



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final

Equitable Growth & Housing

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

Tuesday, June 18, 2024

1:00 PM

Council Chambers, Room 300

PRESENTATIONS

A Status Update on the Futures Commission Review

Emily Woerner, City Solicitor

Sheryl Long, City Manager

AGENDA

- [202401647](#) **MOTION**, submitted by Vice Mayor Kearney and Councilmember Johnson, **WE MOVE** that the administration provide support for a short-term, diverse task force to consider and make recommendations to City Council with modifications to Item # 202401447, the "Connected Communities Ordinance." (BALANCE ON FILE IN THE CLERK'S OFFICE) (STATEMENT ATTACHED)
Sponsors: Kearney and Johnson
Attachments: [Motion](#)
- [202401650](#) **MOTION**, submitted by Councilmembers Harris and Cramerding, **WE MOVE** that the Administration, in conjunction with their work on the Neighborhood Quality of Life dashboard and supplemental to the "Housing Unit Activity" dashboard, utilize CincyInsights to track development activity at the neighborhood level. The intent of this information is to track the impacts of the Connected Communities Zoning reform passed by Council in June 2024. (BALANCE ON FILE IN CLERK'S OFFICE) (STATEMENT ATTACHED)
Sponsors: Harris and Cramerding
Attachments: [Motion 202401650](#)

ADJOURNMENT

City of Cincinnati



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002401447

Jan-Michele Lemon Kearney
Vice Mayor

June 4, 2024

MOTION

WE MOVE that the administration provide support for a short-term, diverse task force to consider and make recommendations to City Council with modifications to Item #202401447, the “Connected Communities Ordinance,” concerning the following concepts:

1. **Affordable housing:** Consideration of including affordable housing requirements and additional resources to address the urgent need for affordable housing for residents whose income is 60% AMI or lower.
2. **Infrastructure needs determination:** Review of the process to determine and address adequate infrastructure needs for multi-family housing.
3. **Architectural design guidelines:** Consideration of architectural design constraints for current Single Family zones that will be affected by the Connected Communities ordinance: In order to ensure that any newly constructed multi-family housing supports the “look and feel” of the neighborhood, additional guidelines such as acceptable architectural styles shall be considered as additions to the Connected Communities Ordinance.
4. **Tree canopy and green space:** Consideration of tree canopy and green space requirements in keeping with our Green Cincinnati Plan.



Vice Mayor Jan-Michele Lemon Kearney



Councilmember Scotty Johnson

STATEMENT

The Connected Communities Ordinance is commendable in that it addresses the need to decrease racial and socioeconomic segregation in Cincinnati's neighborhoods, provide more "missing middle" housing options (2-4 family units and rowhouses) for our growing population, and encourage greater population density in and near neighborhood business districts and major transit corridors.

Through public comment, it has become apparent that the ordinance is missing several key elements that must be considered as follows:

Affordable housing: The City of Minneapolis' legislation that changed single family zoning to allow for multi-family housing, has been one of the models referenced by proponents of the Connected Communities Ordinance. It is worth noting that Minneapolis' legislation includes requirements for including affordable housing in its ordinance in order to address concerns about displacement. In 2023, Minneapolis preserved 876 units of affordable multifamily rental housing in 9 projects located throughout the city due to awards from Minneapolis' Affordable Housing Trust Fund and federal Low Income Housing Tax Credit (LIHTC) programs. The funds were used to provide gap financing for the production and preservation of affordable rental housing for households earning less than 50% of area median income, with a priority for units affordable to households earning less than 30% of area median income.

Given our increasing Affordable Housing Leveraged Fund resources and streamlined process to help developers attain LIHTC to make inclusion of affordable units financially feasible, we are able to require the inclusion of affordable housing with market rate housing without slowing housing growth. At the same time, requiring the inclusion of affordable housing will prevent displacement of our residents, and meet the needs of an increased number of low and moderate income residents who do not have affordable housing.

Infrastructure needs determination: As stated in conversations about whether our city has adequate infrastructure to support the addition of missing middle housing in previous single family zones, climate changes are causing us to more frequently experience events such as "100-year floods." Members of the public have asked for a deeper dive and more data pursuant to the coordinated site review (CSR) process for missing middle housing projects in previous single family zoning.

Architectural design guidelines: The requirement that newly constructed structures must maintain the "look and feel" of the neighborhood could be strengthened to include architectural design guidelines. Some of our neighborhood plans even specify acceptable architectural designs, in order to ensure that new construction does not negatively affect the neighborhood's look and feel.

Tree canopy and green space: Consideration of tree canopy and green space requirements in keeping with our Green Cincinnati Plan.



Reggie Harris
Councilmember

MOTION

To Track Neighborhood Development Trends Following the Passage of Connected Communities

WE MOVE that the administration, in conjunction with their work on the Neighborhood Quality of Life dashboard and supplemental to the “Housing Unit Activity” dashboard, utilize CincyInsights to track development activity at the neighborhood level. The intent of this information is to track the impacts of the Connected Communities Zoning reform passed by Council in June 2024. The data should include, but not be limited to:

- % Housing Unit Increase - Year over Year (meaning % change from total unit increases in 2023 to 2024 to 2025, etc.)
 - SNA Neighborhood level
- % Housing Unit Decrease - Year over Year
 - SNA Neighborhood level
- % Net Housing Unit Change annually - Year over Year
 - SNA Neighborhood level
- Demolition Permits
 - Trends # and % change year over year
 - SNA Neighborhood Level
- Construction Permit #s
 - Trends # and % change year over year
 - SNA Neighborhood Level
- Hearing #s
 - Trends # and % change year over year
 - SNA Neighborhood Level
- Ratio of Construction Permits to Hearings
 - Historic trends on the ratio
 - SNA Neighborhood Level


Councilmember Reggie Harris


Councilmember Jeff Cramerding

STATEMENT

Connected Communities is one of the most ambitious and expansive pieces of legislation in recent history. The goals and aims of it are in alignment with the values of equity, sustainability, and growth, and the City

needs to ensure that the outcomes of the legislation are in alignment with that vision. At the center is the aim to make housing construction easier and more streamlined, resulting in more housing being built across the city. This intentional data tracking will help course-correct or drive additional investment if necessary, as well as have a better understanding of how the policy is shaping growth throughout Cincinnati.

The City has already begun the process of tracking Housing Unit Activity and Affordable Housing on CincyInsights, but there is room for further data collection to be precise about the development activity happening in neighborhoods as a *direct* result of the passage of Connected Communities. Additionally, there is ongoing work on tracking quality of life issues in the neighborhoods via CincyInsights. These efforts in coordination should give a wholistic picture of change that is occurring across the city so Council can set future policy and investments in an informed and equitable manner.

For CAL 6/12

referral to EGH

