



# City of Cincinnati

801 Plum Street  
Cincinnati, OH 45202

## Agenda - Final-revised

### Equitable Growth & Housing

*Chairperson, Jeff Cramerding*  
*Vice Chairperson, Reggie Harris*  
*Councilmember, Meeka Owens*  
*Councilmember, Mark Jeffreys*  
*Councilmember, Anna Albi*  
*Vice Mayor, Jan-Michele Kearney*  
*Councilmember, Victoria Parks*  
*Councilmember, Scotty Johnson*  
*Councilmember, Seth Walsh*

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Tuesday, May 21, 2024

1:00 PM

Council Chambers, Room 300

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### PRESENTATION

#### Investing in Tomorrow: Leveraging Partnership to Address Vacant Property

Treasurer Jill Schiller, Philip Denning, and Erica Faaborg

#### AGENDA

1. [202401373](#) **MOTION**, submitted by Councilmember Parks, **WE MOVE** that the administration prepare a report within sixty (60) days on how to increase access to accessible toilets at public events, with one possible avenue being requiring a certain number of wheelchair accessible porta potties at large events. (BALANCE ON FILE IN THE CLERK'S OFFICE).  
  
**Sponsors:** Parks  
**Attachments:** [202401373](#)
  
2. [202401358](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 5/15/2024, **MODIFYING** the Cincinnati Municipal Code by **REPEALING** Chapter 745, "Abortion," of the Cincinnati Municipal Code in its entirety to ensure conformity with Ohio Constitution Article I, Section 22, "The Right to Reproductive Freedom with Protections for Health and Safety."  
  
**Sponsors:** City Manager  
**Attachments:** [Transmittal](#)  
[Ordinance](#)
  
3. [202401449](#) **PRESENTATION**, submitted by Councilmember Cramerding from The Land Bank titled, Investing In Tomorrow The Strategic Alliance of the City and Land Bank.  
  
**Sponsors:** Cramerding  
**Attachments:** [Presentation](#)

ADJOURNMENT



**Victoria Parks**  
*President Pro Tempore*

## MOTION

### ***Increasing Accessibility at Public Events***

As Cincinnati looks to care for all its citizens and make sure no one gets left behind, we must make sure our public events are enjoyable for all people. A typical porta potty is not wheelchair accessible, but most public events exclusively use those small porta potties for restrooms. Wheelchair accessible porta potties include larger doors to allow for the entrance and exit of wheelchairs, enough space for a wheelchair to make a three point turn, handrails, and lower toilet seats.

These units are larger and more expensive than a typical porta potty so it would be unreasonable to expect every unit to be wheelchair accessible. However, wheelchair users have the right to enjoy all of Cincinnati's events and efforts must be made to support that.

**WE MOVE** that the administration prepare a report within sixty (60) days on how to increase access to accessible toilets at public events, with one possible avenue being requiring a certain number of wheelchair accessible porta potties at large events.

  
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**Date:** May 15, 2024

**To:** Mayor and Members of City Council

202401358

**From:** Sheryl M.M. Long, City Manager

**Subject:** **Ordinance – Repealing Chapter 745 in its Entirety**

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Transmitted herewith is an ordinance captioned as follows:

**MODIFYING** the Cincinnati Municipal Code by **REPEALING** Chapter 745, “Abortion,” of the Cincinnati Municipal Code in its entirety to ensure conformity with Ohio Constitution Article I, Section 22, “The Right to Reproductive Freedom with Protections for Health and Safety.”

cc: Emily Smart Woerner, City Solicitor

EESW/CNS(dmm)

Attachment

398736

**MODIFYING** the Cincinnati Municipal Code by **REPEALING** Chapter 745, “Abortion,” of the Cincinnati Municipal Code in its entirety to ensure conformity with Ohio Constitution Article I, Section 22, “The Right to Reproductive Freedom with Protections for Health and Safety.”

WHEREAS, on November 7, 2023, Ohioans voted on Ohio “Issue 1,” the Right to Make Reproductive Decisions Including Abortion Initiative; and

WHEREAS, following passage of Issue 1, Ohio enshrined reproductive rights in the Ohio Constitution at Article I, Section 22, “The Right to Reproductive Freedom with Protections for Health and Safety”; and

WHEREAS, the rights bestowed upon Ohioans in the Ohio Constitution at Article I, Section 22 include the right to make and carry out one’s own reproductive decisions, including but not limited to decisions on abortion; and

WHEREAS, Cincinnati Municipal Code Chapter 745, “Abortion,” is no longer necessary, considering Ohio’s Constitutional Amendment granting the right to make and carry out one’s own reproductive decisions on abortion; now, therefore,

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

Section 1. That existing Chapter 745, “Abortion,” of the Cincinnati Municipal Code is repealed in its entirety.

Section 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2024

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk



# Investing in Tomorrow

## The Strategic Alliance of the City and Landbank

May 2024

**Jill Schiller**, Hamilton County Treasurer, Landbank

Board Chair

**Erica Faaborg**, Deputy Solicitor, City of Cincinnati

**Philip Denning**, Executive Vice President, The Port



**THE PORT**  
Making Real Estate Work





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**Invest in City & Landbank  
partnership in order to  
get great results.**

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## Vacant Properties in the City of Cincinnati



A major challenge we face is a true understanding of the scope of the issue. Just how many vacant properties do we have in Cincinnati and Hamilton County?

**Unfortunately, that number is an unknown.**

What we do know are how many buildings the City has ordered to be kept vacant, and how many properties are in the Landbank's inventory.





Click here to view the current year data.

### Code Enforcement cases in the last three years

By Case:

By Neighborhood:

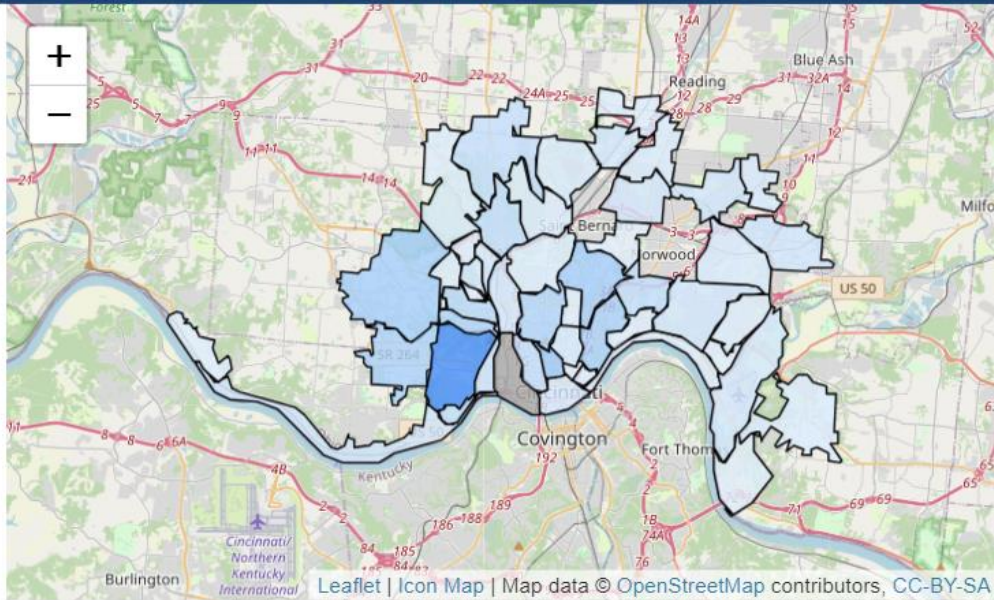
### Case Type:

Vacated and Condemned Buildings

### By Neighborhood:

Neighborhood	Cases
EAST PRICE HILL	227
AVONDALE	124
WESTWOOD	79
OVER-THE-RHINE	77
WEST PRICE HILL	77
CUF	76
SOUTH FAIRMOUNT	72
EVANSTON	64
NORTH FAIRMOUNT	62
WALNUT HILLS	62
NORTHSIDE	59
WEST END	44
SEDAMSVILLE	43
COLLEGE HILL	36
RIVERSIDE	33
MT. AUBURN	27
CARTHAGE	26
MADISONVILLE	22
CAMP WASHINGTON	21
LOWER PRICE HILL	21
PLEASANT RIDGE	21
LINWOOD	19
DOWNTOWN	16
BOND HILL	14
SOUTH CUMMINSVILLE	14
HYDE PARK	13
KENNEDY HEIGHTS	12

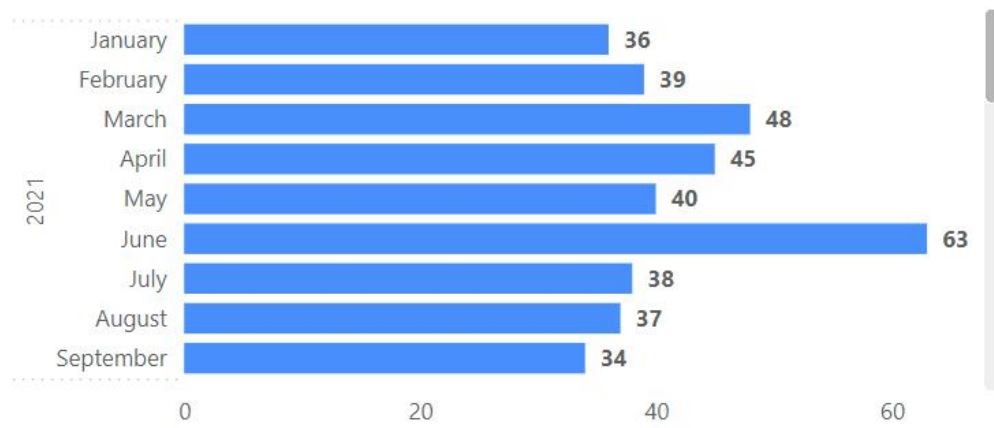
### By Neighborhood:



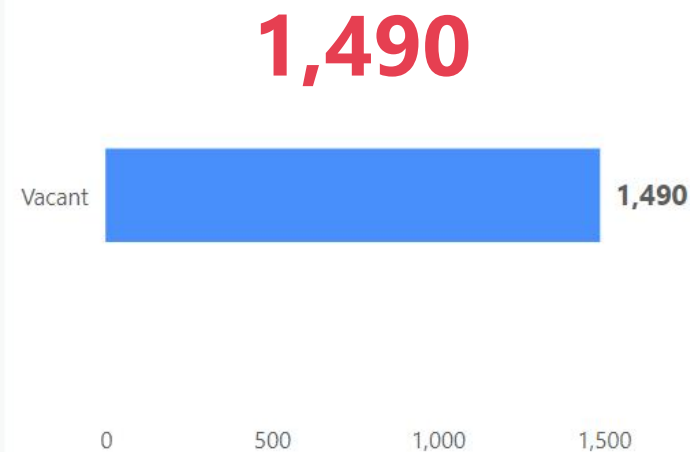
### By Type of Code Enforcement:

Description	Cases
Code Enforcement - Buildings with Residences	1,308
Code Enforcement - Commercial Buildings	182

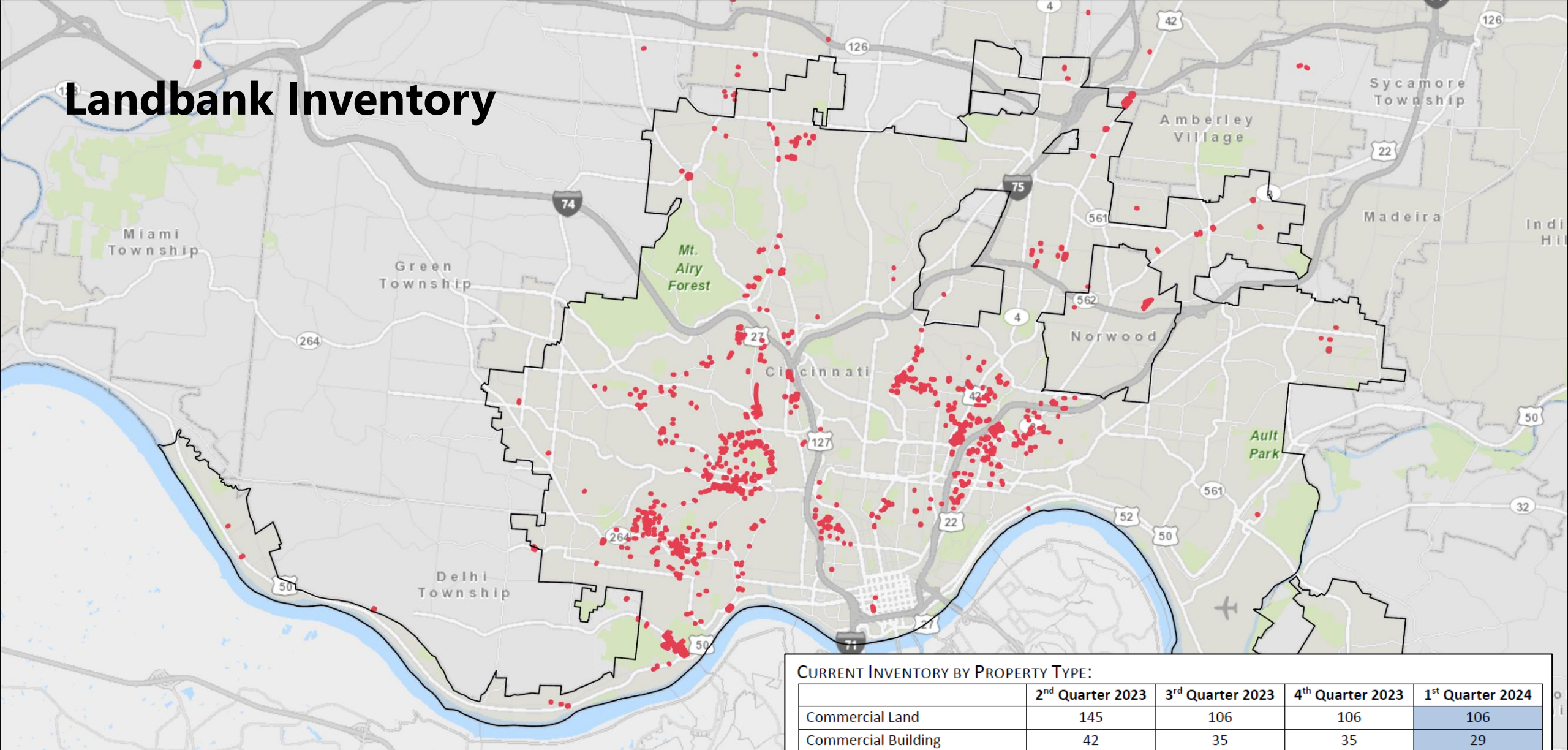
### By Month:



### Top Ten Reasons:



# Landbank Inventory



■ Landbank Inventory

\* Inventory does not include property owned by The Port or HURC

CURRENT INVENTORY BY PROPERTY TYPE:

	2 <sup>nd</sup> Quarter 2023	3 <sup>rd</sup> Quarter 2023	4 <sup>th</sup> Quarter 2023	1 <sup>st</sup> Quarter 2024
Commercial Land	145	106	106	106
Commercial Building	42	35	35	29
Residential Land	990	1042	1010	1035
Residential Building	55	56	56	58
Industrial Building	2	2	2	4
Industrial Land	3	20	20	11
				<b>10</b>

\*AS OF Q3 2023 IMPLEMENTED USING ZONING OF PROPERTIES WHICH MAY HAVE CHANGED LAND PROPERTY TYPES

## What is the Impact of Vacant Property?



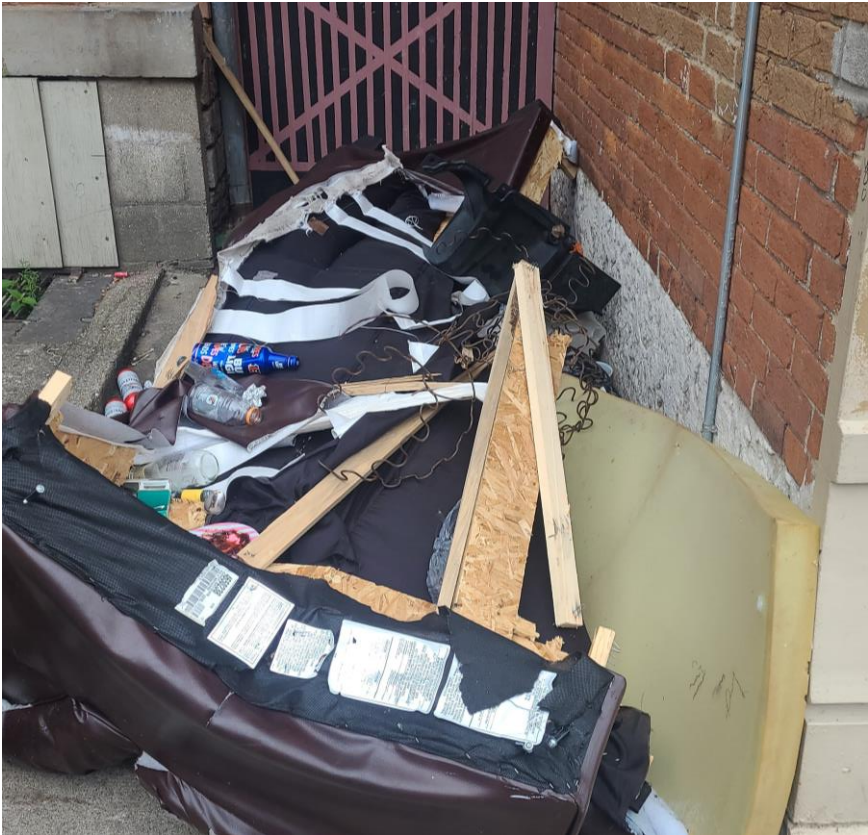
### **Approximately 20% of the Landbank's annual property maintenance cost goes toward dumping clean-up**

- \$64K in 2022
- \$94K in 2023
- \$27K to date in 2024

**The Landbank's Facilities Manager averages two calls per week to CPD regarding trespassing, dumping, etc.**

### **The City incurs significant costs associated with vacant properties:**

- \$820k+ in private lot abatement costs from 2017-2022
- \$480k+ in tire collection costs from 2019 to 2024"



The Landbank's Impact  
throughout Cincinnati and  
Hamilton County



# Landbank Successes

**193**

stabilized/preserved  
properties

**337**

Properties conveyed  
to communities /  
municipalities

**115**

Single-family homes rehabbed or built by the  
Landbank, HURC, and Port

**1,150**

Properties put back  
to productive use

**2,431**

Properties impacted  
through our work



# What is the Landbank?



When real estate works, communities benefit. Our mission is to put properties back to productive use to transform communities one lot at a time.



# Hamilton County Landbank

- **October 2011:**
  - The Hamilton County Land Reutilization Corporation (Landbank) was incorporated by the County Treasurer.
- **January 2012:**
  - The Landbank Board was appointed.
- **February 2012:**
  - The Port was contracted to serve as the management company for the Landbank.

The mission of the Landbank is to return vacant properties to productive use through the tools statutorily provided to the Landbank and by leveraging the resources of the Landbank's executive arm, The Port. In cooperation with our governmental and non-governmental partners and as a result of our relationships with private developers, the Landbank focuses on providing diverse commercial and residential opportunities through catalytic investment in neighborhoods. These investments will lead to improved community quality of life, blight and nuisance abatement, stabilization, revitalization, increased property values and will return unproductive properties to contributing, tax-paying status.

THE PORT

# Hamilton County Landbank Board of Directors

The Board is comprised of members designated by the Ohio Revised Code and includes experts and leaders in the fields of real estate, local government and economic development from Hamilton County.



**Jill Schiller**  
Hamilton County Treasurer  
Board Chair



**Joe Honerlaw**  
Springfield Township Trustee  
Vice Chair



**Stephanie  
Summerow Dumas**  
Hamilton County  
Commissioner



**Alicia Reece**  
Hamilton County  
Commissioner



**Denise Driehaus**  
Hamilton County  
Commissioner



**Mayor Aftab Pureval**  
City of Cincinnati  
Representative



**Tonya Key**  
Village of Lincoln Heights  
Councilmember  
Municipal League Representative



**Tom Weidman**  
Township Assn. Representative  
Sycamore Township



**Scott Taylor**  
SVP & Commercial Real Estate  
Relationship Mgr. – Huntington  
Private Sector Representative



# THE PORT

Making Real Estate Work



Hamilton County  
**Landbank**

 A MANAGED ENTITY OF THE PORT



Homesteading & Urban Redevelopment Corporation

 A MANAGED ENTITY OF THE PORT

## Mission-Aligned Organizations

Focus on vacant properties

Often owner of last resort

Built for community benefit, not profit

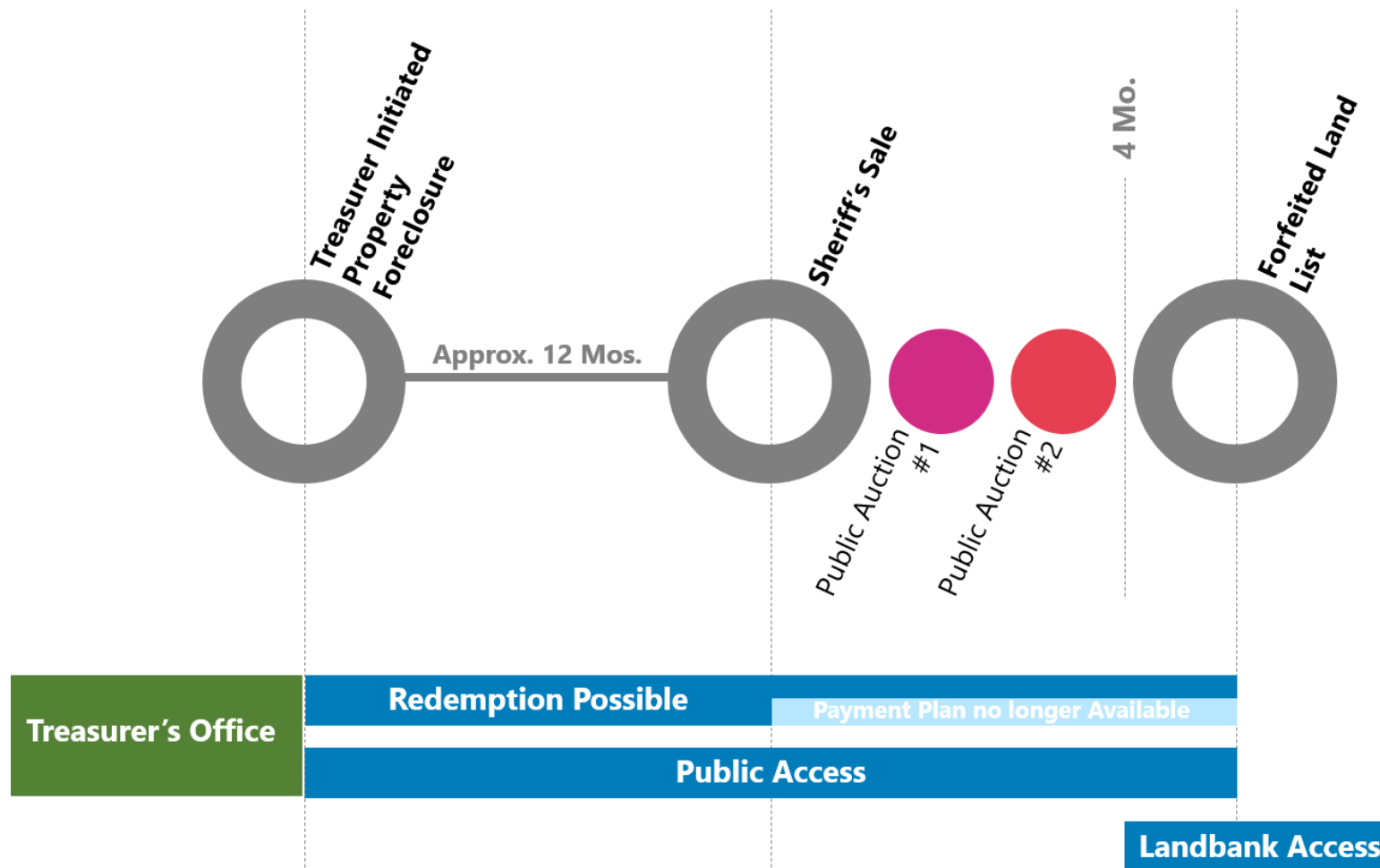
Protect neighborhoods from speculators

Strategy emphasizes housing development (infill + rehab)

# How does the Landbank Acquire Properties?



- Strategic Acquisitions
- Forfeited Properties
- Donation



## Primary Landbank Functions – Serve as a Resource for Communities:

Acquire and consolidate (or aggregate) vacant parcels through purchases, donations, or intergovernmental transfer from public foreclosure proceedings.

Clear title to land and prepare parcels for transfer to a responsible third party for redevelopment or reuse.

Prioritize land for disposition or reuse, selling land for redevelopment to a responsible third party.

**The Landbank works with communities to turn vacant properties into community assets for housing creation, job creation, and increased quality of life.**

## Ohio County Land Banks

Updated 2024



**LEGEND**

Land Bank Established (69)

County Boundary

# Partners



Amberley Village	City of Forest Park	Environmental Protection Agency	Seven Hill Neighborhood Houses
Anderson Township	City of Mount Healthy	Fotofocus	Spring Grove Village Development Corporation
Artworks	City of North College Hill	Great Parks of Cincinnati and Hamilton County	Springfield Township
Avondale Development Corporation	City of Norwood	Green Township	Sycamore Township
Beekman Corridor Committee	City of Reading	Habitat for Humanity	University of Cincinnati
BLOC Ministries	City of Silverton	Hamilton County	Village of Addyston
Bond Hill and Roselawn CDC	City of Springdale	Jobs and Family Services	Village of Cleves
Building Value	City of Wyoming	Keep Cincinnati Beautiful	Village of Elmwood Place
Calvary Cemetery	College Hill Community Redevelopment Corporation	Madisonville CURC	Village of Golf Manor
Camp Washington CDC	Colerain Township	Metropolitan Sewer District of Greater Cincinnati	Village of Lincoln Heights
Cincinnati Community Action Agency	Community Economic Advancement Initiatives (CEAI)	Mill Creek Alliance	Village of Woodlawn
Cincinnati Preservation Association	Community Learning Center Institute	Mt. Airy CURE	Walnut Hills Redevelopment Foundation
Cincinnati Zoo	Crosby Township	Mt. Auburn Community Development Corporation	Western Wildlife Corridor
City of Cincinnati	DeSales Community Development Corporation	Mt. Washington CDC	WestCURC
City of Cincinnati Quality of Life	Delhi Township	Northsiders Engaged in Sustainable Transformation	Working in Neighborhoods
City of Deer Park	Duke Energy	Pleasant Ridge Community Development Corporation	
City of Evendale	Easterseals	Price Hill Will	



# Working Together on Vacancy



The Landbank has a proven track record collaborating with the City of Cincinnati to stabilize, maintain, and put vacant properties back into productive use.



Not all vacant properties are the same – how we treat them should also not always be the same



# Different Plans

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## Stabilize

- Buildings that can still be feasibly rehabbed post-stabilization

## Demolish

- Buildings that are past the point of feasible rehabilitation

## Develop

- Land with development potential for infill housing, side lots, community space, etc.

## Maintain

- Land with little or no development potential

A few projects completed  
in partnership



# City/Landbank Projects

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- Flat Iron
- Sedamsville stabilizations
- 819 Elm – in process
- 810 Livingston – in process
- Jubilee Market
- Regal Theater
- Baymiller Project

# WAYS THE LANDBANK HELPS RESOLVE VACANCY ISSUES



Flatiron Building



La Monarca Supermercado



819 Elm



Landbanking



810 Livingston



Beekman Silos



# WAYS THE LANDBANK HELPS RESOLVE VACANCY ISSUES



Flatiron Building



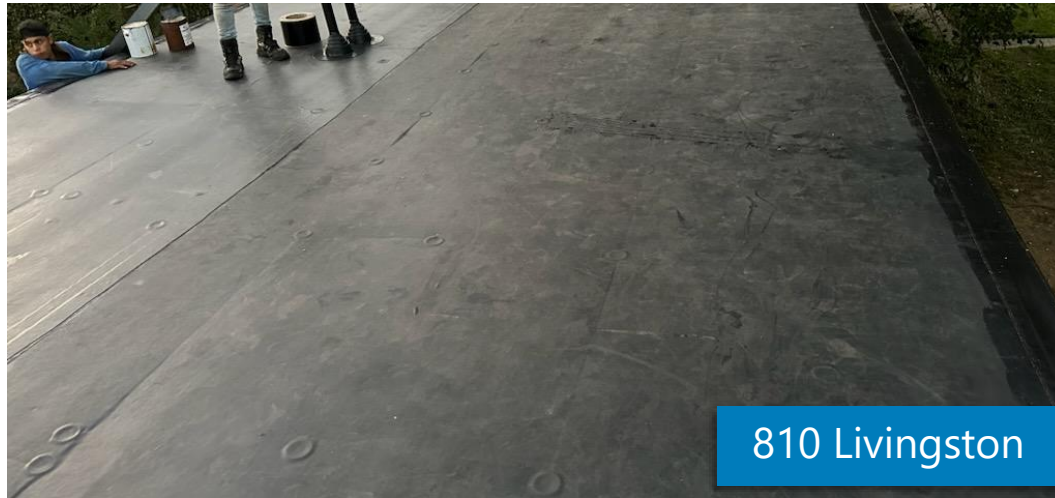
La Monarca Supermercado



819 Elm



Landbanking



810 Livingston



Beekman Silos

Working Together on Vacancy Issues

# The Landbank has Relationships with:



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Department of Building & Inspections

Law Department

Community Revitalization Working Group

Cincinnati Police Department

Dept. of Community & Economic Development



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Hamilton County Commissioners

Hamilton County Auditor

Hamilton County Treasurer

# Successes we have Realized Together

- Crime Reduction
- Eliminating Blight
- Housing Production
- Community Redevelopment
- Dumping



Single-Family Infill Homes  
Madisonville



Baymiller Row Houses  
West End



Warsaw Creative Campus  
East Price Hill

Community Revitalization  
Working Group – Brief  
Overview



# Community Revitalization Working Group

Landbank Counsel

Landbank  
Leadership

Landbank Property  
Team

Department of  
Buildings and  
Inspections

Department of  
Community and  
Economic  
Development

Law Department

City Manager's  
Office



# Economic Equity Focus

The Port/Landbank has a best-in-class commitment to diversity in real estate.

In 2023, our DE&I practice drove **27% (MBE)**, **28% (WBE)**, and **28% (SBE)** of our total spend.

We focus on the development of M/W/SBE subcontractor supply chain in our projects.

We built Queen City Developers to grow the ecosystem to change the paradigm of real estate ownership.





# The Path Forward



The Landbank and City went through training and left with a renewed commitment to working together to address vacant property in Cincinnati.



## Best Practices



**Map of vacant properties annually**

**Neighborhood Block captains**

**Plan for a community, not a property**

**Stabilization > Demolition**

**Enlist residents/engagement**

**Equitable, effective, efficient solutions**

## Potential Priorities



# Strategic Plan for Vacant Properties

## Mitigating Demolitions

## Enhancing Role of Data and Code Enforcement

## Identify and Address Speculative Property Owners

## Collaborate with the City on a Design Standardization for Infill





**The Port** -- Making Real Estate Work... For **Everyone.**