



City of Cincinnati

Equitable Growth & Housing

Meeting Minutes

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

Tuesday, February 28, 2023 1:00 PM Council Chambers, Room 300

PUBLIC HEARING

ROLL CALL

Councilmember Reggie Harris
Meeka Owens
Jan-Michele Kearney
Liz Keating
Councilmember Cramerding
Mark Jeffreys
Victoria Parks
Scotty Johnson
Seth Walsh

PRESENTATIONS

Proposed Zone Change from CC-A, CC-P, and OG to Planned Development in Avondale

Stacey Hoffman, Senior City Planner

AGENDA

START OF PUBLIC HEARING

1. ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 2/8/2023, AMENDING the official zoning map of the City of Cincinnati to rezone certain real property in the area generally bound by East Martin Luther King Jr. Drive to the north, Reading Road to the east, [202300556](#)

Maxwell Avenue to the south, and Vernon Place to the west in the Avondale neighborhood from the CC-A, "Commercial Community - Auto-Oriented," CC-P, "Commercial Community - Pedestrian," and OG, "Office General," zoning districts to Planned Development District No. 97, "Queen City Hills." (Subject to the Temporary Prohibition List <<https://www.cincinnati-oh.gov/law/ethics/city-business>>)

Recommend Passage Emergency

2. PRESENTATION submitted by Sheryl M. M. Long, City Manager, dated 2/28/2023, regarding a proposed Planned Development #97, Queen City Hills, in Avondale. [202300698](#)

Filed

END OF PUBLIC HEARING

3. ORDINANCE, submitted by Mayor Aftab Pureval, from Emily Smart Woerner, City Solicitor, ESTABLISHING certain policies and conditions regarding the application of residential Community Reinvestment Area real property tax abatements. [202300364](#)

indefinite postponement

4. PRESENTATION submitted by Sheryl M. M. Long, City Manager, dated 1/31/2023, regarding Updates to the Residential CRA Tax Abatement Program. [202300471](#)

Filed

5. MOTION, submitted by Vice Mayor Kearney, WE MOVE that Exhibit A is modified so that accessibility is added as a bonus to Cincinnati's proposed new residential tax abatement ordinance (Residential CRA Program). See Item 202300364. Accessibility would include all of the requirements and standards set forth in Exhibit C for visitability with the modifications that a wheelchair accessible full bath and wheelchair accessible bedroom would be required. The additional amount of increase to assessed market improvement value would be \$100,00 or another amount that is greater than \$50,000. [202300480](#)

Indefinitely Postponed

6. MOTION, submitted by Vice Mayor Kearney, WE MOVE that the Administration prepare a REPORT on the following suggestions made concerning the proposed new [202300567](#)

three-tiered tax abatement program during public comment at the January 31, 2023 Equitable Housing Committee: 1. Create and fund a new position in the City's Department of Community and Economic Development (DCED) to assist with educating the public on the tax abatement program. (BALANCE ON FILE IN THE CLERK'S OFFICE)

Held

7. MOTION, submitted by Councilmembers Owens, Keating, Parks, Walsh, and Vice Mayor Kearney, 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." (STATEMENT ATTACHED)

[202300613](#)

Indefinitely Postponed

8. ORDINANCE (B VERSION), submitted by Mayor Aftab Pureval, from Emily Smart Woerner, City Solicitor, ESTABLISHING certain policies and conditions regarding the application of residential Community Reinvestment Area real property tax abatements.

[202300702](#)

Held

9. REPORT, dated 2/28/2023, submitted Sheryl M. M. Long, City Manager, regarding the Residential Community Reinvestment Area (CRA) Tax Abatement - Cincinnati Public Schools Impact Analysis.

[202300724](#)

Filed

10. MOTION, submitted by Councilmembers Keating, Owens, Harris and Walsh, WE MOVE that the City of Cincinnati

[202300740](#)

Administration craft an amended version of Ordinance Item No. 2023-00702 to include a bonus incentive for multi-family developments along public transit lines/proposed BRT Routes (see attached). Specifically, we ask the Administration to create a bonus incentive that increases the maximum abated amount in market improvement value of a residential multi-family unit located on a public transit line. The incentive should increase the maximum abated market improvement value on a per unit basis, so that a two-unit building has an additional incentive of \$75,000, a three-unit building has a higher additional incentive of \$150,000, and the four-unit building has the highest additional incentive of \$225,000. This should be called the "Public Transit Corridor Incentive." This bonus will double the abatement amount of residential multi-family developments when paired with the "Missing Middle Bonus," further incentivizing much needed two, three, and four family units along public transit corridors. (STATEMENT ATTACHED)

Adopt

ADJOURNMENT