

# **ENGAGING IN THE DEVELOPMENT PROCESS**

**February 11, 2020** | Dept. of Community and Economic Development,  
Dept. of City Planning, Dept. of Buildings and Inspections, City Solicitor's  
Office Real Estate Division

# DCED

## Department of Community and Economic Development

Our mission is to facilitate strategic development and services within Cincinnati to **IMPROVE** the lives of residents, **INCREASE** business investment, and **REVITALIZE** City neighborhoods.



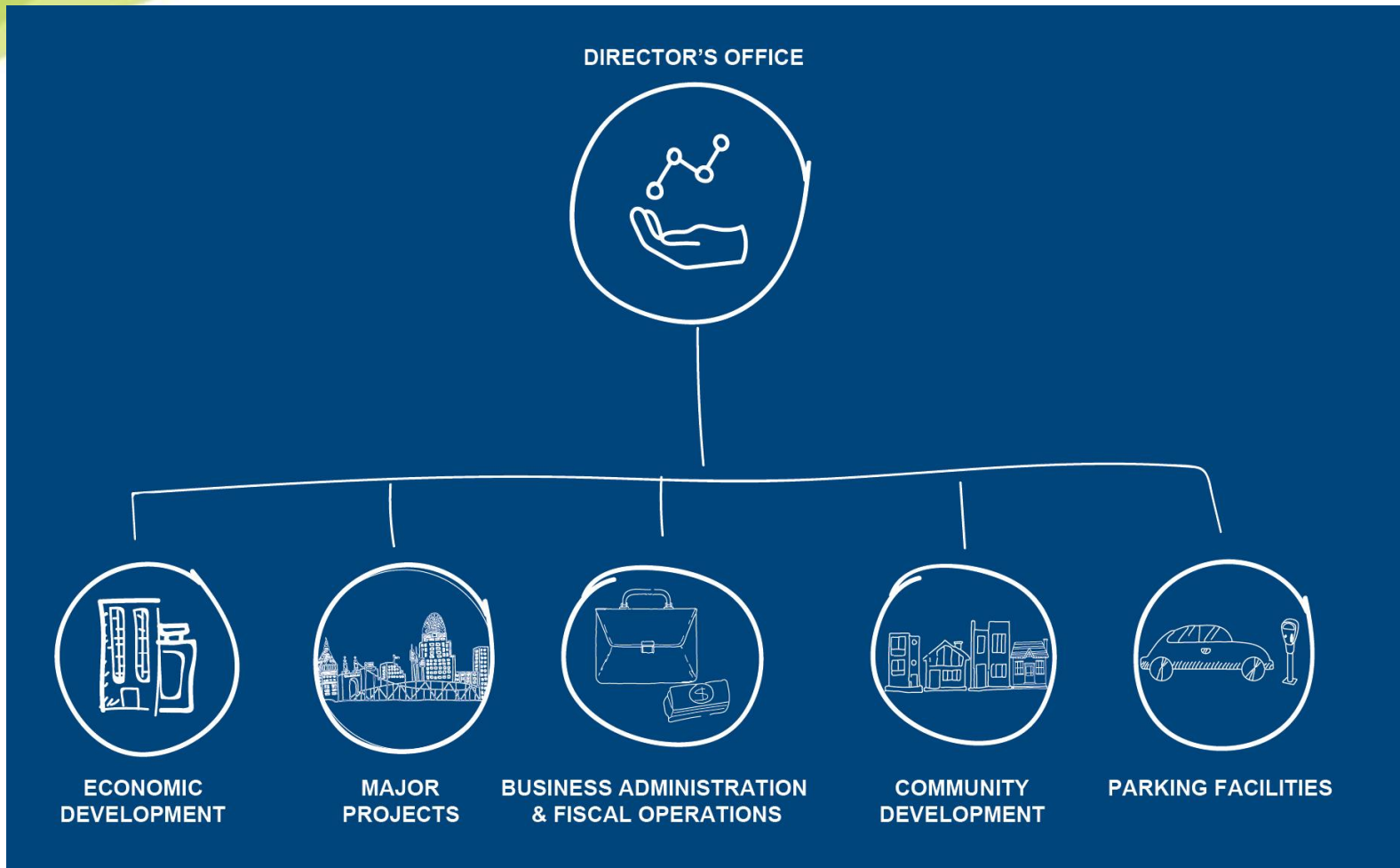
# DCED

## Our Team



# DCED

## Organizational Structure



# Plan Cincinnati: Compete



## Effects of Decline

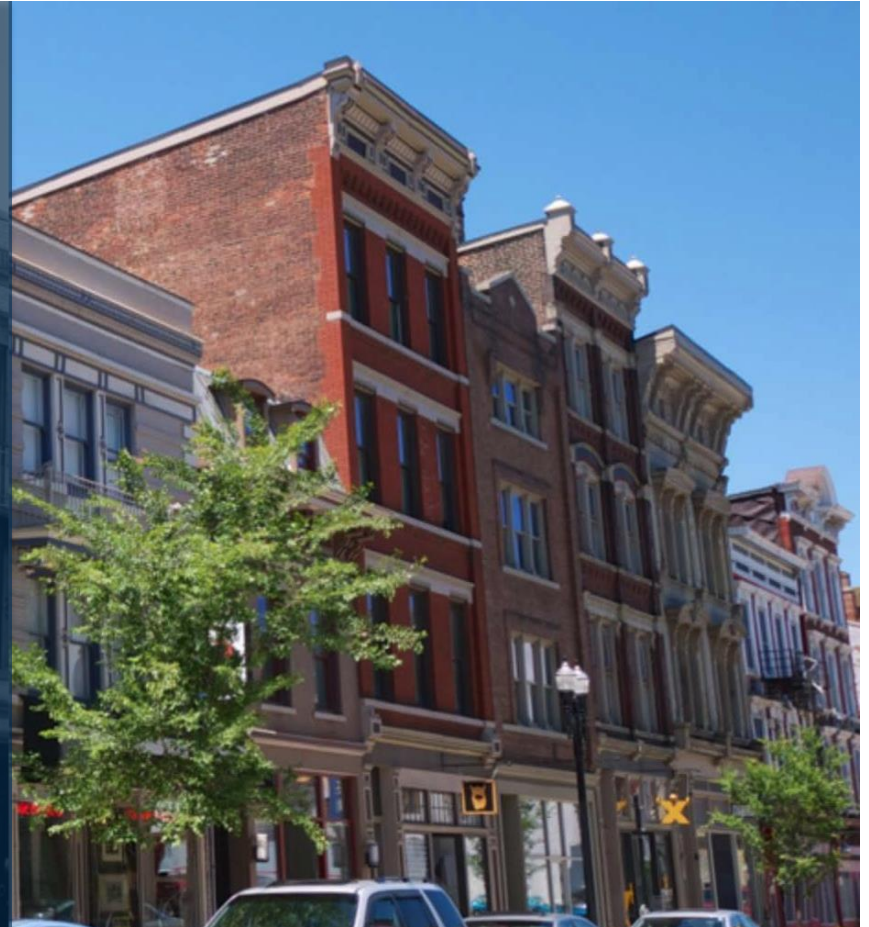
- Loss of economic and urban vibrancy and opportunity
- Declines in income tax receipts
- Slumping demand for real property
- Relative and real declines in property values
- Less favorable municipal debt terms
- Increases in blight and correlated crime
- Increased public health and safety risk associated with property
- Stressed municipal resources expended on private property (code compliance, blight removal)
- Reduced economic opportunity
- Increased need for supportive services associated with joblessness, wage stagnation



# Plan Cincinnati: Compete

## Combatting Decline

- Facilitating local business opportunity, thereby reducing barriers to investment
- Retaining and creating local jobs, including “growing our own” by focusing on retention, expansion and relocation of existing businesses
- Recognizing that our best competitive asset is our built environment
- Pursuing new private capital investments
- Highly leveraging “but for” City incentive tools
- Minimizing impact to City capital and general fund budgets
- Building a streamlined and cohesive development process



# Plan Cincinnati: Compete

**BE THE PIVOTAL ECONOMIC FORCE OF THE REGION**

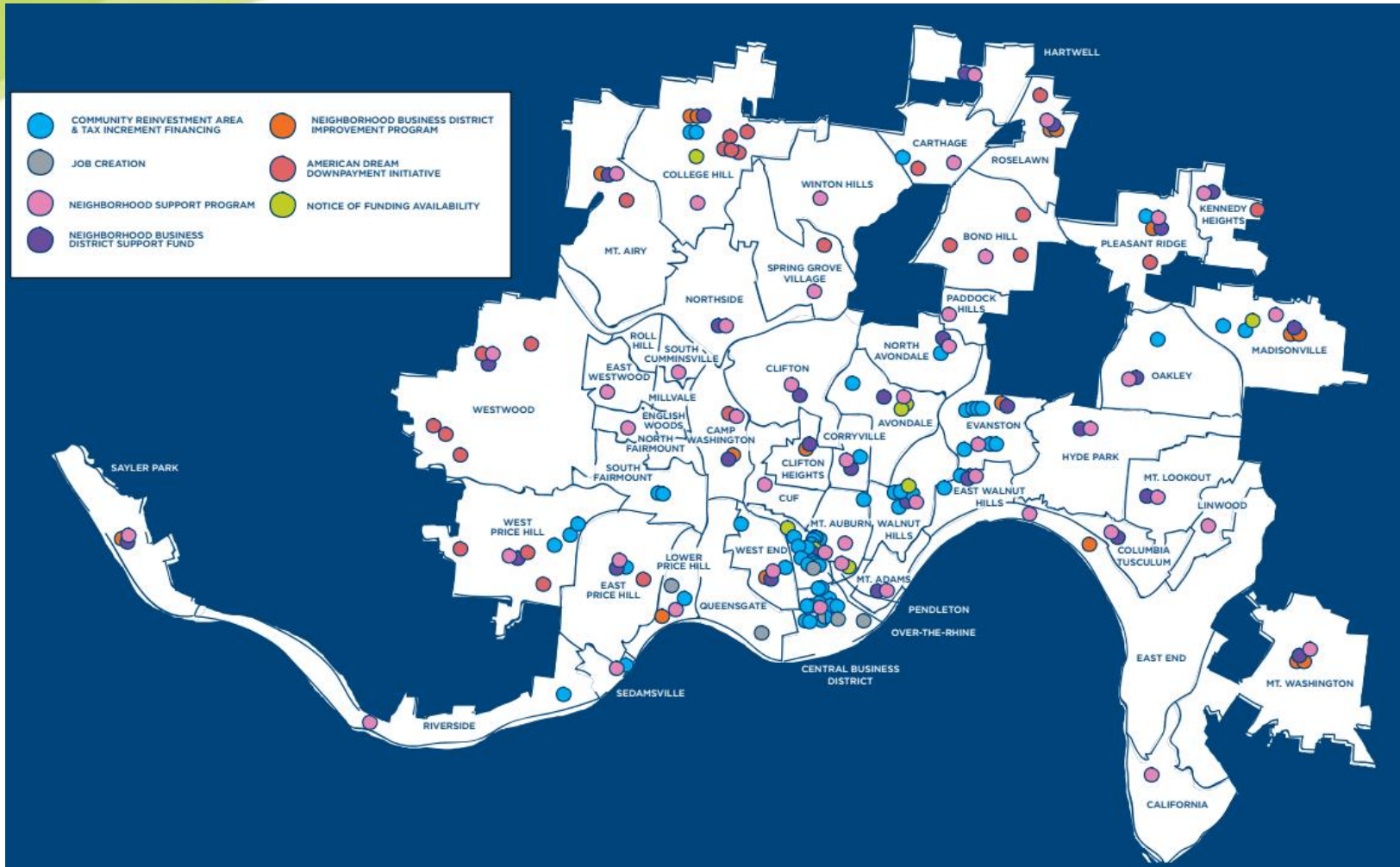
**Facilitate Private Investment**

**Focus on Business Attraction and Job Growth**

**Promote Diverse Housing Opportunities**

**Invest in Neighborhoods & Public Infrastructure**

# Facilitate Private Investment



# Business Attraction and Job Growth



**2,380**  
JOBS CREATED



**2,600**  
JOBS RETAINED



**\$59,174**  
AVERAGE ANNUAL EARNINGS  
OF NEW JOBS CREATED



**179**  
BUSINESSES SERVED  
CDBG, BUSINESS RETENTION  
& EXPANSION VISITS



**Nehemiah Manufacturing**  
*\$12M Total Project Cost*  
*Brownfield Redevelopment*

# Invest in Neighborhoods & Public Infrastructure



**58**  
ACTIVE PROJECTS  
ADMINISTERED



**\$64,715,528**  
CITY INVESTMENT  
LOANS & GRANTS



**237**  
PARTICIPANTS  
DCED SMALL BUSINESS EVENTS



**\$607,520,031**  
PRIVATE FUNDING & EQUITY



**Paramount Building**  
*Paramount Square Project*  
*\$21M Total Project Cost*  
*Mixed Use - Residential & Retail*

# Promote a Range of Housing Opportunities



**1,532**  
HOUSING UNITS  
APPROVED



**\$4.3M**  
NOFA FUNDING  
AWARDED



**\$45.6M**  
PRIVATE FUNDING  
LEVERAGED BY NOFA




**193**  
NOFA UNITS  
APPROVED  
*155 AFFORDABLE UNITS*



**821 Flats**  
*\$10M Total Project Cost*  
*Permanent Supportive Housing*

# Promote a Range of Housing Opportunities



*The 821 Flats*

*Partners*

Cincinnati Urban Design and Architecture Studio  
Over-the-Rhine Community Housing  
RWB Properties & Construction, LLC  
Turnbull-Wahlert Construction

*Construction Funding Sources*

City of Cincinnati  
Cincinnati Development Fund  
First Financial Bank  
Federal Home Loan Bank of Cincinnati  
Hamilton County  
Ohio Capital Corporation for Housing  
Ohio Capital Impact Corporation  
Ohio Equity Fund for Housing Fund XXVIII  
Ohio Housing Finance Agency  
Ohio Mental Health and Addiction Services  
RiverHills Bank

*Operating Support Provided by*

Cincinnati Metropolitan Housing Authority  
US Bank Foundation  
US Department of Housing and Urban Development



Open January 2020

# Encouraging Diverse Housing Development

**Notice of Funding Availability**

**Competition Process – Loans of City Capital  
and Federal Entitlement Funds**

**2019 Results: \$5.6M in Loans Awarded**

**Total Cost of Private Development: \$85,980,000**

# Federal Program Administration

## **Community Development Block Grant (CDBG)**

- National Objectives: benefit low-moderate income individuals ( $\geq 70\%$ ); eliminate slum and blight ( $\leq 30\%$ ); or urgent need
- Primary Objectives: decent housing, suitable living environments, expanded economic activity

## **HOME Investment Partnerships Program (HOME)**

- Affordable housing for low-income individuals
- 15% CHDO development projects; 5% CHDO operating support

**Emergency Solutions Grant (ESG)** – Serves homeless population

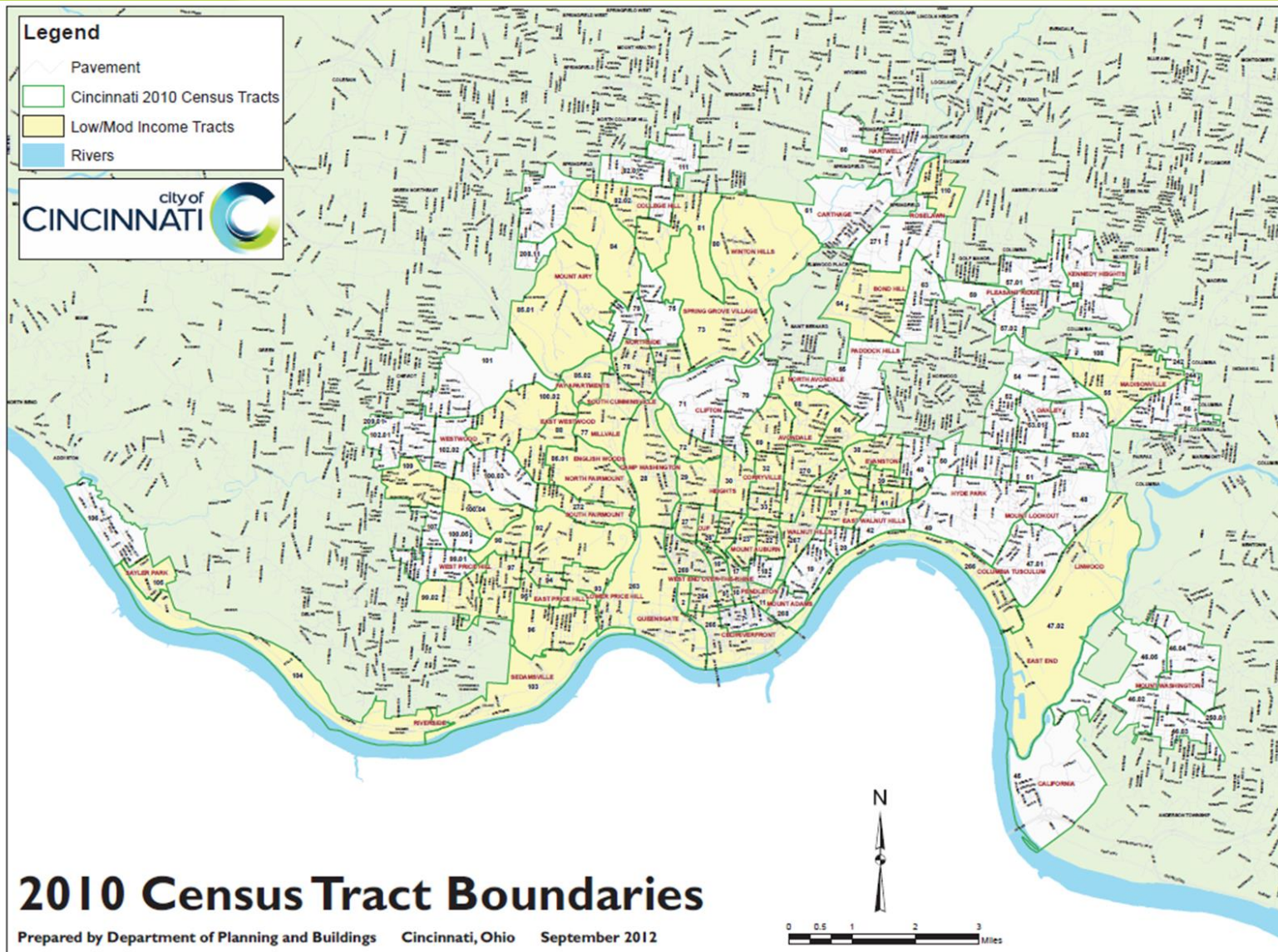
**Housing Opportunities for Persons With HIV/AIDS (HOPWA)**

# Federal Program Administration

## 2019 Income Limits

Income Level	1 Person	2 People	3 People	4 People	5 People
Extremely Low Income (30% AMI)	\$17,100	\$19,550	\$22,000	\$24,400	\$26,400
Very Low Income (50% AMI)	\$28,500	\$32,550	\$36,600	\$40,650	\$43,950
Low Income (60% AMI)	\$34,200	\$39,060	\$43,920	\$48,780	\$52,740
Moderate Income (80% AMI)	\$45,550	\$52,050	\$58,550	\$65,050	\$70,300

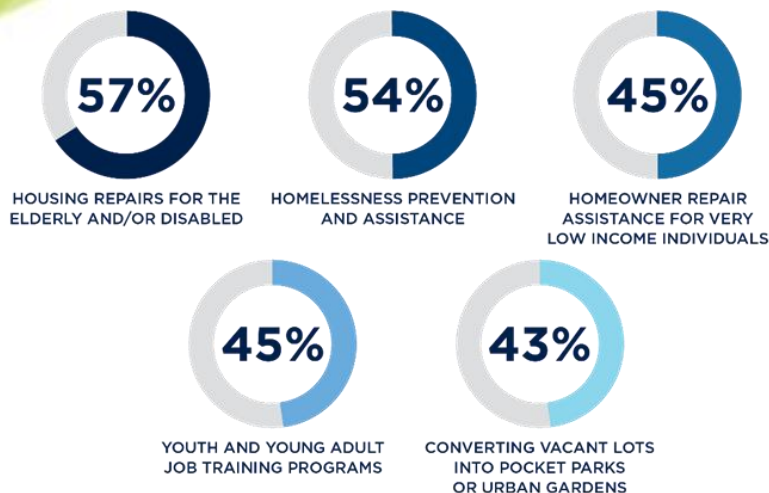
# Federal Program Administration



# Federal Program Administration

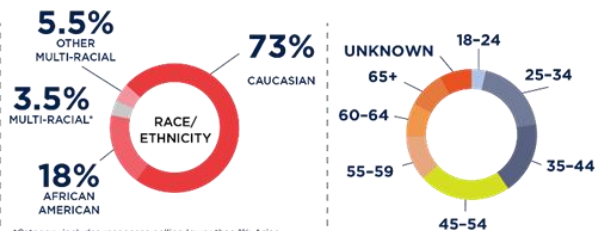
## CINCINNATI SPEAKS SURVEY 2019

### BIGGEST NEEDS



### DEMOGRAPHICS

**1,017**  
INDIVIDUALS  
REPONDED



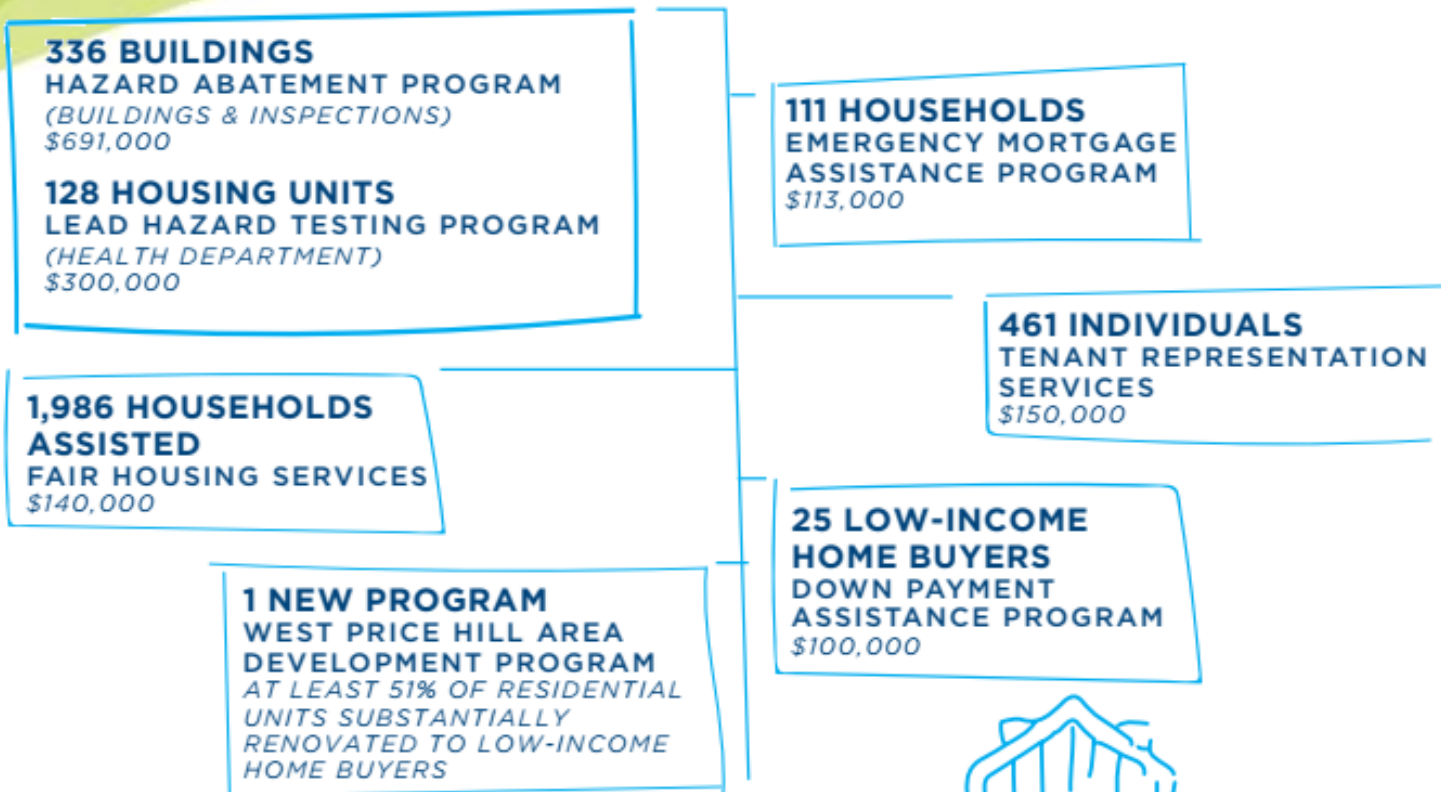
\*Category includes responses polling lower than 1%: Asian, American Indian/Alaskan Native, Asian & White, Black/African American & White, American Indian/Alaska Native & Black, Native Hawaiian/Pacific Islander, American Indian/Alaskan Native & White

### RANKING OF NEEDS

- HOUSING REPAIRS FOR THE ELDERLY AND/OR DISABLED
- HOMELESSNESS PREVENTION AND ASSISTANCE
- HOMEOWNER REPAIR ASSISTANCE FOR THE VERY LOW INCOME INDIVIDUALS
- YOUTH AND YOUNG ADULT JOB TRAINING PROGRAMS
- CONVERTING VACANT LOTS INTO POCKET PARKS OR URBAN GARDENS
- IMPROVING NEIGHBORHOOD BUSINESS DISTRICTS
- EMPLOYMENT TRAINING PROGRAMS FOR THE UNDER- AND NON-EMPLOYED
- REHAB, NEW CONSTRUCTION OF AFFORDABLE HOUSING
- DEMOLISHING AND BARRICADING VACANT BUILDINGS
- HISTORIC BUILDING PRESERVATION
- BUILDING CODE VIOLATION ENFORCEMENT
- SMALL BUSINESS ASSISTANCE AND LOANS
- ASSESS, CLEAN-UP, AND SAFELY REDEVELOP CONTAMINATED SITES
- CHILDHOOD LEAD POISONING PREVENTION
- ON-THE-JOB TRAINING PROGRAMS IN CONSTRUCTION
- LOWER CONCENTRATIONS OF POVERTY IN YOUR COMMUNITY
- OPERATING SUPPORT FOR NON-PROFIT ORGANIZATIONS CREATING AFFORDABLE HOUSING
- DOWN PAYMENT ASSISTANCE FOR FIRST-TIME HOME BUYERS
- LEGAL ASSISTANCE FOR TENANTS
- MILL CREEK WATERSHED IMPROVEMENT AND TRAIL ENHANCEMENT
- EMERGENCY MORTGAGE PAYMENT ASSISTANCE AND COUNSELING
- HOUSING DISCRIMINATION ASSISTANCE
- RELOCATION ASSISTANCE FROM DILAPIDATED HOUSING
- FINDLAY MARKET ASSISTANCE AND EXPANSION

\*ASSISTING DILAPIDATED SUBSIDIZED HOUSING & THE DOLLAR HOME PROGRAM RECEIVED ZERO (0) RESPONSES

# Federal Program Administration



# DCED: How can we help?



# DCED: Ongoing Challenges

## NATIONAL TRENDS

Supply Shortage  
Drives Prices Up

## LOCAL TRENDS

Individual Wage  
Stagnation

Affordability Measured by  
Cost of Living and  
Discretionary Income

Affordability Measured by  
Cost of Rental Housing

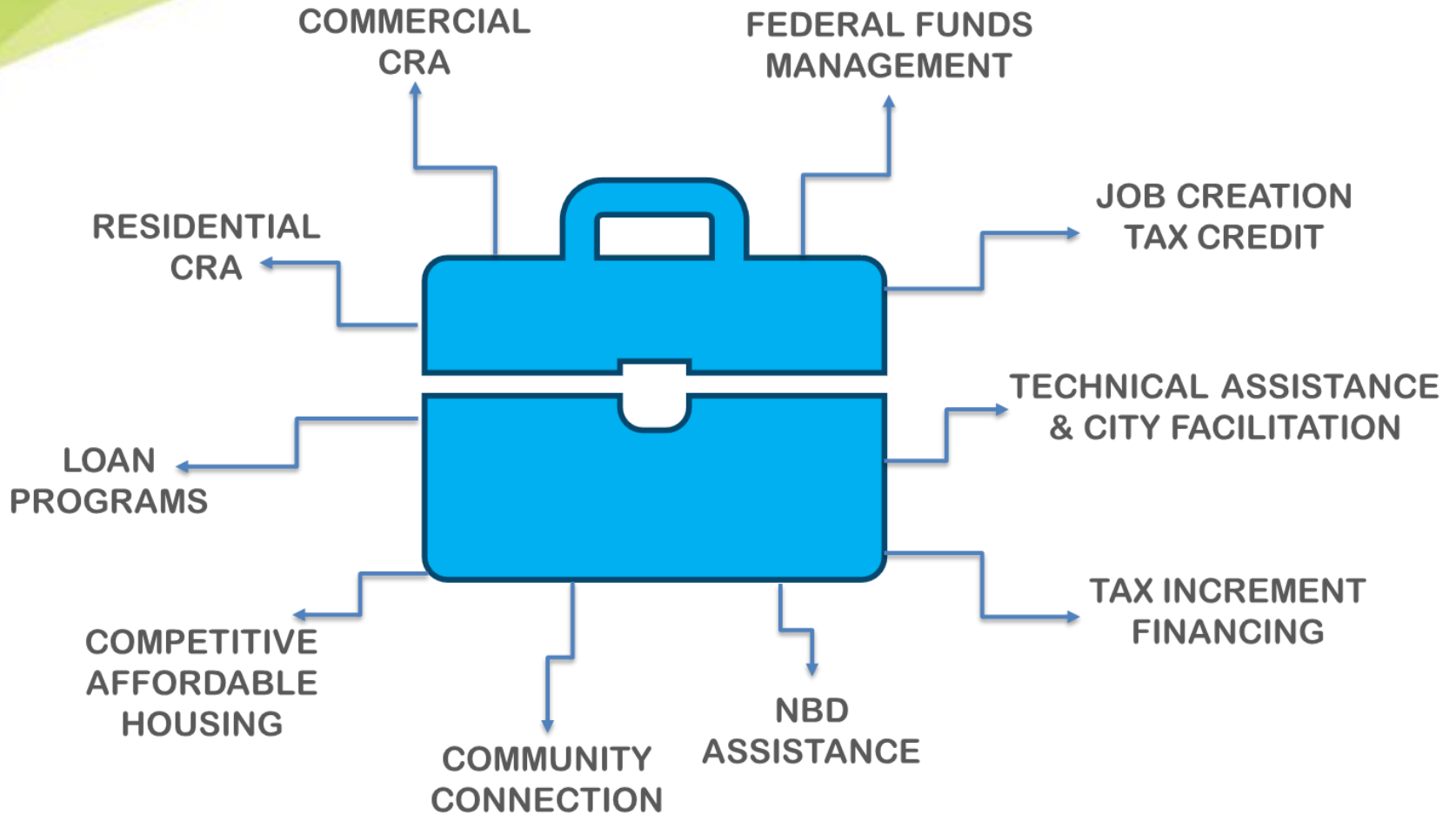
Barriers to  
Mortgage  
Credit

Affordability Measured by  
Cost of Housing Ownership

Change in Property Values

Slow Pace of Development

# Available Tools



# DCED Involvement: Case Study

## LOWER PRICE HILL



Neighborhood Population:  
**1,075**

Predominant Industry:  
**Manufacturing**

Median Household Income:  
**\$15,257**

Total Poverty (all persons):  
**40–60%**

# DCED Involvement: Case Study

## 5-ALARM FIRE AT QUEEN CITY BARREL

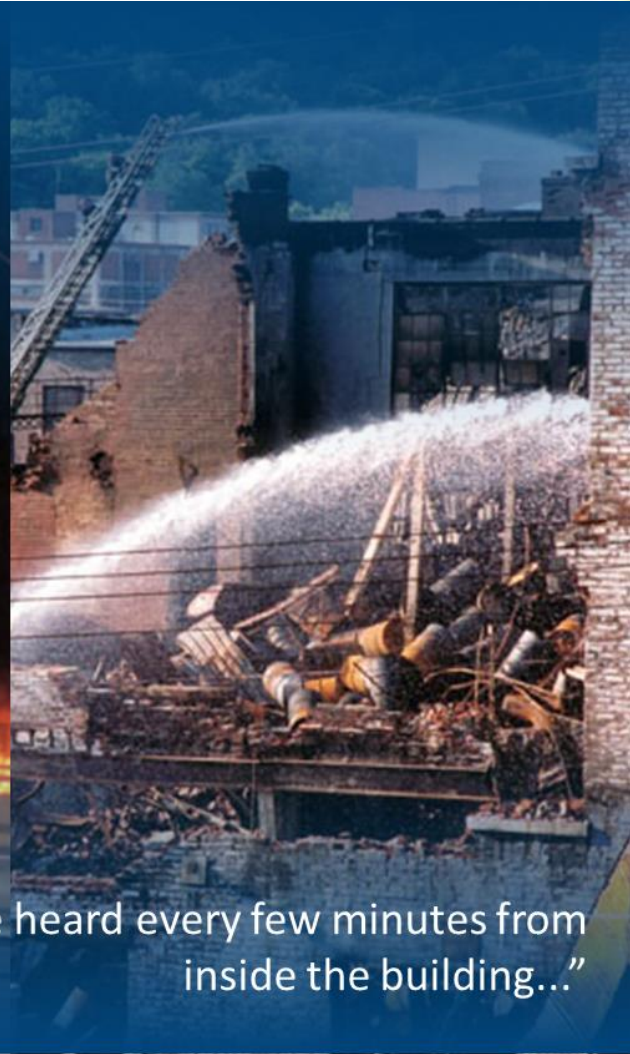


# DCED Involvement: Case Study

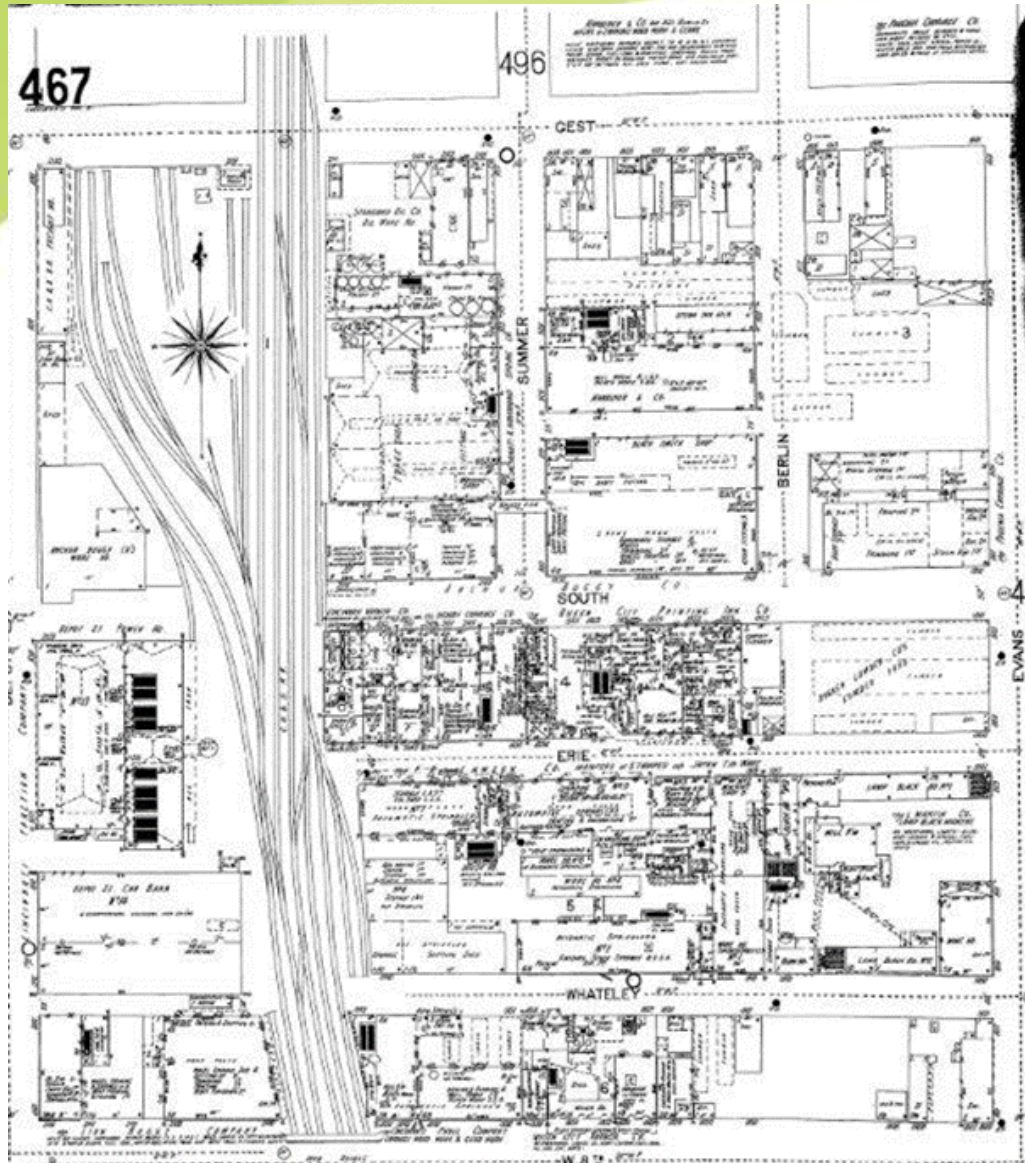
“The blaze sent flames leaping almost 100 feet and blanketed the heavy industrial area...in heavy smoke.”



“Explosions could be heard every few minutes from inside the building...”



# DCED Involvement: Case Study



Approximately 100 parcels totaling 18 contiguous acres strategically acquired

Full-scale environmental assessment and complex soil and groundwater remediation

Acquisition, cleanup, demolition, and infrastructure improvement activities totaled \$9.8 Million

10 years later, the site received environmental regulatory approvals in 2014 to accommodate development

\*Marketed for reuse

# DCED Involvement: Case Study

## SITE STATS

### SITE PREP – \$9.8M

- Environmental Assessments
  - Acquisition
  - Building Demolition
  - Clean up/Remediation
- Infrastructure Improvements
- Environmental Insurance

### SITE DEVELOPMENT – \$13.4M

- Building Construction
- Environmental Controls
- Infrastructure Improvements
- Furniture, Fixtures, Equipment
- New Business Equipment

- CDBG
- HUD EDI
- Clean Ohio Funds
- Regional & County Railroad Funds

- City of Cincinnati CAPITAL
- Ohio Public Works Commission

- Port Authority Sales Tax Exemption
- Jobs Ohio Grant
- Private Lending
  - HUD EDI

- City of Cincinnati CRA & Price Reduction
- New Market Tax Credit
- Owner Equity & Cash

# DCED Involvement: Case Study

## PROJECT OUTCOMES

\$12M

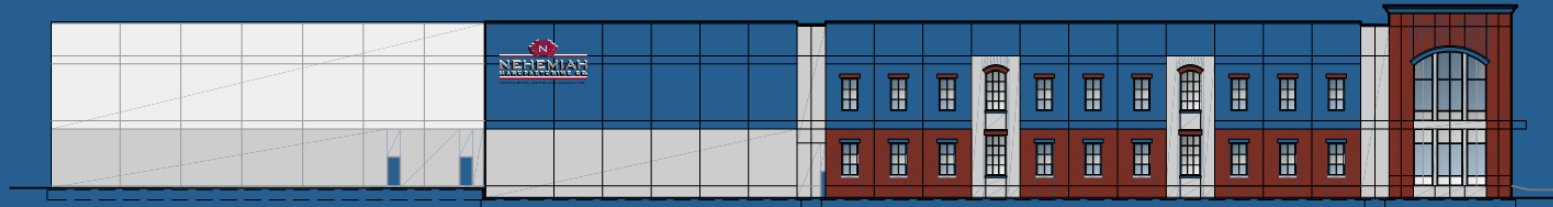
PROJECT COST

180,000

SQUARE FEET OF NEW  
CONSTRUCTION

120

PERMANENT JOBS



200

TEMPORARY CONSTRUCTION  
JOBS

\$7.5M

CONSTRUCTION  
PAYROLL

Break

## **Up Next: City Processes**

DCED

Planning

Law

Panel Discussion

# CITY PROCESSES

# Types of Development & Associated Processes

**Acquisition of Financial Assistance with Development**

**Sale or Lease of City-Owned Property**

**Zone Change**

**Designation of a Historic District or Landmark**

# Types of Development & Stakeholders

**Acquisition of Financial Assistance with Development**

 Dept. of Buildings & Inspections – Zoning

 Dept. of Community & Economic Dev.

**Sale or Lease of City-Owned Property**

 Historic Conservation Office

 Real Estate Division

 Dept. of City Planning

**Zone Change**

 Community Council

**Designation of a Historic District or Landmark**

 Individuals

# Types of Development & Stakeholders

## Acquisition of Financial Assistance with Development



## Sale or Lease of City-Owned Property



## Zone Change



## Designation of a Historic District or Landmark



-  Dept. of Buildings & Inspections – Zoning
-  Dept. of Community & Economic Dev.
-  Historic Conservation Office
-  Real Estate Division
-  Dept. of City Planning
-  Community Council
-  Individuals

# Acquisition of Financial Assistance with Development

**1** **Reviewing Engagement**   
Incentive applications received by DCED include information on community engagement, which is a factor in consideration of the application.

**2** **Further Engagement**    
Depending on the project scale and location, DCED may recommend further engagement between developers and community members be conducted before City Council consideration.

**3** **Referral to City Council**    
Upon negotiation of an incentive agreement, DCED will refer the incentive to City Council for review, discussion, and a decision.

# City-Owned Property

Contract No. \_\_\_\_\_  
Property: 438 Chestnut Street

## PROPERTY SALE AGREEMENT

This Property Sale Agreement ("Agreement") is made and entered into on the Effective Date (as defined on the signature page hereof) by and among the CITY OF CINCINNATI, an Ohio municipal corporation, the address of which is 801 Plum Street, Cincinnati, OH 45202 (the "City"), and WILLIAM C. THOMAS, whose address is 434 Chestnut Street, Cincinnati, Ohio 45202 and ERIN LEDINGHAM, whose address is 440 Chestnut Street, Cincinnati, Ohio 45202 ("Purchasers").

### Recitals:

- A. The City owns the real property, consisting of vacant land, located at 438 Chestnut Street (Auditor's parcel ID 134-5-411) in the West End neighborhood of Cincinnati, as depicted in Exhibit A (Site Map - Sale Property) and described in Exhibit C (Quitclaim Deed) hereto (the "Sale Property"), which is under the management and control of the Department of Transportation and Engineering ("DOTE").
- B. William C. Thomas owns the abutting residential property to the east of the Sale Property located at 436 Chestnut Street (Auditor's parcel ID 134-5-261), and Erin Ledingham owns the abutting residential property to the west of the Sale Property located at 440 Chestnut Street (Auditor's parcel ID 134-5-260), as depicted in Exhibit B (Site Map - Purchasers' Property) hereto ("Purchasers' Property"), and Purchasers have requested to purchase the Sale Property from the City in order to subdivide it down the middle, which each Purchaser ultimately ending up with the half that adjoins such Purchaser's property, for use as an expanded side yard.
- C. The City Manager has determined that: (i) the Sale Property is no longer needed for municipal purposes; and (ii) it is in the best interest of the City to sell the Sale Property to Purchasers without competitive bidding because Purchasers desire to purchase the Sale Property in order to expand their adjoining side yards.
- D. The City's Real Estate Services Division has determined by a professional appraisal that the fair market value of the Sale Property is \$3,750.00, which Purchasers have been deposited with the City Treasurer.
- E. City Planning Commission, having the authority to approve the change in the use of City-owned property, approved the sale of the Sale Property at its meeting on March 15, 2019.
- F. Execution of this Agreement was authorized by Cincinnati City Council by Ordinance No. \_\_\_\_\_ passed on \_\_\_\_\_, 2019.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Purchase Price.** Subject to the terms and conditions set forth herein, the City hereby agrees to sell the Sale Property to Purchasers, and Purchasers hereby agree to purchase the Sale Property from the City, for a purchase price of \$3,750.00 (the "Purchase Price"). Purchasers acknowledge that they are familiar with the condition of the Sale Property and, at Closing (as defined below), the City shall convey the Sale Property to Purchasers in "as is" condition. The City makes no representations or warranties to Purchasers with respect to the condition of the Sale Property and, from

(00196077-5)

1

## City-owned property & City-leased property

### Law's Role – Responsible for:

- the inventory, management, and sale of all City-owned or City-leased real property.
- issuing Revocable Street Privileges and the payment of all City Real Estate Tax bills.
- the appraisal, negotiation, and acquisition of all real property needed by the City

# Sale or Lease of City-Owned Property

## 1 Property Selected

Request for Proposal issued or potential Purchaser requests sale or lease of City-owned property.

## 2 City Manager Determination

That property has no municipal purpose or its sale is in the best interest of the City.

## 3 Coordinated Report

Real Estate circulates report to notify all City department and community council.

## 4 Referral to City Planning Commission and City Council

All land sales and leases more than a year must be approved by City Planning Commission and City Council.



 Dept. of Community & Economic Dev.

 Dept. of City Planning  Real Estate Division

# How City Property is Sold



City submits a Request For Proposal (RFP) to develop City-owned property or potential Purchaser requests the City convey property to them



City determines that property is no longer needed for a municipal purpose or that selling the property is in the City's best interest.

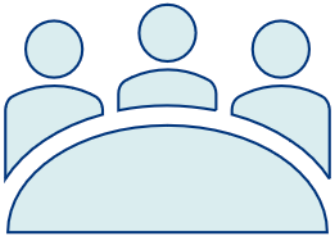


Real Estate circulates report to notify all City department and community council.



City Council passes an ordinance authorizing the sale of that land.

# Zoning Hearings: Administrative Bodies



## Zoning Hearing Examiner (ZHE)

- **Duty:** Consider and decide applications for relief from the Cincinnati Zoning Code.
- **Goal:** Balance public & private interests in land development.

## Historic Conservation Board (HCB)

- **Duty:** Advise on the designation of historic assets and districts, recommends conservation guideline, and hear applications for alterations, demolition, and new construction.
- **Goal:** Protect the City's historic resources and meet preservation objectives while still allowing land development where appropriate

## Zoning Board of Appeals (ZBA)

- **Duty:** Duty to hear all appeals arising out of the Cincinnati Zoning Code.
- **Goal:** Ensure all decisions regarding the Cincinnati Zoning Code were properly rendered the City's administrative officers and boards.

# Zone Change

**1 Complete an application**  
Filed by property owner,  
community council, or City  
Councilmember

**2 Community engagement**  
Applicant is encouraged to  
speak with community council



**3 Public Meetings**  
Public Staff Conference  
City Planning Commission  
Economic Growth and Zoning Council  
Committee



**4 City Council Vote**  
If approved, zone change takes  
effect 30 days after approval.



# Designation of a Historic District or Landmark

## 1 Request

Application by eligible party

## 2 Historic Conservation Office

This office studies the property in question, gathers research, meets with property owners, and establishes a designation report.



## 3 Public Meetings

Historic Conservation Board  
Public Staff Conference  
City Planning Commission  
Economic Growth and Zoning Council  
Committee



## 4 City Council Vote

