



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final-revised Healthy Neighborhoods

*Chairperson, Jan-Michele Kearney
Vice Chairperson, Victoria Parks
Councilmember Reggie Harris
Councilmember Scotty Johnson*

Tuesday, February 8, 2022

12:30 PM

Council Chambers, Room 300

PRESENTATIONS

Invest In Neighborhoods

Elizabeth Bartley, Executive Director

Nest

Sarah Thomas, Executive Director

AGENDA

1. [202200197](#) **ORDINANCE (EMERGENCY)** submitted by John P. Curp, Interim City Manager, on 2/2/2022, **AUTHORIZING** the transfer and appropriation of \$39,000 from the unappropriated surplus of the Madisonville District Equivalent Fund 498 to the Department of Community and Economic Development non-personnel operating budget account no. 498x164x7200 for the purpose of conducting a parking study of the existing parking conditions and future needs for the Madisonville Business District; and **DECLARING** the related expenditures from non-personnel operating budget account no. 498x164x7200 to constitute a "Public Infrastructure Improvement" (as defined in Section 5709.40(A)(8) of the Ohio Revised Code), that will benefit and/or serve the District 19-Madisonville Incentive District, subject to compliance with Ohio Revised Code Sections 5709.40 through 5709.43.

Sponsors: City Manager

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

2. [202200280](#) **PRESENTATION**, submitted by Vice Mayor Kearney from Elizabeth Bartley, Executive Director of Invest In Neighborhoods titled Community Councils Expectations and Issues.

Sponsors: Kearney

Attachments: [Presentation](#)

3. [202200290](#) **PRESENTATION**, submitted by Vice Mayor Kearney from Sarah Thomas, Executive Director of Nest titled Northside Community Redevelopment Corporation.

Sponsors: Kearney

Attachments: [Presentation](#)

ADJOURNMENT

February 2, 2022

To: Mayor and Members of City Council 202200197
From: John P. Curp, Interim City Manager
Subject: **Emergency Ordinance – DCED: Madisonville Business District Parking Study – Use of TIF Funding**

Attached is an Emergency Ordinance captioned:

AUTHORIZING the transfer and appropriation of \$39,000 from the unappropriated surplus of the Madisonville District Equivalent Fund 498 to the Department of Community and Economic Development non-personnel operating budget account no. 498x164x7200 for the purpose of conducting a parking study of the existing parking conditions and future needs for the Madisonville Business District; and **DECLARING** the related expenditures from non-personnel operating budget account no. 498x164x7200 to constitute a “Public Infrastructure Improvement” (as defined in Section 5709.40(A)(8) of the Ohio Revised Code), that will benefit and/or serve the District 19-Madisonville Incentive District, subject to compliance with Ohio Revised Code Sections 5709.40 through 5709.43.

Approval of this Emergency Ordinance authorizes the transfer and appropriation of \$39,000 from the unappropriated surplus of the Madisonville District Equivalent Fund 498 to the Department of Community and Economic Development (DCED) Madisonville District Equivalent Fund non-personnel operating budget account no. 498x164x7200 for the purpose of conducting a parking study of the existing parking conditions and future needs for the Madisonville Business District. This Emergency Ordinance will also declare the parking study to be a “Public Infrastructure Improvement” pursuant to Ohio Revised Code (ORC).

Sufficient resources are available in Madisonville District Equivalent Fund 498 to accommodate this transfer, and this parking study is an eligible use of the tax increment financing (TIF) resources. City Administration previously hosted community engagement sessions on parking in Madisonville, and the Madisonville Community Council formally requested this Parking Study.

On January 26, 2022, the City Council passed Motion No. 202200145, which directed the use of Madisonville District TIF resources for this parking study for existing and future parking needs, with results to be shared with the Madisonville Community Council and other community stakeholders to inform them on the parking needs. It is anticipated that the DCED Parking Facilities Division will lead the parking study effort with support from the Neighborhoods Division of DCED by utilizing an existing vendor contract.

Since the original project proposal in March 2021, DCED expanded the project scope to increase constituent engagement. The new project scope also includes consideration of improvements for pedestrian and bicycle experiences in the Madisonville neighborhood. This change in scope, as well as time inflation, led to an increase in cost of \$9,000 relative to Motion No. 202200145.

This project is in accordance with the “Compete” goal, to “cultivate our position as the most vibrant and economically healthiest part of our region” and specifically the strategy to “target investment to geographic areas where there is already economic activity” as described on pages 114-117 of Plan Cincinnati (2012).

The reason for emergency is the immediate need to ensure the necessary resources are made available to initiate the parking study.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew M. Dudas, Budget Director
Karen Alder, Finance Director



Attachment



EMERGENCY

City of Cincinnati

AKS

AWG

An Ordinance No. _____

-2022

AUTHORIZING the transfer and appropriation of \$39,000 from the unappropriated surplus of the Madisonville District Equivalent Fund 498 to the Department of Community and Economic Development non-personnel operating budget account no. 498x164x7200 for the purpose of conducting a parking study of the existing parking conditions and future needs for the Madisonville Business District; and **DECLARING** the related expenditures from non-personnel operating budget account no. 498x164x7200 to constitute a “Public Infrastructure Improvement” (as defined in Section 5709.40(A)(8) of the Ohio Revised Code), that will benefit and/or serve the District 19-Madisonville Incentive District, subject to compliance with Ohio Revised Code Sections 5709.40 through 5709.43.

WHEREAS, on January 26, 2022, City Council passed Motion No. 202200145, which moved for the use of Madisonville District TIF resources for a parking study of the existing parking and future parking needs of the Madisonville Business District and City Administration is submitting this ordinance in response; and

WHEREAS, City Council intends that the results of the study are to be shared with the Madisonville Community Council and other community stakeholders to inform the community of parking needs for the business district; and

WHEREAS, sufficient resources are available in Madisonville District Equivalent Fund 498 to pay for the parking study; and

WHEREAS, since the original cost estimate in March 2021, the Department of Community and Economic Development (“DCED”) has expanded the project scope in order to increase the amount of constituent engagement and consider improvements for pedestrian and bicycle experiences in the Madisonville neighborhood, which has led to a cost increase of \$9,000 relative to Motion No. 202200145; and

WHEREAS, upon completion of the report, DCED Parking Facilities Division will deliver the report to Council; and

WHEREAS, the project is in accordance with the “[c]ompete” goal to “[c]ultivate our position as the most vibrant and economically healthiest part of our region” and specifically the strategy to “[t]arget investment to geographic areas where there is already economic activity” as described on pages 114-117 of Plan Cincinnati (2012); now, therefore,

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

Section 1. That the sum of \$39,000 is hereby transferred and appropriated from the unappropriated surplus of the Madisonville District Equivalent Fund 498 to the Department of Economic and Community Development non-personnel operating budget account no. 498x164x7200 for the purpose of providing funds for a parking study of the existing parking conditions and future needs of the Madisonville Business District.

Section 2. That Council hereby declares that the public parking study constitutes a “Public Infrastructure Improvement” (as defined by Section 5709.40(A)(8) of the Ohio Revised Code (“ORC”)), that will benefit and/or serve the District 19 – Madisonville Incentive District, subject to compliance with ORC Sections 5709.40 through 5709.43.

Section 3. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of Section 1.

Section 4. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to ensure the necessary resources are made available to initiate the parking study.

Passed: _____, 2022

Aftab Pureval, Mayor

Attest: _____
Clerk



Community Councils Expectations and Issues

Elizabeth Bartley

Executive Director, Invest in Neighborhoods

Healthy Neighborhoods Committee

2/8/2022

Invest in Neighborhoods:

Provides programs, resources, training, and technical assistance to the Community Councils

Advocate for and represent the Community Councils

Work with City Council and City Administration on issues impacting the Community Councils and the neighborhoods

Community Councils Are:

The **official** neighborhood liaisons to the City and the official representatives of the **voice** of the residents

Small non-profits who undertake programs and projects that **enhance the quality of life** in each neighborhood

*NSP created in recognition that **local leadership knows the needs of the neighborhoods better than centralized government***

Community Councils Are:

Critical part of the **civic ecosystem**

Key **conduit** between City Council, Cincinnati Administration and residents

Important source of **information and expertise** for our neighborhoods and community members

Collaborators and partners with other community organizations and neighborhoods creating a network that benefits the entire city

Top Neighborhood Issues:

Equitable access to resources and opportunities

Development without regard to the needs and character of a neighborhood

Affordable housing* and the impact of gentrification
/ **income segregation**

**total housing costs \leq 30% of income*

Pedestrian **safety**

Crime reduction and youth violence

Quality of life

Top Community Council Issues:

Lack of adequate **information** around issues affecting the neighborhoods and residents

Timely and appropriate **notification** on development, zoning, and other projects

City failure to include neighborhood and **residents' concerns** on key issues

Inadequate funding from the City via NSP to assist grass roots efforts

Expectations and hopes:

Rebuild trust through transparency and accountability

Engage: early, often, dialogue, feedback

Be knowledgeable about each neighborhood and their issues

Expectations and hopes:

Understand the role and work of Community Councils, their **value** and relationship to the City

Re-establish an administrative focus on neighborhoods

Ensure stability via increased budget allocations and helping to identify financing from other sources for neighborhood projects

Thank you

NEST | Northside Community Redevelopment Corporation

Mission: To ensure Northside thrives as a vibrant and sustainable community by preserving, improving, and creating the neighborhood's built environment



Northside's CDC, Incorporated by residents in 2005

- 1 Staff member
- 12 volunteer Board members
- 3 Residential Focus Areas
- 1 Commercial Focus Area
- 2 Homeowner support programs
- Annual budget of approximately \$300,000 with average of \$50,000 Operational Support Grant via Homebase
- Strategic growth, sustainability + beautification goals
- Yearly "Annual Meetings" + "Northside Neighborhood Surveys" to share and inform our work



NEST | Northside Community Redevelopment Corporation

Accomplishments: 2005 - 2022

- Renovated or built 25 homes
 - 100% of homes were directly subsidized
 - 70% of homes were income-restricted and/or provided funding assistance to homebuyer
- Transferred or assisted in transfer of 20 properties to qualified owners or developers
- Assisted in Community Land Use plan creation in 2006 + community update in 2014
- Expanded to commercial development with focus on affordable housing and business district growth in 2018
- Broke ground on John Arthur Flats, a 57-unit affordable senior housing development with LGBTQ+ services
- Acquired 4024 Hamilton Avenue and 3927 Ludlow Avenue for redevelopment to improve the Northside Gateway





NEST | Residential Focus Areas

Fergus & Mad Anthony Focus Area	15 Homes completed	10 Homes income-restricted	7 Homes including homebuyer financial assistance	1 home renovation in 2022 (income-restricted + financial assistance)
Witler Homeownership Focus Area	8 Homes completed	7 Homes income-restricted	7 Homes including homebuyer financial assistance	3 home constructions in 2022 (income-restricted + financial assistance)
“BSC” (Blue Rock/ Spring Grove/ Colerain) Focus Area	2 Homes completed	1 Home income-restricted	1 Home including homebuyer financial assistance	5 home constructions in planning phase, scope and schedule TBD





NEST | John Arthur Flats

*57-unit affordable, LGBTQ+ Friendly senior housing
income restricted at 30%, 50% and 60% AMI*

- Redevelopment of former Sav-A-Lot grocery site in the heart of Northside's business district
- Northside's largest income-restricted affordable housing development to date
- NEST co-developing with Penrose using Low-Income Housing Tax Credits, City of Cincinnati HOME funds, and Federal Home Loan Bank AHP funds
- Construction began in July 2021
- Estimated completion in April 2022
- Social & medical service partners: Council on Aging SW Ohio, Caracole, Equitas, and CAIN (Churches Active in Northside)





NEST | Northside Gateway

Redevelopment of Knowlton's Corner and the 4000 block of Hamilton Avenue to eliminate vacancy, increase pedestrian safety and bring new businesses to Northside's Historic Business District

4024 Hamilton Avenue

NEST is currently designing 3 floors of new commercial space to host 1 restaurant and 2 office spaces directly adjacent to the Northside Transit Center, co-developed with the Port and partially funded by the City's NBDIP program; *construction beginning early 2022*



Northside Gateway

NEST is currently negotiating a co-developer agreement to design and develop the properties at 3925 + 3927 Ludlow, renovating 20,000+ SF of space, constructing additional space and revitalizing an anchor storefront tenant to Northside's gateway; *scope and schedule to be determined*





NEST | “NEST Egg”

Homebuyer assistance program, “Bringing homeownership within reach”

- Launched in 2019, funded entirely by NEST fundraising, grants + donations
- Assists home buyers purchasing homes from NEST by lowering mortgage payments
- Available to home buyers below 80% Area Median Income
- Provides a soft second mortgage of 10% of purchase price up to \$15,000 for owner occupants
- No interest/no payment, prorated buy down over 10 years



NEST | “PAD” (Preserving Affordable + Diverse Homeownership)



Homeowner assistance program for improvements and repairs, and aging-in-place

- Partnership with People Working Cooperatively
- Launched in 2021 and funded entirely by NEST fundraising, grants + donations
- Available to Northside home owner-occupants below 50% Area Median Income
- Provides up to \$5,000 for emergency repairs, home upgrades, and aging-in-place amenities
- Program open perpetually for ongoing applications
- Awarded over \$22,000 in grants in 2021





NEST | Activation + Beautification

Activation, partnerships and art work to beautify Northside

- Spring Grove Pocket Park: beautification partnership with Growing Trade Pet and Plant providing edible native plants and a gateway pocket garden, *funded by City of Cincinnati Urban Agriculture Program with completion in Spring 2022*
- Hamilton Avenue Murals: collaborative project with DSGN Collective and Renegade Babe Studios installing permanent murals on 7 public-facing walls along Hamilton Avenue, *funded by City of Cincinnati/Cincinnati Neighborhood Business Districts United NBDIP program with completion in Fall 2022*
- North Northside Gateway Mural: collaborative project with Renegade Babe Studios installing a mural on North-facing gateway wall of iconic Northside business, The Comet, to welcome visitors and neighbors, *funded by Homebase Mini Neighborhood Activation Fund, completion in Spring 2022*



NEST | Northside



www.northsidenest.org