



Office of the Clerk

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Feb 2023

MOTION

We MOVE that the following changes and statements of priority be adopted in conjunction with the Proposed Residential CRA Tax Abatement Reforms.

Increased Accessibility:

Visitability+:

A new bonus structure will be added to build upon the Visitability program by including a component that offers an additional \$25,000 of abated valuation for homes that have a fully accessible bathroom & bedroom on the ground level. While our standard Visitability bonus ensures zero-step and wheelchair-accessible access within the ground floor of a unit, **Visitability+** would incentivize homes to ensure such a guest could spend the night or live in the home and have access to a full bathroom.

Continued Focus on Affordability:

Expanded Home Repair for Low-Moderate Income Homeowners:

The Mayor & City Council will prioritize increased funding for the HARBOR (Homeowner Assistance Repairs & Building Order Relief), Housing Repair Services, and HELP (Home Enhancement Loan Program) programs in the FY25 City Budget. These programs are in high demand and are critical to providing emergency repairs, building code violation abatement, and zero-to-low-interest loans for home repair and improvement for residents across Cincinnati.

Keeping Cincinnatians in their Home:

The Mayor & City Council will prioritize increased funding for the Emergency Mortgage Assistance Program which provides foreclosure prevention, counseling & negotiations with mortgage companies to help low-income homeowners remain in their home.

Supporting Seniors & Disabled Homeowners:

The Mayor & Council will prioritize increased funding for the CARE (Compliance Assistance Repairs for the Elderly) to provide more support for low-income seniors and disabled homeowners which may reduce pressures to sell a home simply due to code-compliance challenges.

*amended on the floor of EGH ON 2-14-2023

*amended to include language from item# 202300613

Increased Incentives for More Affordable Housing Options:

To further increase housing typologies that are naturally more affordable than single family units, an additional \$100,000 in maximum abated value will be available for three- and-four-unit housing options. Currently, over 90% of all residential abatements are granted to single-family units, which in general provide less affordability than two, three, or four-family units which could be built on the same property. To bring more "missing middle" housing typologies to our communities, these reforms should further incentivize these additional housing options.

Offsetting Application Fee to Support Homeowners

Mayor & Council will prioritize providing resources in the upcoming FY25 budget to offset application fee costs for low-to-moderate income homeowners. Offsetting the \$250 application fee could bring the program to more homeowners who are considering moderate home improvements.

Increased Outreach

Mayor & Council support the Administration's plan to boost marketing, education, and outreach, particularly among Lift neighborhoods and low-moderate income homeowners.

Mayor Aftab Pureval

Jeff Creamerding

Rosie Hans

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Jan-Michèle Lemort-Larney

Moss Jeffrey

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City of Cincinnati

Council



Melissa Autry, CMC
Clerk of Council

202300613

Office of the Clerk
October 18, 2022

801 Plum Street, Suite 308
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Phone (513) 352-3246
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February 10, 2023

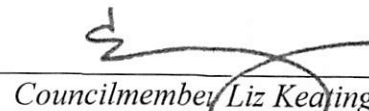
MOTION

Incentivize Missing Middle Housing

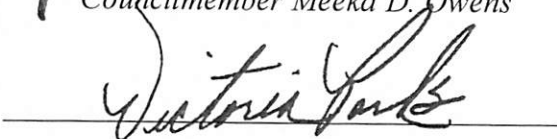
WE MOVE that the City of Cincinnati Administration craft an amended version of Ordinance Item No. 2023-00364 to include a bonus incentive to create more naturally-occurring affordable, sustainable housing. Specifically, the Administration should create a bonus incentive that increases the maximum abated 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.