

April 29, 2026

To: Mayor and Members of City Council

From: Sheryl M.M. Long, City Manager

202601483

Subject: Emergency Ordinance – Approving and Authorizing a CRA Tax Exemption Agreement with Harrison Avenue Townhomes, LLC

Attached is an Emergency Ordinance captioned:

APPROVING, AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with Harrison Avenue Townhomes LLC, an affiliate of Kaiker Development LLC, thereby authorizing a twelve-year tax exemption for 100 percent of the value of improvements made to real property located at 2280 Harrison Avenue in the Westwood neighborhood of Cincinnati, in connection with the construction of five buildings, each containing two units, with a total of approximately 16,950 square feet of residential space, consisting of a total of ten residential rental dwelling units, at a total construction cost of approximately \$2,407,500.

STATEMENT

HOUSING: The additional housing units this project will provide will go toward helping to alleviate Cincinnati’s strained housing market, which is currently experiencing increasing affordability issues due to lack of supply. The project is an opportunity to create new housing units that are not only quality, but affordable.

BACKGROUND/CURRENT CONDITIONS

The project is located at 2280 Harrison Avenue in the Westwood neighborhood. The property is presently vacant, with the anticipation of 5 new semi-modular duplexes to be constructed. Once the project is complete it will result in the new creation of 10 family units (3 Bedrooms) at 80% AMI. The project has strong community support and receives \$1.2 million in subsidy through the Housing Catalytic Fund.

DEVELOPER INFORMATION

Harrison Avenue Townhomes, LLC is an Ohio based company, owned by Kai Lewars, and affiliated with Kaiker Development, LLC. Prior to this project the Developer has developed multiple projects within Cincinnati. These projects include State Avenue Lofts (12 units), 2118 W. 8th Street (5 units), and 518-530 Hale Avenue (7 units).

RECOMMENDATION

The Administration recommends approval of this Emergency Ordinance.

This is an Emergency Ordinance to allow the Developer to lock in construction pricing and begin construction as quickly as possible.

Attachment: Project Outline and Proposed Incentive

Copy: Markiea L. Carter, Director, Department of Community & Economic Development

Project Outline

Project Name	Harrison Avenue Townhomes
Street Address	2280 Harrison Avenue
Neighborhood	Westwood
Property Condition	Vacant Land
Project Type	New Construction
Project Cost	Hard Construction Costs: \$2.4 Million Acquisition Costs: \$15,000 Soft Costs: \$439,615 Total Project Cost: \$2.8 Million
Private Investment	Private Financing: \$ 2,567,500 Developer Equity: \$ 314,070
Sq. Footage by Use	Residential: 16,950 SF
Number of Units and Rent Ranges	10 3-BR Units; Rent \$2,200 10 Total Units
Median 3-BD Rent Affordable To	Salary: \$88,000.00 City Job Classification: Senior City Planning Tech, Industrial Investigator, Parks/Rec Maintenance Crew Leader
Jobs and Payroll	Created FTE Positions: 1 Total Payroll for Created FTE Positions: \$70,000 Average Salary for Created FTE Positions: \$70,000 Construction FTE Positions: 7 Total Payroll for Construction FTE Positions: \$450,000
Transit	Transit Score: 38
Community Engagement	Westwood Community Urban Redevelopment Corporation supports the project.
Plan Cincinnati Goals	Compete Initiative Area Goal 2 (p. 114-120), Sustain Initiative Area Goal 2 (p.193-198)

Project Image and Site Map



Proposed Incentive

Incentive Terms	12-year, net 67%
Incentive Application Process	Commercial CRA – Neighborhood (Non-LEED)
“But For” (0-3 points)	Without Abatement: 5.99% rate of return (stabilized) With Abatement: 13.44% rate of return (stabilized) (3 points)
Environmental Building Certification (0-5 points)	Non-LEED (0 points)
VTICA (0-8 points)	Neighborhood VTICA – 15% (8 points)
SBE/MBE/WBE Goals	SBE Goal of 30%
Planning Commission Approval	N/A
Other Incentives & Approvals	City provided subsidy to the project of ~ \$1.2 Million from the Housing Catalytic Fund

Potential Taxes Forgone & Public Benefit

Taxes Forgone	Value
Annual Net Incentive to Developer	\$19,779
Total Term Incentive to Developer	\$237,349
City's Portion of Property Taxes Forgone (Term)	\$75,634
City's TIF District Revenue Forgone (Term)	\$0

Public Benefit	Value	
CPS PILOT	Annual	\$12,552
	Total Term	\$150,625
VTICA	Annual	\$5,706
	Total Term	\$68,466
Income Tax Total Term (Maximum)	\$334,475	
Total Public Benefit (CPS PILOT, VTICA, Income Tax)	\$553,566	

Total Public Benefit ROI*	\$2.33
City's ROI**	\$4.42

* This figure represents the total dollars returned for public purposes (City/Schools/Other) over the benefit received.

**This figure represents the total dollars returned for City/ over the City's property taxes forgone.

For Reference: 2025 Cincinnati MSA Area Median Income Limits

AMI	1	2	3	4	5	6	7	8
30%	\$23,500	\$26,850	\$30,200	\$33,550	\$36,250	\$38,950	\$41,650	\$44,300
50%	\$39,150	\$44,750	\$50,350	\$55,900	\$60,400	\$64,350	\$69,350	\$73,800
60%	\$46,980	\$53,700	\$60,420	\$67,080	\$72,480	\$77,820	\$83,220	\$88,560
80%	\$62,650	\$71,600	\$80,550	\$89,450	\$96,650	\$103,800	\$110,950	\$118,100