy






Heat Map of Vacant Buildings (By Neighborhood)



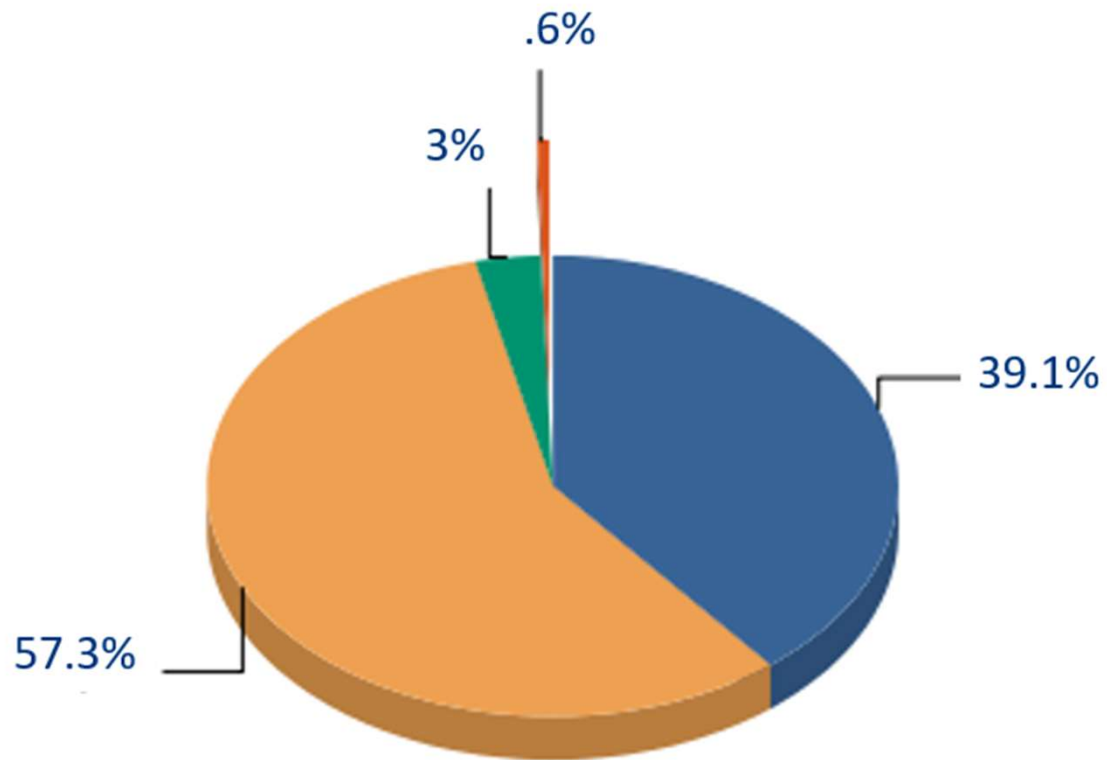
Vacant Building Owner Location







 In City	83.3%
 In State (Out of City)	7.8%
 Out of State	8.8%
Total:	100.0%

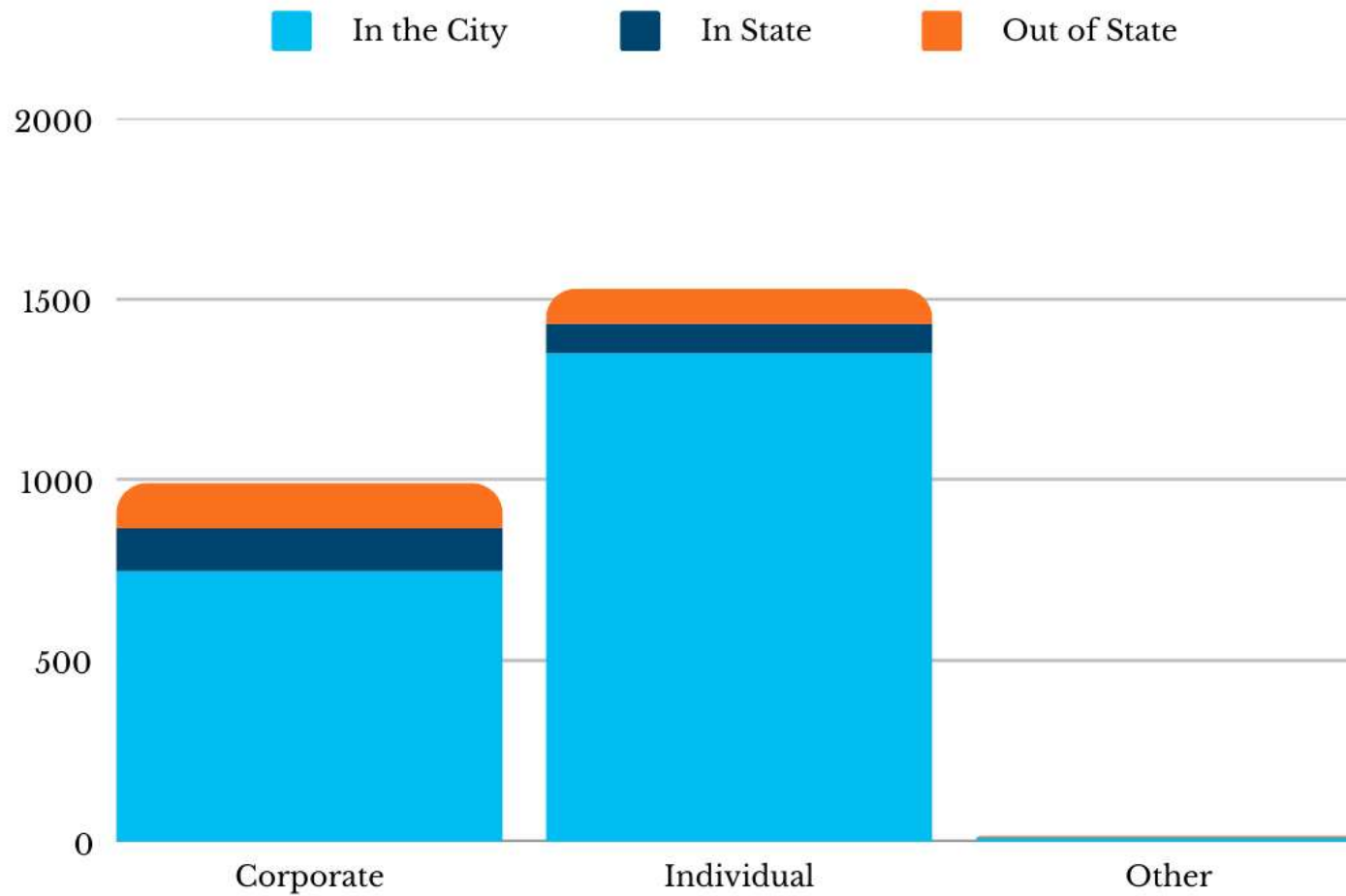


Types of Vacant Building Ownership

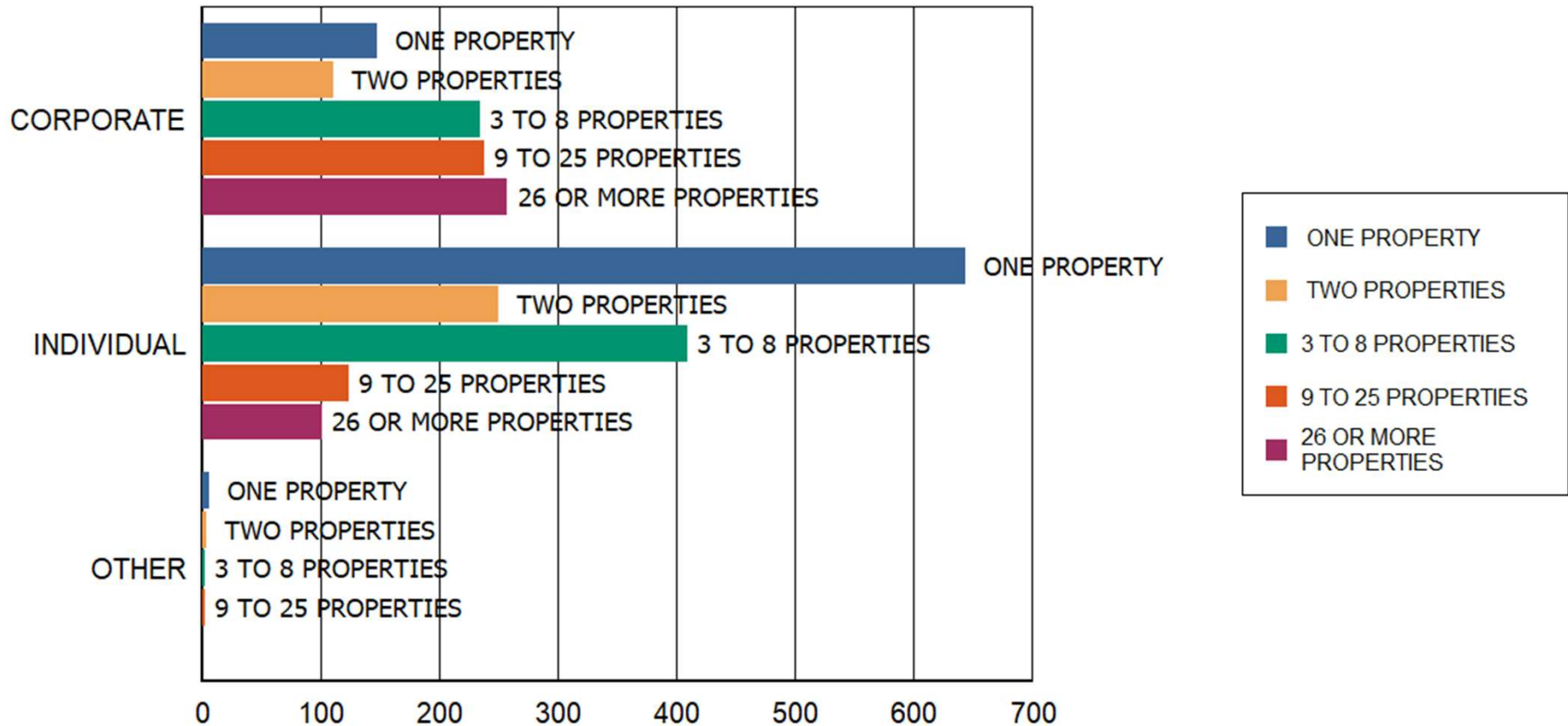


	CORPORATE	39.1%
	INDIVIDUAL	57.3%
	NON-PROFIT	3.0%
	OTHER	0.6%
	Total:	100.0%

Comparison By Owner Type and Location

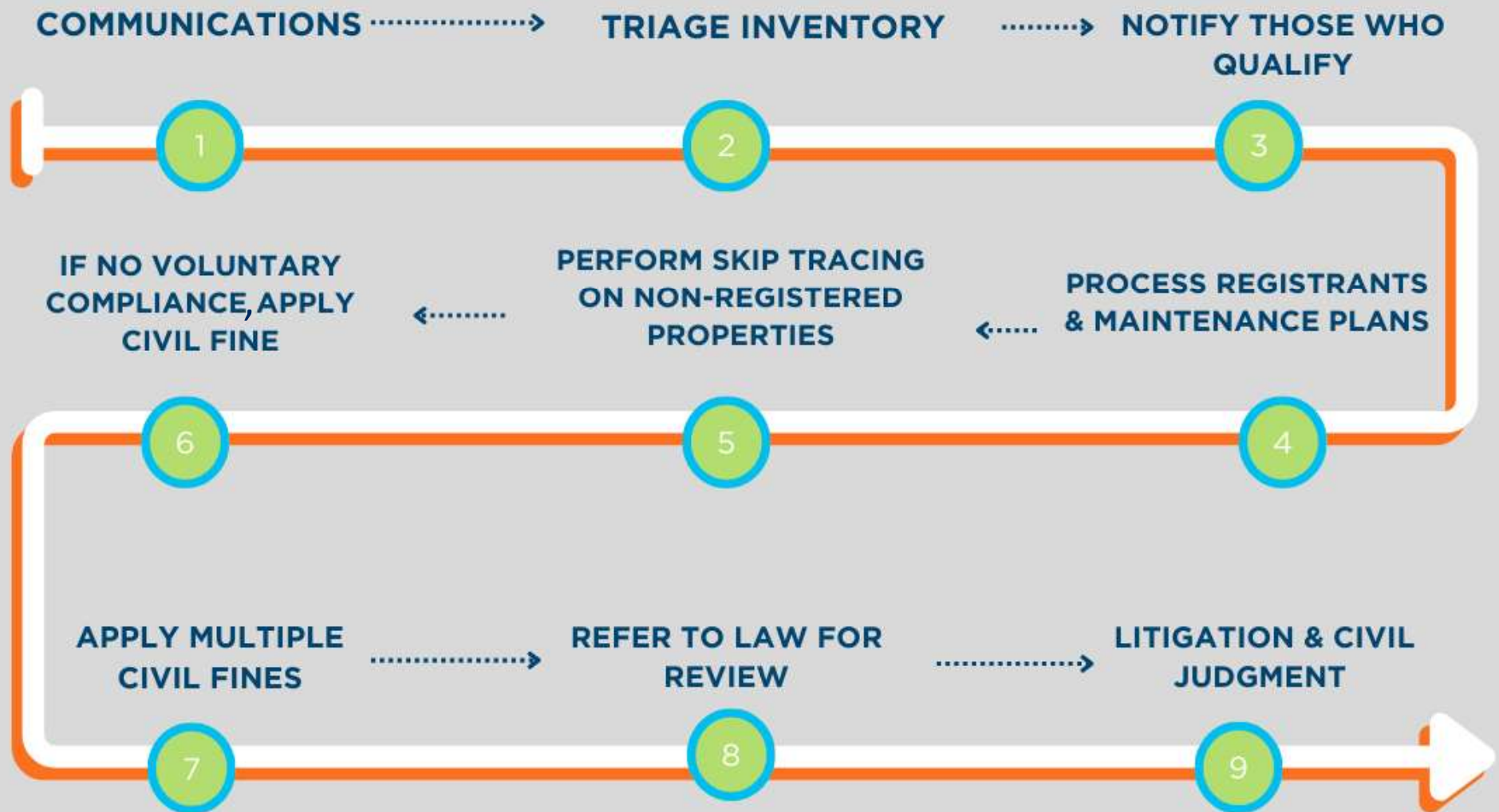


Number of Properties By Ownership



This chart looks at how many properties each individual / company owns. This chart does not indicate how many of those properties are vacant.

ADDRESSING NON-COMPLIANCE



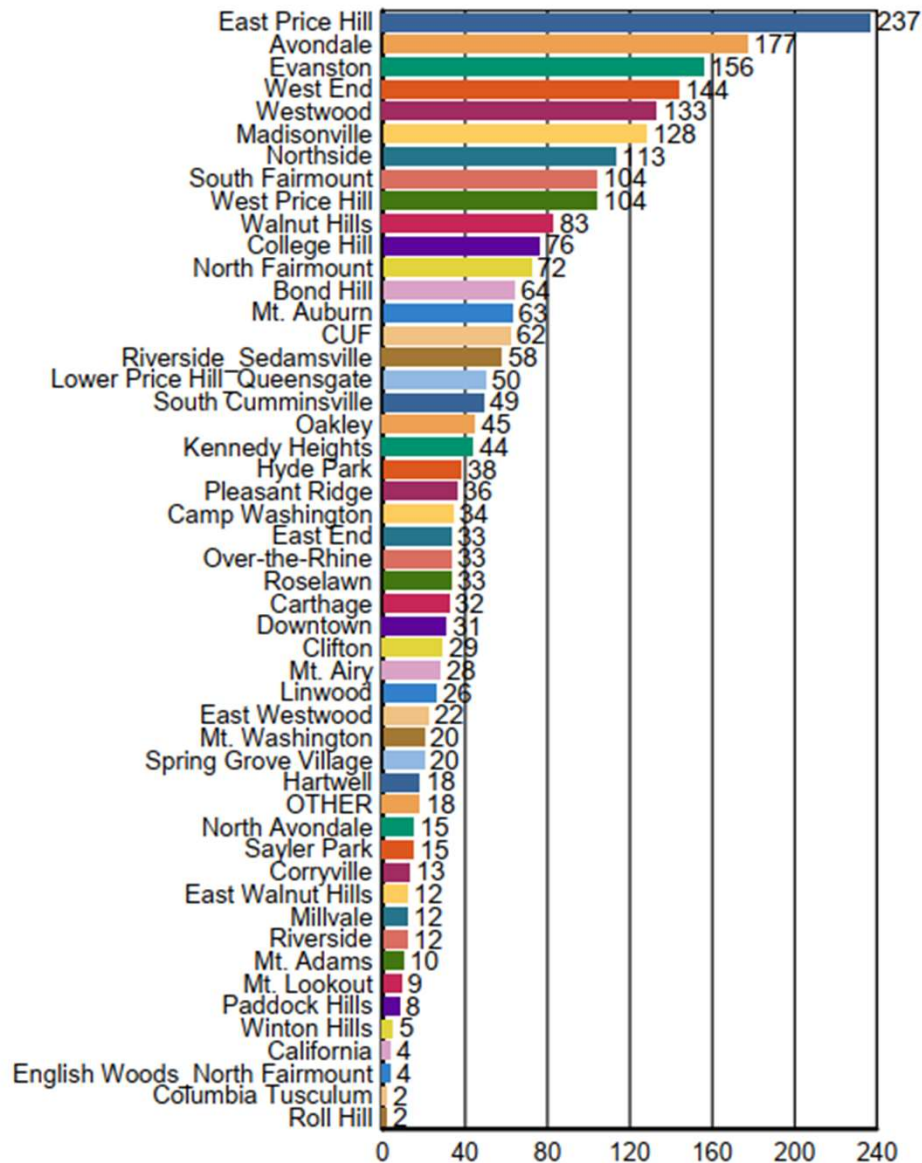


EQUITABLE CONSIDERATIONS

- VBR Exemptions
- Director Determination
- Gap Financing Opportunities
- Heir Properties – Legal Aid & Other Partners

Estimates Vacant Buildings by Neighborhood

Buildings by Neighborhood





THANK YOU