



Mark Jeffreys
Councilmember

February 18, 2025

MOTION

A Growing Cincinnati – Removing Barriers to Development

WE MOVE that the administration share a plan within 60 days for benchmarking Development Performance Measures vs other regional peer cities (e.g. Blue Ash, Florence, Norwood).

These measures should include the following, to the extent possible, for both Cincinnati and each regional and peer city:

- Fees – permit fees generated per project
- Permit submission to approval timing for Buildings & Inspections and sewer (MSD) & water (GCWW)
- Adherence to an approved plan e.g. changes once plans are approved & plan revision review timing
- Building inspection:
 - Timing to arrive on site & # of days to provide written feedback, # of days to receive Certificate of Occupancy after approval
 - # of permits open/closed (by quarter/annually), how many inspections occur vs how many permits are issues (i.e. % inspection failure)
 - # of inspections per project incurred
- Incentives: CRAs and whether they require legislative approval

STATEMENT

In September 2024, City Council has set a bold goal of building 40,000 new housing units in the next 10 years. In order to achieve that goal, we will need to rethink the tools and processes that may be preventing housing creation at this level. With headwinds on inflation and interest rates across the country, the City of Cincinnati must ensure that we are competitive in attracting investment that otherwise will go to other cities.

In order to make sure that we have best-in-class service while ensuring safety and quality, this motion aims to lay out a path forward in benchmarking Performance Measures vs other cities. For a few years, developers have shared that approval processes, inspections, etc take longer, and our fees are higher, than our peer cities even though there is nothing unique about Cincinnati that would merit that difference. As a result, some developers share that the cost of doing business in the city is too high so they take their invest dollars elsewhere. By benchmarking Performance Measures, we will set a baseline of success from which we can objectively track progress quarterly going forward with a goal of removing barriers to achieving our housing goals. This will be an important first step, which we will plan to expand to other peer cities outside of our region (e.g. Nashville, Columbus, Indianapolis, etc) in the future.

A handwritten signature in blue ink that reads "Mark Jeffreys".

Councilmember Mark Jeffreys

2/20 CAL for Referral
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