



**Jan-Michele Lemon Kearney**  
*Councilmember*

**MOTION**

WE MOVE that, upon passage of this motion, the Administration prepare a REPORT and recommendations on creating an inclusionary affordable housing policy mandating that all new commercial housing projects in Cincinnati of a certain size (to be determined by City Council) must include a predetermined percentage of affordable housing units at 60% or less of the Area Median Income as a condition for receiving municipal benefits including, but not limited to commercial tax abatements, TIFs, and increased density allowances.

WE FURTHER MOVE that once the ordinance is drafted, there should be a 30-day period for City Council discussion and for public comment to allow for input from a variety of stakeholders, including residents, business owners, advocates for affordable housing, community councils, developers, builders, and others, and allow for modifications of the draft ordinance before it is submitted to City Council for passage.

WE FURTHER MOVE that the City Administration prepare a draft of the inclusionary zoning ordinance by the end of February 2021.

\_\_\_\_\_  
Councilmember Jan-Michele Lemon Kearney

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## STATEMENT

Several hundred jurisdictions have inclusionary zoning (IZ) ordinances in order to address the lack of affordable housing ([huduser.gov](http://huduser.gov)). We are asking for a report and recommendations on creating a mandatory inclusionary zoning (IZ) ordinance that would require developers of market-rate commercial housing developments to make a certain predetermined percentage of the units in the new project affordable to households earning 60% or less of the Area Median Income, in exchange for valuable incentives such as increased density allowances, commercial tax abatements, TIFs, and other municipal benefits. As the U.S. Department of Housing & Urban Development observed, “[t]his integration of affordable units into market-rate projects creates opportunities for households with diverse socioeconomic backgrounds to live in the same developments and have access to the same types of community services and amenities [and] because[,] it leverages private-sector development, IZ requires fewer direct public subsidies than do many other state and federal programs that promote mixed-income communities” (U.S. Department of Housing & Urban Development, *Evidence Matters*, Spring 2013).

It is important to get public comment from many stakeholders including affordable housing advocates, community councils, developers, builders, the business community, and others. This ordinance will have a positive effect on developers as it sets forth clear requirements in advance of the planning process. It is imperative that developers can plan, estimate costs, and accurately calculate their profit. The inclusionary zoning ordinance also allows for density exceptions which increase profitability for developers.

Finally, promoting inclusionary zoning will have the added effect of making our neighborhoods more diverse so that Cincinnati will move away from being the 5<sup>th</sup> most segregated city in America and become a place of inclusion and growth for all.