



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final-revised

Economic Growth & Zoning Committee

Vice Mayor Christopher Smitherman, Chairperson
Councilmember Jeff Pastor, Vice Chair
Councilmember Betsy Sundermann

Tuesday, September 1, 2020

11:00 AM

Council Chambers, Room 300

AGENDA

1. [202000945](#) MOTION, dated 7/28/2020 submitted by Vice Mayor Smitherman and Councilmember Mann, The Property Tax Working Group (PTWG) was created by motion on September 5, 2018 to study trends related to property taxes. Especially important were, rising property taxes in areas experiencing significant levels of development, helping senior citizens remain in their homes and communities and reporting on best practices of other cities and states. (Please see attach motion and vote by Cincinnati City Council).
The Property Tax Working Group had its final meeting on Thursday, July 23, 2020. This group was Chaired by Carol Gibbs, President/CEO Mt. Auburn Community Development Corporation (MACDC) and Vice Mayor Christopher Smitherman. The idea for the PTWG was the brainchild of M Carol Gibbs.
(Balance of motion on file in the Clerk's Office).
2. [202000951](#) MOTION, dated July 28, 2020 submitted by Vice Mayor Smitherman and Councilmember Mann, The Property Tax Working Group (PTWG) was created by motion on September 5, 2018 to study trends related to property taxes. Especially important were rising property taxes in areas experiencing significant levels of development, helping senior citizens remain in their homes and communities and reporting on best practices of other cities and states. (Please see the attach motion and vote by Cincinnati City Council). The Property Tax Working Group had its final meeting on Thursday, July 23, 2020. This group was Chaired by Carol Gibbs, President/CEO Mt. Auburn Community Development Corporation (MACDC) and Vice Mayor Christopher Smitherman. The idea for the PTWG was the brainchild of Mrs. Carol Gibbs.
(Balance of motion on file in the Clerk's Office)

3. [202000954](#) MOTION, dated July 28, 2020 submitted by Vice Mayor Smitherman and Councilmember Mann, The Property Tax Working Group (PTWG) was created by motion on September 5, 2018 to study trends related to property taxes. Especially important were rising property taxes in areas experiencing significant levels of development, helping senior citizens remain in their homes and communities and reporting on best practices of other cities and states. (Please see the attached motion and vote by Cincinnati City Council).
The Property Tax Working Group had its final meeting on Thursday, July 23, 2020. This group was chaired by Carol Gibbs, President/CEO Mt. Auburn Community Development Corporation (MACDC) and Vice Mayor Christopher Smitherman. The idea for the PTWG was the brainchild of M Carol Gibb.
(Motion on file in the Clerk's Office)
4. [202000990](#) MOTION, dated 7/31/2020, submitted by Vice Mayor Smitherman and Councilmember Mann, The Property Tax Working Group (PTWG) was created by motion on September 5, 2018 to study trends related to property taxes. Especially important were, rising property taxes in areas experiencing significant levels of development, helping senior citizens remain in their homes and communities, and reporting on best practices of other cities and states.
WE MOVE that the above Tax Abatement Caps be approved by Cincinnati City Council. A previous Cincinnati City Council removed all caps for tax abatements when the national, regional, and local economy was very different than today.
(BALANCE ON MOTION ON FILE IN THE CLERKS OFFICE)

ADJOURNMENT



202000945

Christopher E. C. Smitherman
Cincinnati Vice Mayor

July 28, 2020

MOTION

The Property Tax Working Group (PTWG) was created by motion on September 5, 2018 to study trends related to property taxes. Especially important were, rising property taxes in areas experiencing significant levels of development, helping senior citizens remain in their homes and communities, and reporting on best practices of other cities and states. (Please see the attach motion and vote by Cincinnati City Council).

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Residential Tax Abatement Policy Recommendations

Section I: Immediate Recommendation

Recommendation 1 – Residential buildings with up to and including four units should be eligible for residential tax abatements

Section IV - Long-Term Recommendation

This section includes recommendations that will require a more long-term approach.

Long-Term Recommendation 1 – Explore a tiered approach to residential tax abatements based on extensive study.

- If a tiered approach is implemented, then increase staff to meet need for long-term monitoring.

Long-Term Recommendation 2 – Consider a stipulation that would prohibit properties that receive residential tax abatements from being able to register on the City's Short-term Rental Registry as anything other than "hosted." [joint recommendation – Property Tax Relief for Seniors and People Living with Disabilities/Special Needs – Tax Fairness Recommendation]

COMMITTEES

Chair: Law & Public Safety • Committees: Economic Growth & Zoning • Neighborhoods

City of Cincinnati



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Christopher E. C. Smitherman
Cincinnati Vice Mayor

Long-Term Recommendation 3 – Explore possible incentives for local renter co-ops.

WE MOVE that the above PTWG recommendations be adopted by Cincinnati City Council.

Vice Mayor Christopher Smitherman

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Christopher E. C. Smitherman
Cincinnati Vice Mayor

201801401

September 5, 2018

MOTION

WE MOVE that the lobbyist for the City of Cincinnati provide a procedural framework for City Council and the Property Tax Project working group to amend Ohio state laws governing property taxes to ensure that property owners, specifically legacy residents and senior citizens on fixed incomes, who reside in developing neighborhoods and whose property taxes are increasing as a result have a greater opportunity to remain in their homes.

WE FURTHER MOVE that a working group be created to study trends related to property taxes, especially the issue of rising property taxes in areas experiencing significant levels of development; to make recommendations to City Council aimed at helping to keep senior citizens in their homes and communities; and to report on best practices in other cities and states facing similar challenges.

WE FURTHER MOVE that the working group include members from: the African-American Chamber of Commerce; the Board of Realtors; the Cincinnati Neighborhood Business Districts United; the Community Action Agency; the Community Development Corporations Association of Greater Cincinnati; the Council on Aging; the Baptist Ministers Conference; the Hamilton County Auditor/representative; the Homebuilders Association; Invest in Neighborhoods; representatives of Allied Construction Industries; the United Way; the University of Cincinnati's Real Estate Program and the DAAP School of Planning; and the Urban League.

WE FURTHER MOVE that the working group review the City's Tax Abatement Program.

WE FURTHER MOVE that the Planning Department lead this working group.

Vice Mayor Christopher Smitherman

TAMAYA DENARDO

{00267017-1}

COMMITTEES

Chair: Law & Public Safety • Committees: Budget & Finance • Economic Growth & Zoning • Neighborhoods



Record 1 of 1

First Previous Next Last

[Return to Result Set](#)

Item #:	201801401	Get Documents																						
Calendar Date:	10/03/2018																							
Sponsors:	BUDGET AND FINANCE COMMITTEE																							
Status/Recommendation:	ADOPT																							
Description:	<p>MOTION, submitted by Vice Mayor Smitherman and Councilmembers Mann, Dennard and Young WE MOVE that the lobbyist for the City of Cincinnati provide a procedural framework for City Council and the Property Tax Project working group to amend Ohio state laws governing property taxes to ensure that property owners, specifically legacy residents and senior citizens on fixed incomes, who reside in developing neighborhoods and whose property taxes are increasing as a result have a greater opportunity to remain in their homes. WE FURTHER MOVE that a working group be created to study trends related to property taxes, especially the issue of rising property taxes in areas experiencing significant levels of development; to make recommendations to City Council aimed at helping to keep senior citizens in their homes and communities; and to report on best practices in other cities and states facing similar challenges. WE FURTHER MOVE that the working group include members from: the African-American Chamber of Commerce; the Board of Realtors; the Cincinnati Neighborhood Business Districts United; the Community Action Agency; the Community Development Corporations Association of Greater Cincinnati; the Council on Aging; the Baptist Ministers Conference; the Hamilton County Auditor/representative; the Homebuilders Association; Invest in Neighborhoods; representatives of Allied Construction Industries; the United Way; the University of Cincinnati's Real Estate Program and the DAAAP School of Planning; and the Urban League. WE FURTHER MOVE that the working group review the City's Tax Abatement Program. WE FURTHER MOVE that the Planning Department lead this working group.</p>																							
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Votes:	<table border="0"> <thead> <tr> <th></th> <th style="text-align: center;"><u>Final</u></th> </tr> </thead> <tbody> <tr><td>MR. SMITHERMAN</td><td style="text-align: center;">A</td></tr> <tr><td>MR. YOUNG</td><td style="text-align: center;">Y</td></tr> <tr><td>MS. DENNARD</td><td style="text-align: center;">Y</td></tr> <tr><td>MR. LANDSMAN</td><td style="text-align: center;">Y</td></tr> <tr><td>MR. MANN</td><td style="text-align: center;">Y</td></tr> <tr><td>MS. MURRAY</td><td style="text-align: center;">Y</td></tr> <tr><td>MR. PASTOR</td><td style="text-align: center;">Y</td></tr> <tr><td>MR. SEELBACH</td><td style="text-align: center;">Y</td></tr> <tr><td>MR. SITTENFELD</td><td style="text-align: center;">Y</td></tr> <tr><td></td><td style="text-align: center;">10/03/2018</td></tr> </tbody> </table>			<u>Final</u>	MR. SMITHERMAN	A	MR. YOUNG	Y	MS. DENNARD	Y	MR. LANDSMAN	Y	MR. MANN	Y	MS. MURRAY	Y	MR. PASTOR	Y	MR. SEELBACH	Y	MR. SITTENFELD	Y		10/03/2018
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Record 1 of 1

First Previous Next Last

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Christopher E. C. Smitherman
Cincinnati Vice Mayor

201900467

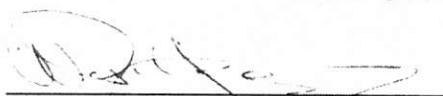
March 15, 2019

MOTION

WE MOVE that the Property Tax Project working group also include members from: Cincinnati Public Schools; Greater Cincinnati Chinese Chamber of Commerce; Hamilton County Treasurer; Hispanic Chamber Cincinnati USA; Homeownership Center of Greater Cincinnati; Housing Opportunities Made Equal (HOME); Indian American Chamber of Commerce; Legal Aid Society; Local Initiatives Support Corporation (LISC); and The Port.



Vice Mayor Christopher Smitherman



STATEMENT

This motion is an addendum to Motion #201801401 dated October 3, 2018, in order to add additional members to the Property Tax Project working group.

COMMITTEES

Chair: Law & Public Safety • Committees: Budget & Finance • Economic Growth & Zoning • Neighborhoods



[Item Search](#)

[Document Search](#)

[Main Menu](#)

Record 1 of 1		Return to Result Set
First Previous Next Last		
Item #:	201900467	Get Documents
Calendar Date:	04/03/2019	
Sponsors:	BUDGET AND FINANCE COMMITTEE	
Status/Recommendation:	ADOPT	
Description:	MOTION, submitted by Vice Mayor Smitherman and Councilmember Young, WE MOVE that the Property Tax Project working group also include members from: Cincinnati Public Schools; Greater Cincinnati Chinese Chamber of Commerce; Hamilton County Treasurer; Hispanic Chamber Cincinnati USA; Homeownership Center of Greater Cincinnati; Housing Opportunities Made Equal (HOME); Indian American Chamber of Commerce; Legal Aid Society; Local Initiatives Support Corporation (LISC); and The Port. (STATEMENT ATTACHED)	
Final Disposition:	ADOPTED	
Votes:		<u>Final</u>
	MR. MANN	Y
	MS. MURRAY	Y
	MR. PASTOR	Y
	MR. SEELBACH	Y
	MR. SITTENFELD	Y
	MR. SMITHERMAN	Y
	MR. YOUNG	Y
	MS. DENNARD	Y
	MR. LANDSMAN	Y
		04/03/2019
After Action:	CLOSED - City Planning	
	Type: Status Report to Administration	
	Description: MOVE that the Property Tax Project working group also include members from: Cincinnati Public Schools; Greater Cincinnati Chinese Chamber of Commerce; Hamilton County Treasurer; Hispanic Chamber Cincinnati	
	Assigned: 04/03/2019	Due: 05/03/2019 Completed: 07/31/2019
Record 1 of 1		Return to Result Set
First Previous Next Last		



20200951

Christopher E. C. Smitherman
Cincinnati Vice Mayor

July 28, 2020

MOTION

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Property Tax Policy Recommendations for Seniors/People Living with Disabilities/Special Needs

Structure of Recommendations

- Section I Tax Relief – Discount and Deferral**
Qualifications | Discount | Deferral | Considerations
- Section II Tax Fairness**
- Section III Other Measures**

Section I: Tax Relief – Discount and Deferral Recommendations

Qualifications

- a. Own and Occupy Property
- b. 65+
- c. Owner or dependent (resident) certified by a licensed physician or psychologist, or a state or federal agency as permanently disabled as of January 1 of the year for which applying
- d. Surviving spouse of a person who was receiving the previous homestead exemption at the time of death
- e. Low-income surviving house member - qualification requirement being that the house member must have designated that property as primary residence for at

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Cincinnati Vice Mayor

least 10 years (or 10 year equivalent if a re-entering citizen – calculated by adding primary residence with time incarcerated totaling the previous 10 years).

Note: % of discount reassessed after senior/person with a disability no longer identifies property as primary residence

Discount Recommendations

Based on income, increase in amount of taxes paid is capped.

- a. Applies to home + 1 acre of property
- b. Applies only to the assessed increase in value after purchase date
- c. Cap/ceiling changes based on income (deducting medical expenses) (using HUD guidelines)
- d. The cap/ceiling on taxes paid:
 - i. If income is above 120% AMI - no ceiling/cap
 - ii. Ceiling of 100% rate of increase above original tax bill if income is 80% - 120% AMI
 - iii. Ceiling of 50% rate of increase if low income (50% - 80% AMI)
 - iv. Ceiling of 20% rate of increase if very low income (30% - 50% AMI)
 - v. Ceiling of 5% rate of increase if extremely low income (0-30% AMI)

Deferral Recommendations

- a. This deferral is automatically available to everyone who is eligible for discount (residential properties owned and occupied by owner) and anyone who has been a resident owner of identified property for 10-15 years or more (how many of these properties exist - study this before determining 10 or 15 years)
- b. Applies to portion of property tax increases that were not discounted.
- c. Lasts until
 - i. Death of original recipient, or dependent with a disability
 - ii. When the original recipient, or dependent with a disability moves, or and there isn't a spouse or a surviving income and time qualified householder
 - iii. Property is sold
- d. Due upon deferral's end: All back unpaid deferral plus average (mean) rate of inflation from start of deferral until end of deferral
 - i. Deferral is considered a lien on the property and must be paid in advance of the sale.
 - ii. If deferral amount is more than the sale then the lien remains on the property through continued sales until the deferral is paid.

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Christopher E. C. Smitherman
Cincinnati Vice Mayor

Section II: Tax Fairness

Recommendation 1 – If a property receives any of these tax benefits/assistance measures, it is not permitted to be registered on the City’s Short-term Rental Registry as anything other than “hosted”. [joint recommendation – Residential Tax Abatement Long-Term Recommendation 2]

Section III: Other Measures

Recommendation 1 – Change the Zoning Code to permit accessory dwellings/granny flats with stipulations that:

- a. Either the larger or smaller residence must be occupied as the primary residence by the owner more than 75% of year
- b. Require landlord training on fair housing, sample rental contracts, landlord best practices and more.

Recommendation 2 – Streamline approvals and waive fees for building permits related to accessibility, such as widening doorways and hallways, curb less showers, step-free entries, cabinetry modifications for wheel-in space. Extra sound insulation can be considered as well.

Recommendation 3 – Increase funding, including grants and loans, for programs that assist the elderly and people with disabilities and families with dependents that have a disability in maintaining and modifying their residences for accessibility. A sliding scale for eligibility.

Recommendation 4 – Education and information for homeowners and small contractors

- a. Create an online portal with programs and resources for residents, both homeowners and renters, and contractors [joint recommendation – Resources for Low/Limited Income Residents Recommendation 1]
- b. Use this information to create fliers that can be included in tax bill mailings and set out at the permit offices and other points of contact



Christopher E. C. Smitherman
Cincinnati Vice Mayor

- c. Expand the pool and build the capacity of small contractors. Use the compiled info on all programs and resources to educate them so they can use the info as a marketing tool to find new customers.

Have fliers about these educational/marketing opportunities at stores serving contractors (hardware, plumbing supply, electrical supply, etc.).

Recommendation 5 – Avoid housing harassment by fining entities having more than one unsolicited contact with a property owner.

Find out if it is possible to track on-line property maintenance complaints if a complainant is submitting complaints on multiple properties. If possible, these complainants will receive a warning. If they continue, it should be considered harassment and they would receive a fine.

Recommendation 6 – Provide education to landlords about the importance of allowing tenants who are seniors or persons with a disability to modify properties without requiring these individuals to return the property to its original condition upon move out. Educate landlords on the importance of this.

Recommendation 7 – Make housing a priority by creating a position like the Chief Advocacy Officer role that would lead housing efforts for the City. [joint recommendation – Resources for Low/Limited Income Residents Recommendation 3]

WE MOVE that the above PTWG recommendations be adopted by Cincinnati City Council.

Vice Mayor Christopher Smitherman

City of Cincinnati



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Christopher E. C. Smitherman
Cincinnati Vice Mayor

201801401

September 5, 2018

MOTION

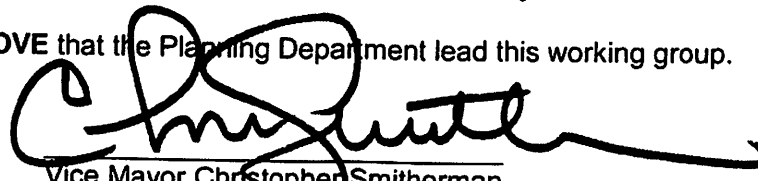
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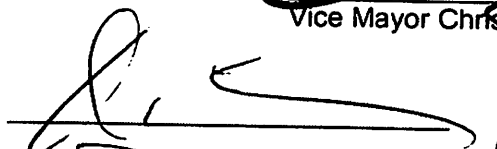
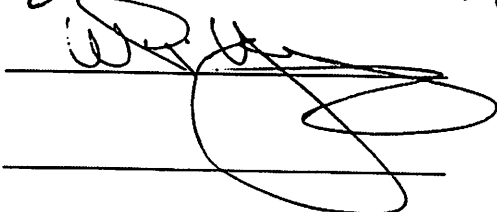
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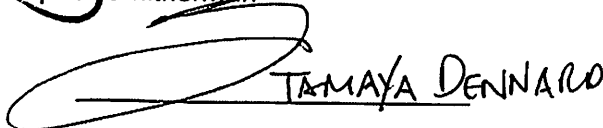
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WE FURTHER MOVE that the Planning Department lead this working group.


Vice Mayor Christopher Smitherman


TAMAYA DENNARO

{00267017-1}

COMMITTEES

Chair: Law & Public Safety • Committees: Budget & Finance • Economic Growth & Zoning • Neighborhoods



Record 1 of 1

[First](#) [Previous](#) [Next](#) [Last](#)

[Return to Result Set](#)

Item #: 201801401 [Get Documents](#)

Calendar Date: 10/03/2018

Sponsors: BUDGET AND FINANCE COMMITTEE

Status/Recommendation: ADOPT

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Final Disposition: ADOPTED

Votes:

	<u>Final</u>
MR. SMITHERMAN	A
MR. YOUNG	Y
MS. DENNARD	Y
MR. LANDSMAN	Y
MR. MANN	Y
MS. MURRAY	Y
MR. PASTOR	Y
MR. SEELBACH	Y
MR. SITTENFELD	Y
	10/03/2018

Referral: CLOSED - Law Department

Meeting Date: 09/10/2018 Due: 09/17/2018 Closed: 10/26/2018

Return To: BUDGET AND FINANCE COMMITTEE
 Manager's Direction: PREPARE REPORT

Record 1 of 1

[First](#) [Previous](#) [Next](#) [Last](#)

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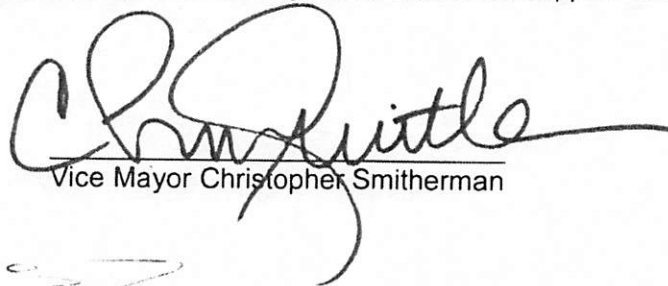
Christopher E. C. Smitherman
Cincinnati Vice Mayor

201900467

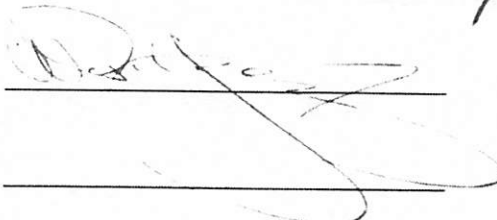
March 15, 2019

MOTION

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Vice Mayor Christopher Smitherman



STATEMENT

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COMMITTEES

Chair: Law & Public Safety • Committees: Budget & Finance • Economic Growth & Zoning • Neighborhoods



Record 1 of 1		Return to Result Set
First Previous Next Last		
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	MR. MANN	Y
	MS. MURRAY	Y
	MR. PASTOR	Y
	MR. SEELBACH	Y
	MR. SITTENFELD	Y
	MR. SMITHERMAN	Y
	MR. YOUNG	Y
	MS. DENNARD	Y
	MR. LANDSMAN	Y
		04/03/2019
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First Previous Next Last		



202000954

Christopher E. C. Smitherman
Cincinnati Vice Mayor

July 28, 2020

MOTION

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Recommendations for low and limited-income individuals to stay in their homes

Recommendation 1 – Create an online portal with programs and resources for residents, both homeowners and renters.

This portal would be like the open data portal managed by the Office of Performance and Data Analytics (OPDA). The portal should be user-friendly but include deep connections in its logic. For example, users would enter age, veteran status, etc. and the portal would respond with the programs that are available to them. Helps with goal to proactively identify homeowners who need help with repairs, so the burden does not only fall to the homeowner.

Recommendation 2 – Create a housing court with a dedicated support staff who are housing experts and can connect residents to resources.

Convert a Common Pleas seat into a housing court seat. Community members can advocate for this by lobbying the Common Pleas judges directly, as well ask their City representatives to support the creation of a housing court. Cleveland is a good reference for this recommendation.

Recommendation 3 – Make housing a priority by creating a position like the Chief Advocacy Officer role that would lead housing efforts for the City.

COMMITTEES



Christopher E. C. Smitherman
Cincinnati Vice Mayor

This position would act as a Connector/Czar. This position would connect with the City Manager, City Council, Mayor, City departments, and residents, and is guided by an advisory board. This position has the responsibility to manage the portal.

Recommendation 4 – When a code complaint is filed in a geographic area with high development activity, require a social worker to accompany the building inspector to provide information on funds to help with repairs and directions to the portal.

Helps with goal to proactively identify homeowners who need help with repairs, so the burden does not only fall to the homeowner.

Recommendation 5 – Create a lending program for minority and women-owned contractors who work fairly with seniors and low-income households.

This lending program would have a revolving line of credit with favorable rates with the aim to restore the small contractors who lost their businesses in the 2008 recession. This would also support and grow minority-owned businesses in Cincinnati. Information on these licensed contractors would be housed on the portal.

Recommendation 6 – Provide funding for organizations that work with homeowners to help them stay in their homes.

Information on these organizations would be on the portal.

Recommendation 7 – Look to other cities on how they are addressing recommendations 1-7.

Recommendation 8 – Lobby the state to make changes that benefit home retention for individuals with low or limited-income, disabilities, seniors.

City of Cincinnati

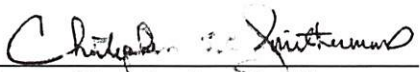


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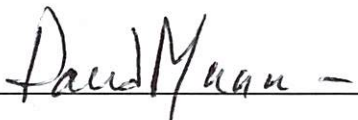
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Web www.cincinnati-oh.gov

Christopher E. C. Smitherman
Cincinnati Vice Mayor

WE MOVE that the above PTWG recommendations be adopted by Cincinnati City Council.



Vice Mayor Christopher Smitherman



COMMITTEES

Chair: Law & Public Safety • Committees: Economic Growth & Zoning • Neighborhoods

City of Cincinnati



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Christopher E. C. Smitherman
Cincinnati Vice Mayor

201801401

September 5, 2018

MOTION

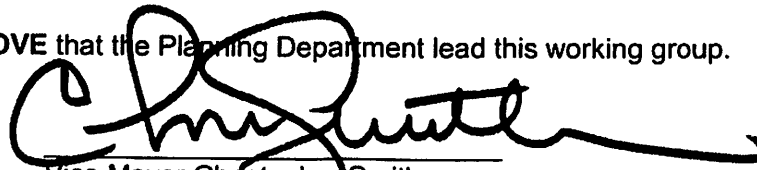
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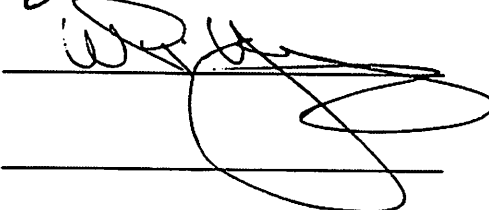
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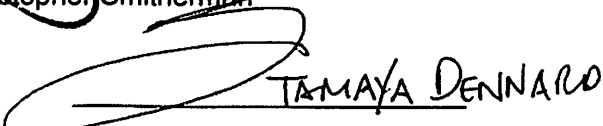
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WE FURTHER MOVE that the working group review the City's Tax Abatement Program.

WE FURTHER MOVE that the Planning Department lead this working group.


Vice Mayor Christopher Smitherman


TAMAYA DENARDO

{00267017-1}

COMMITTEES

Chair: Law & Public Safety • Committees: Budget & Finance • Economic Growth & Zoning • Neighborhoods



Record 1 of 1		Return to Result Set																						
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Referral:	<p>CLOSED - Law Department</p> <p>Meeting Date: 09/10/2018 Due: 09/17/2018 Closed: 10/26/2018</p> <p>Return To: BUDGET AND FINANCE COMMITTEE Manager's Direction: PREPARE REPORT</p>																							
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City of Cincinnati



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Christopher E. C. Smitherman
Cincinnati Vice Mayor

201900467

March 15, 2019

MOTION

WE MOVE that the Property Tax Project working group also include members from: Cincinnati Public Schools; Greater Cincinnati Chinese Chamber of Commerce; Hamilton County Treasurer; Hispanic Chamber Cincinnati USA; Homeownership Center of Greater Cincinnati; Housing Opportunities Made Equal (HOME); Indian American Chamber of Commerce; Legal Aid Society; Local Initiatives Support Corporation (LISC); and The Port.

Vice Mayor Christopher Smitherman

STATEMENT

This motion is an addendum to Motion #201801401 dated October 3, 2018, in order to add additional members to the Property Tax Project working group.

COMMITTEES

Chair: Law & Public Safety • Committees: Budget & Finance • Economic Growth & Zoning • Neighborhoods



Record 1 of 1		Return to Result Set
First Previous Next Last		
Item #:	201900467	Get Documents
Calendar Date:	04/03/2019	
Sponsors:	BUDGET AND FINANCE COMMITTEE	
Status/Recommendation:	ADOPT	
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Final Disposition:	ADOPTED	
Votes:		<u>Final</u>
	MR. MANN	Y
	MS. MURRAY	Y
	MR. PASTOR	Y
	MR. SEELBACH	Y
	MR. SITTENFELD	Y
	MR. SMITHERMAN	Y
	MR. YOUNG	Y
	MS. DENNARD	Y
	MR. LANDSMAN	Y
		04/03/2019
After Action:	CLOSED - City Planning	
	Type: Status Report to Administration	
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	Assigned: 04/03/2019	Due: 05/03/2019 Completed: 07/31/2019
Record 1 of 1		Return to Result Set
First Previous Next Last		



Christopher E. C. Smitherman
Cincinnati Vice Mayor

July 31, 2020

MOTION

The Property Tax Working Group (PTWG) was created by motion on September 5, 2018 to study trends related to property taxes. Especially important were, rising property taxes in areas experiencing significant levels of development, helping senior citizens remain in their homes and communities, and reporting on best practices of other cities and states. (Please see the attach motion and vote by Cincinnati City Council).

The Property Tax Working Group had its final meeting on Thursday, July 23, 2020. This group was Chaired by Carol Gibbs, President/CEO Mt. Auburn Community Development Corporation (MACDC) and Vice Mayor Christopher Smitherman. The idea for the PTWG was the brainchild of Mrs. Carol Gibbs.

Recommendation		
NEW CONSTRUCTION Criteria	Cap	Term
New Construction	\$200,000	10 yr
New Construction - LEED Silver	\$300,000	12 yr
New Construction - LEED Gold	\$400,000	12 yr
New Construction - LEED Platinum	\$500,000	15 yr
REMODEL Criteria	Cap	Term
Remodel	\$275,000	10 yr
Remodel – HERS	\$300,000	12 yr
Remodel - LEED Silver	\$400,000	12 yr
Remodel - LEED Gold	\$500,000	15 yr
Remodel - LEED Platinum	\$650,000	15 yr
Historic Restoration (pre-1920 building)	\$750,000	15 yr
BONUS Criteria (for New Construction and Remodel)	Add't Cap	Add't Term
Visitability	\$100,000	0 yr

COMMITTEES

City of Cincinnati



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Christopher E. C. Smitherman
Cincinnati Vice Mayor

WE MOVE that the above Tax Abatement Caps be approved by Cincinnati City Council. A previous Cincinnati City Council removed all caps for tax abatements when the national, regional, and local economy was very different than today.

Vice Mayor Christopher Smitherman

COMMITTEES

Chair: Law & Public Safety • Committees: Economic Growth & Zoning • Neighborhoods

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Christopher E. C. Smitherman
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201801401

September 5, 2018

MOTION

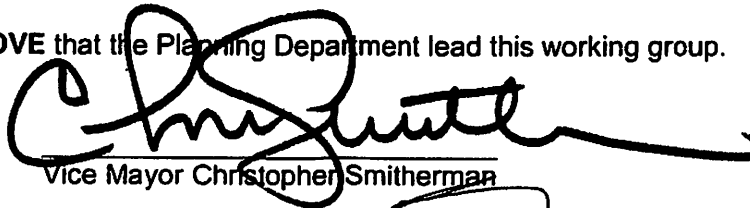
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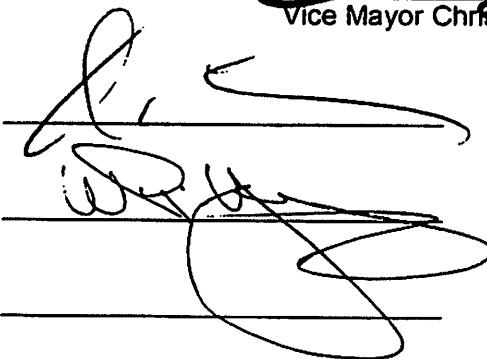
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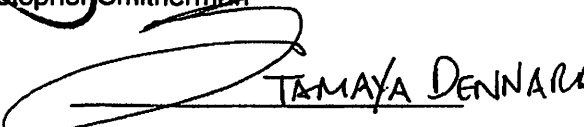
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WE FURTHER MOVE that the working group review the City's Tax Abatement Program.

WE FURTHER MOVE that the Planning Department lead this working group.


Vice Mayor Christopher Smitherman




TAMAYA DENNARD

{00267017-1}

COMMITTEES

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201900467

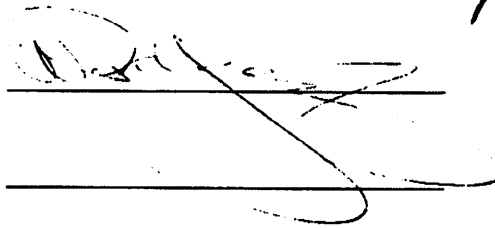
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Vice Mayor Christopher Smitherman



STATEMENT

This motion is an addendum to Motion #201801401 dated October 3, 2018, in order to add additional members to the Property Tax Project working group.

COMMITTEES

Chair: Law & Public Safety • Committees: Budget & Finance • Economic Growth & Zoning • Neighborhoods



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