



Environmental Advisory Board

Meeting Agenda

May 27, 2026, 3:00 P.M.

Centennial II, Griesel Conference Room, 7th Floor

805 Central Avenue, Cincinnati, Ohio 45202

Virtual Attendance through Microsoft Teams

Order of Business

I. Public Comment

II. Call to Order

III. Administrative Action*

- Approval of April 29, 2026 – Meeting minutes

IV. Office of Environment and Sustainability Comments

- House Bill 15 Update- Ollie Kroner
- Leveraged Fund Update

V. Information/Updates

- Motion for becoming Welcoming City has advanced- Dave Schmitt
- Two new Lead Gold Certified Homes in South Cumminsville- Dave Schmitt

VI. Items for Vote*

- None

VII. Open Discussion

- Meeting topic ideas from board members

VIII. Presentations

- Climate Migration Readiness Plan- Howard Miller, Lauren Clark
- BuildReady- Andrew Halt, Abby Couch, Department of City Planning and Engagement
- Climate Migration- Michael Roman

IX. Next Meeting

- The next EAB meeting is scheduled for Wednesday, June 24, 2026, at 3:00 PM.

X. Adjournment

Agenda Packet Materials:

-Draft meeting minutes from 04/29/2026

- Motion: Exploring the Welcoming City Accreditation



Environmental Advisory Board

May 27, 2026





Environmental Advisory Board

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- III. **Administrative Action***
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- IV. **Office of Environment and Sustainability Comments**
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Public Comment

- Members of the public may provide comments to the Board or its committees in writing to OES staff or in person at a public meeting.
- Written comments shall be submitted to OES no later than 4:00p.m. on the business day before the meeting, and shall be distributed by OES to all Board or committee members.
- Comments made during a public meeting are referred to as “Public Comment”. A person providing Public Comment is limited to **two minutes**.
- Public Comment shall be limited to items of interest before the Board, and shall only be permitted prior to the commencement of the business portion of the meeting.

Public Comment Open:

- In-person Attendees
- Online Attendees



Administrative Action

- Approval of April 29, 2026 Meeting Minutes



OES Updates

- **House Bill 15 Update – Priority Investment Areas (PIA) Report**
- **Leveraged Fund Update**



Information/Updates

- **Motion for becoming Welcoming City has advanced**
- **Two new LEED Gold Certified Homes in South Cumminsville**



Items for Vote

- **None**



Open Discussion

- **Meeting topic ideas from Board Members**



Presentations


- Climate Migration Readiness Plan – Howard Miller & Lauren Clark, OES
- BuildReady – Andrew Halt & Abby Couch, Department of Planning and Engagement
- Climate Migration Video – Michael Roman

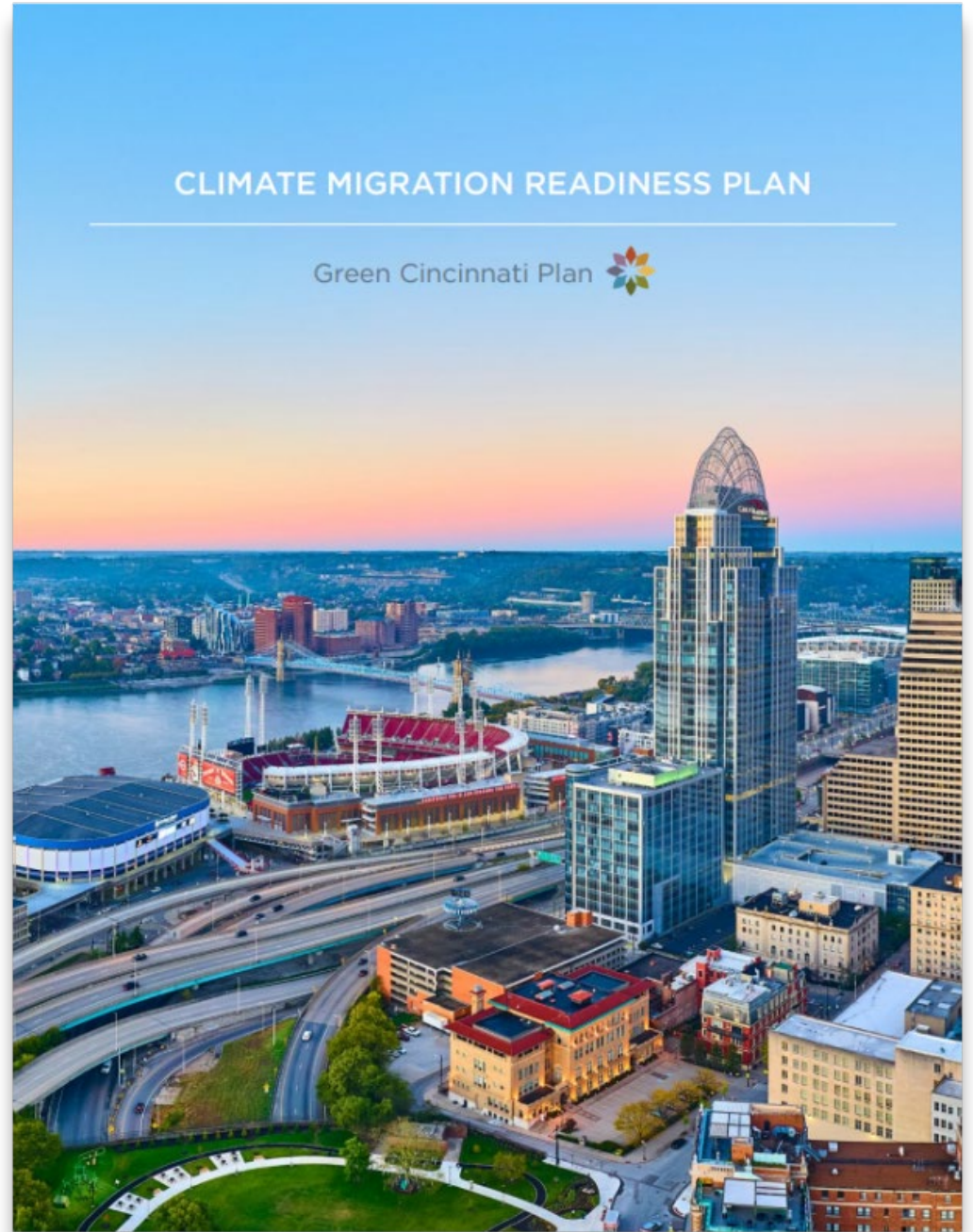


CLIMATE MIGRATION READINESS PLAN

OFFICE OF ENVIRONMENT & SUSTAINABILITY

CLIMATE MIGRATION READINESS PLAN

Green Cincinnati Plan 



GROUNDING IN THE GREEN CINCINNATI PLAN



“The City needs to ensure that residents—both current and future—understand and are prepared for the social effects of climate change. Social impacts may include... migration and displacement of households”

PRIORITY ACTION

Develop a climate migration response plan

What does the Climate Migration Readiness Plan do?



Establishing Planning Principles to best serve current residents and guide future climate migration work



Identify and monitor indicators to better understand whether climate migration is occurring and our readiness for change



Outline key strategies that are actionable now to improve readiness and quality of life, regardless of how many newcomers arrive

The following slides share abridged sections of the CMRP. More information and context are provided in the full CMRP (linked in slide 7).

Planning Principles

Center Current Residents

As Cincinnati changes, the City should stay focused on stabilizing neighborhoods and delivering services for current residents.

Avoid Displacement

Climate migration could bring new pressures to an already stressed housing stock. Protective tools need to be in place before demand spikes, not after.

Align Housing Supply

Strategic housing investment is necessary to ensure housing availability and protect affordability.

Invest Ahead of Stress

Monitoring infrastructure now means we can be proactive with adaptation, instead of reactive to stressors.

Stay Welcoming & Inclusive

The City should demonstrate inclusive leadership by ensuring all residents have equitable access to services, civic life, and economic opportunity.

Understanding What's Happening

These indicators show if population change is happening and how prepared City infrastructure and services are for change.

National Climate Impacts

How climate change is impacting other areas

KEY METRICS

- FEMA repetitive-loss and buyouts per 1,000 housing units
- Insurance distress: non-renewals, premium spikes, and withdrawals

Early Migration Signals

If our population is changing

KEY METRICS

- Driver's license, USPS, and IRS address changes
- English Learner enrollment at Cincinnati Public Schools

Neighborhood Housing Demand

How housing demand and supply is changing

KEY METRICS

- Rent growth by neighborhood
- Share of rent-burdened residents (spending >30% of income on rent)
- Building permit and inspection times

Social Services

What services and support newcomers need

KEY METRICS

- Childcare slots per 100 children under age 5
- Median days from application to benefits decision for SNAP, Medicaid

Infrastructure Stressors

How our infrastructure adapts to new demands

KEY METRICS

- Student enrollment as a percentage of permanent seat capacity
- Water/wastewater flows vs permitted capacity

Cross-Sector Strategies

How we can improve current residents' quality of life now while preparing for climate migration

Accelerate Housing Development

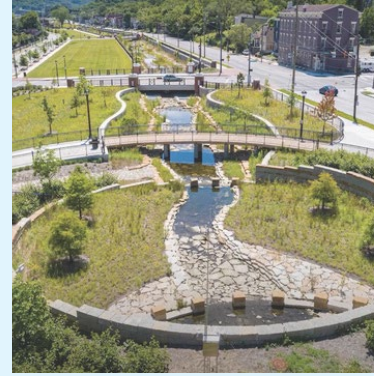
- Prioritize building high-density housing
- Build along transit corridors
- Inclusionary zoning to secure affordable housing



Collaborate Regionally

Serve Residents

- Increasing civic engagement and outreach
- Offering multilingual government communications
- Centering neighborhood priorities in decision-making



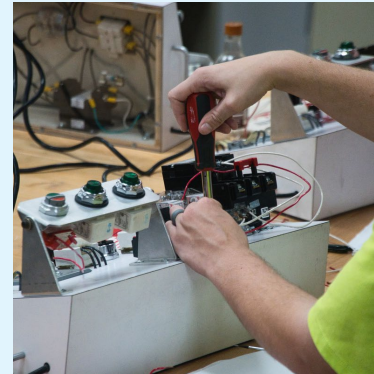
Invest in Resilient Infrastructure

- Protecting the region's water wealth
- Increasing generation of clean energy
- Addressing the spread of impervious surfaces and combined sewer overflows

Attract and Retain Business

Develop our Workforce

- K-12 STEM and green workforce training
- Sector-specific job training
- Job placement services



Improve Transit System

Moving Forward

Data Gathering

Climate Migration
Modeling
Monitoring Indicators

Community Engagement

Climate Migrant
Storytelling
Resident Readiness
Workshop

City Operations

City Readiness
Assessment
Certified Welcoming

To read the full plan, please visit:



cincinnati-oh.gov/oes/resilience-and-climate-adaptation/social-cohesion/climate-migration/

For more information, please contact
Howard.miller@cincinnati-oh.gov
or
Lauren.clark@cincinnati-oh.gov

Thank you



BuildReady

Environmental Advisory Board



May 27, 2026



Who we are



Abby Couch

Senior City Planner
City Planning and Engagement



Andrew Halt

Senior City Planner
City Planning and Engagement

Thank you for the invite!



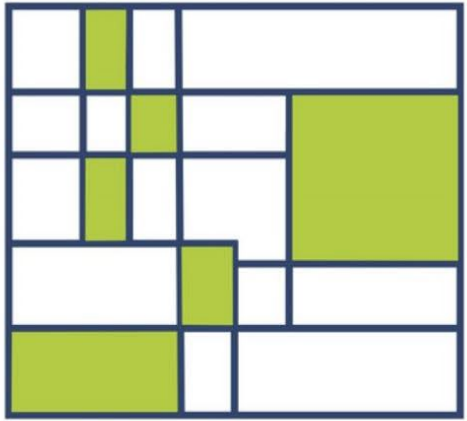
Agenda

- What is BuildReady?
 - Middle Housing Initiative
 - Design Competition
 - Pre-approved Plans
 - Demonstration Project
- Questions

What is BuildReady?

**Cincinnati was awarded a \$2 million
PRO Housing grant in 2025**

What is PRO Housing?



PRO HOUSING

Pathways to Removing Obstacles

**HUD program to incentivize housing
production and preservation**

Cincinnati's PRO Housing



BuildReady

BuildReady Initiative



Host a design competition for middle housing
(2-,3-,4-family buildings)



Create pre-approved plans via RFP



Construct demonstration projects at 60-80% AMI
(teachers, truck drivers)

BuildReady Phases

Spring 2026: Engagement

Summer 2026: Design Competition

Fall-Winter 2026-27: Pre-Approved Plans

Spring 2027: Demonstration Project



Spring 2026 Engagement

March

→ Professionals:

- Request for Information (RFI)
- RFI Meetings

→ Public:

- Informational Meetings
- Sign-up for judging, presentations, and Technical Support Groups

April/May

→ Technical Support Groups

→ Presentations

→ Finalize jury panels

Create middle housing plans that are:

① Contextual

② Attainable

③ Scalable

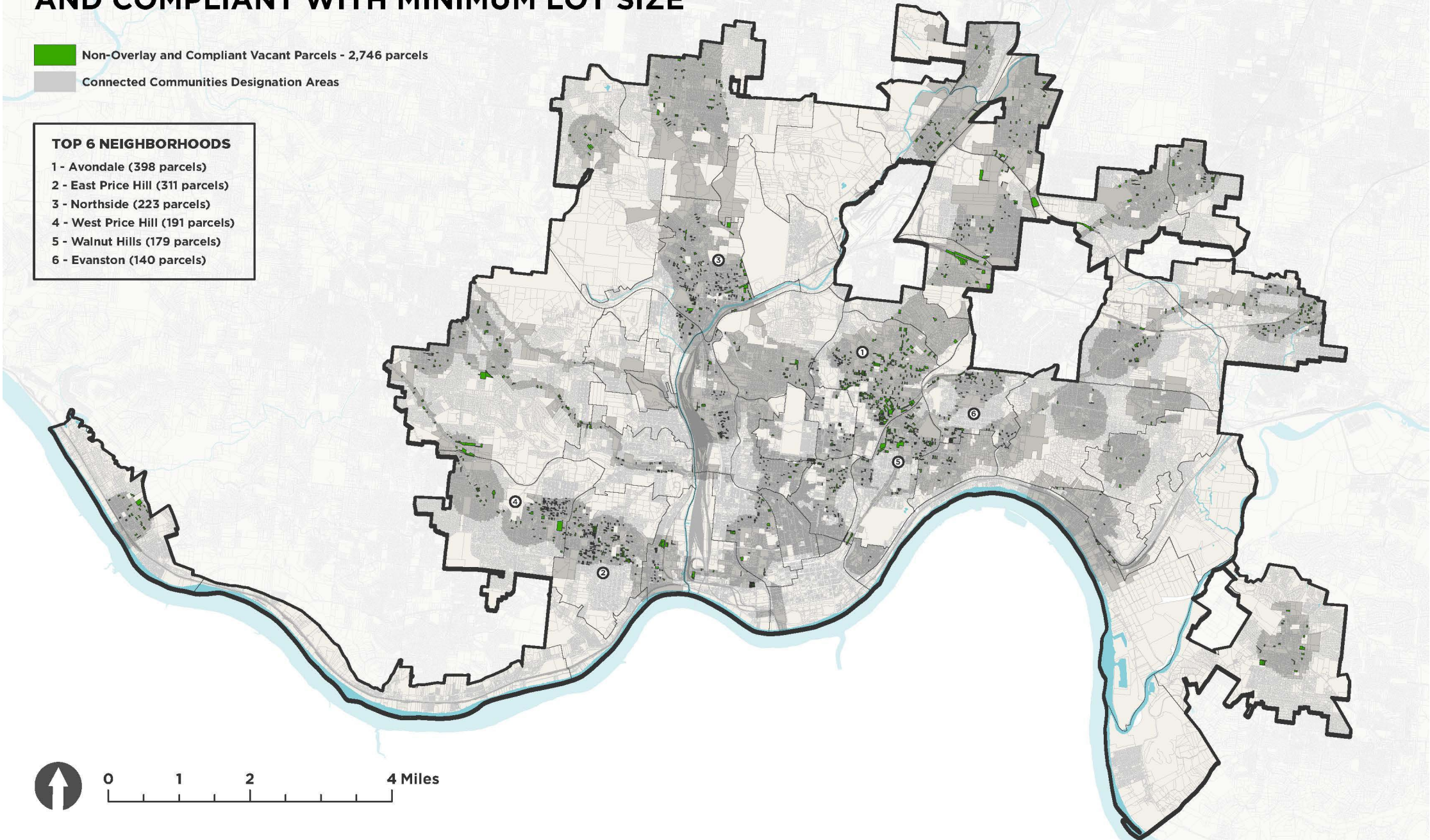
Neighborhood Data

VACANT PARCELS IN CONNECTED COMMUNITIES, OUTSIDE OVERLAY DISTRICTS, AND COMPLIANT WITH MINIMUM LOT SIZE

 Non-Overlay and Compliant Vacant Parcels - 2,746 parcels
 Connected Communities Designation Areas

TOP 6 NEIGHBORHOODS

- 1 - Avondale (398 parcels)
- 2 - East Price Hill (311 parcels)
- 3 - Northside (223 parcels)
- 4 - West Price Hill (191 parcels)
- 5 - Walnut Hills (179 parcels)
- 6 - Evanston (140 parcels)



Neighborhoods with the most compliant vacant parcels

1	Avondale	398
2	East Price Hill	311
3	Northside	223
4	West Price Hill	191
5	Walnut Hills	179
6	Evanston	140
7	Westwood	98
8	Madisonville	94
9	Mount Auburn	85
10	Camp Washington	82

*These 10 neighborhoods
account for 66% of all
compliant vacant parcels*

(1,801 of 2,746)

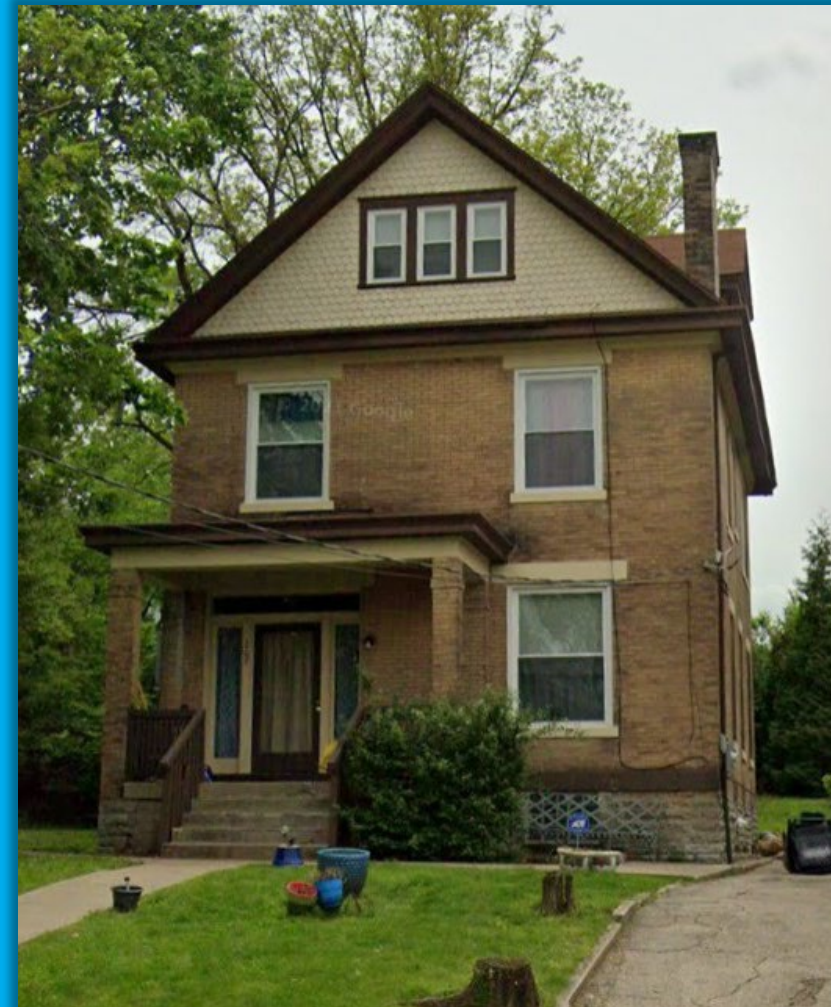
Precedent Images



Precedent Images



Precedent Images



Why middle housing?

Why pre-approved plans?

Why host a design competition?

Why build demonstration projects?

Why middle housing?

Why middle housing?

We need more homes and more options, and middle housing is much more attainable

MISSING MIDDLE HOUSING



SINGLE FAMILY



DUPLEX



TRIPLEX



FOURPLEX



ROWHOMES



COTTAGE COURT



SMALL MIXED-USE

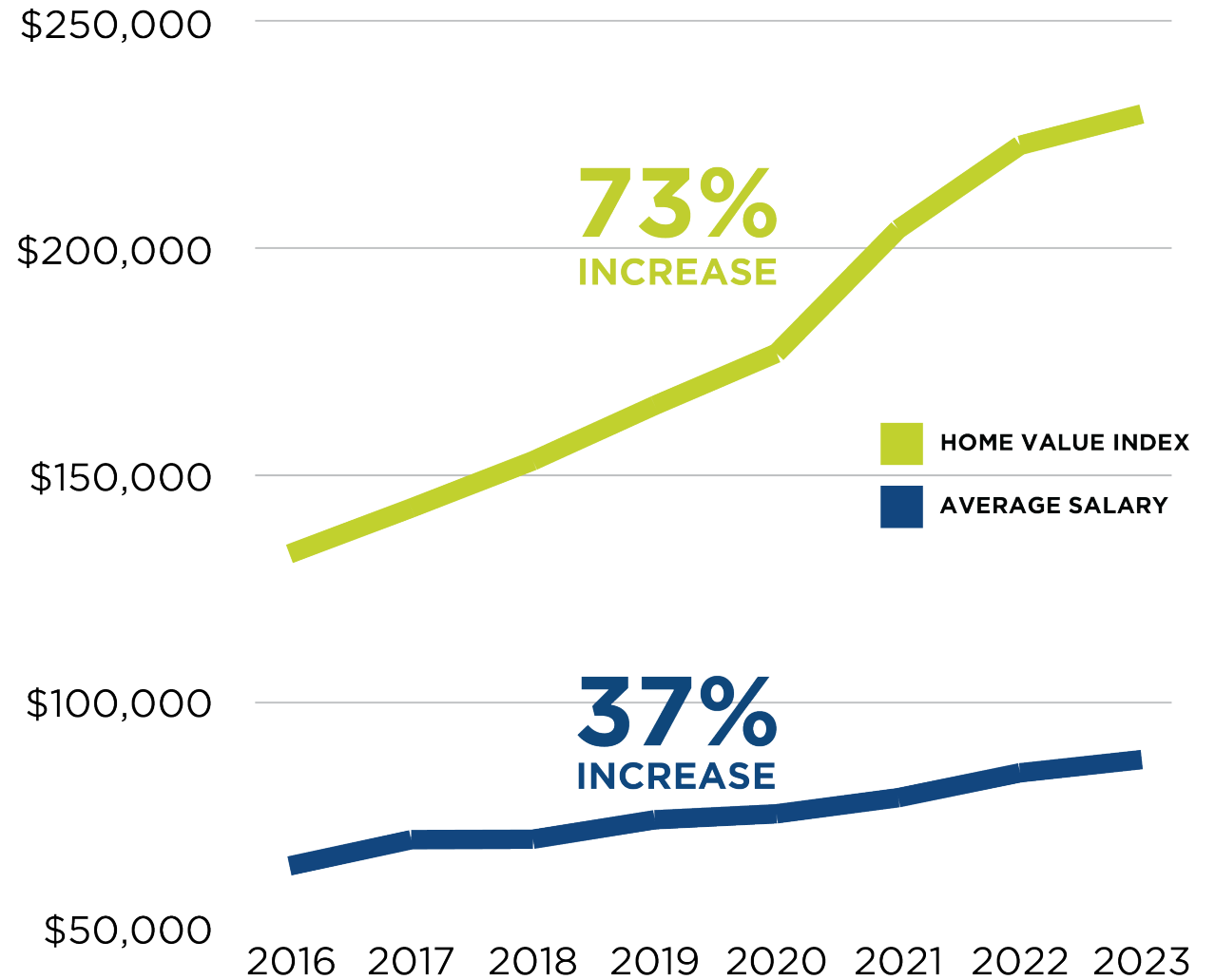


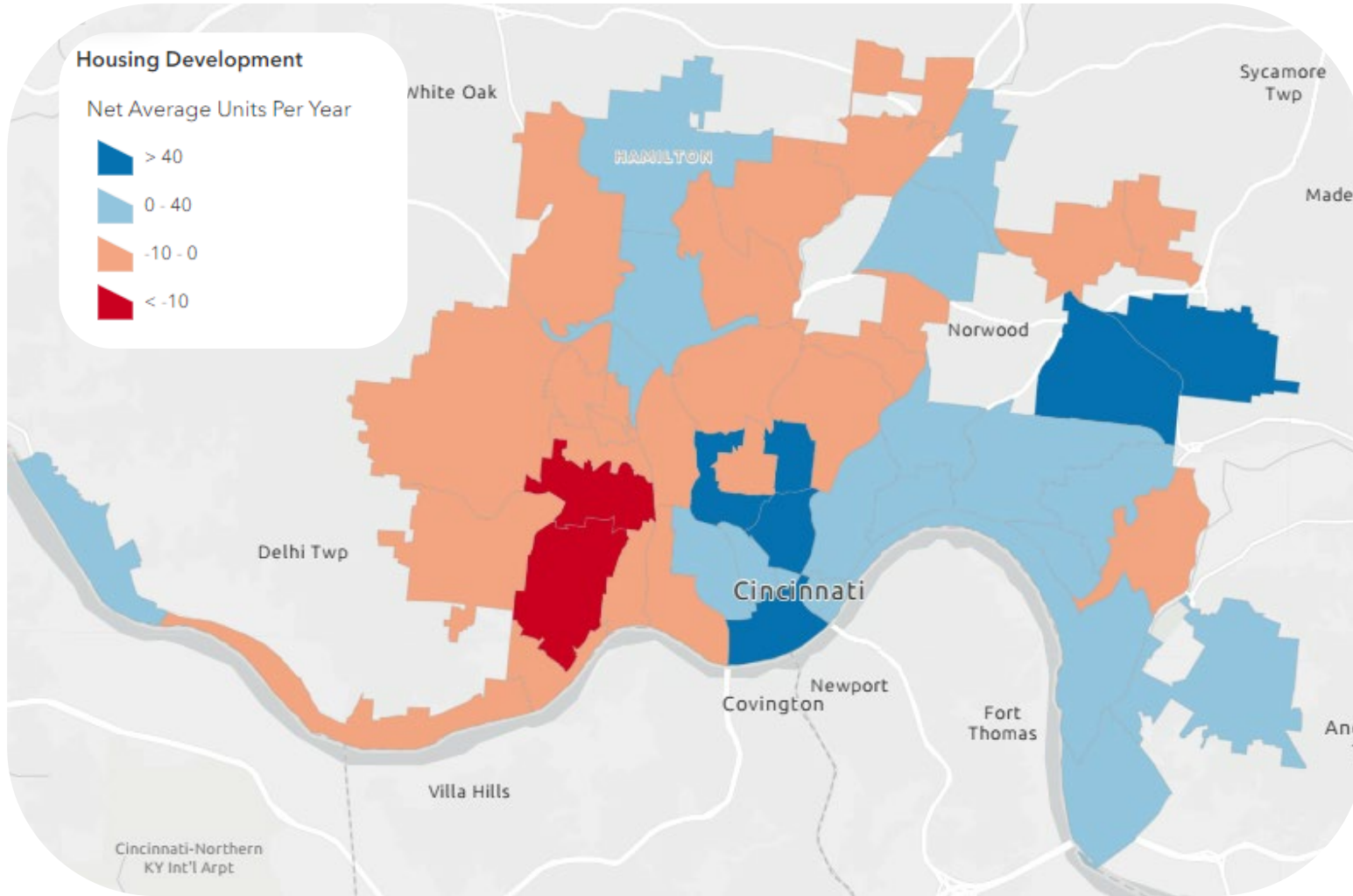
LARGE MIXED-USE

BuildReady

**Home prices
are rising
rapidly**

Home Value Compared to Wage Growth (Hamilton County)



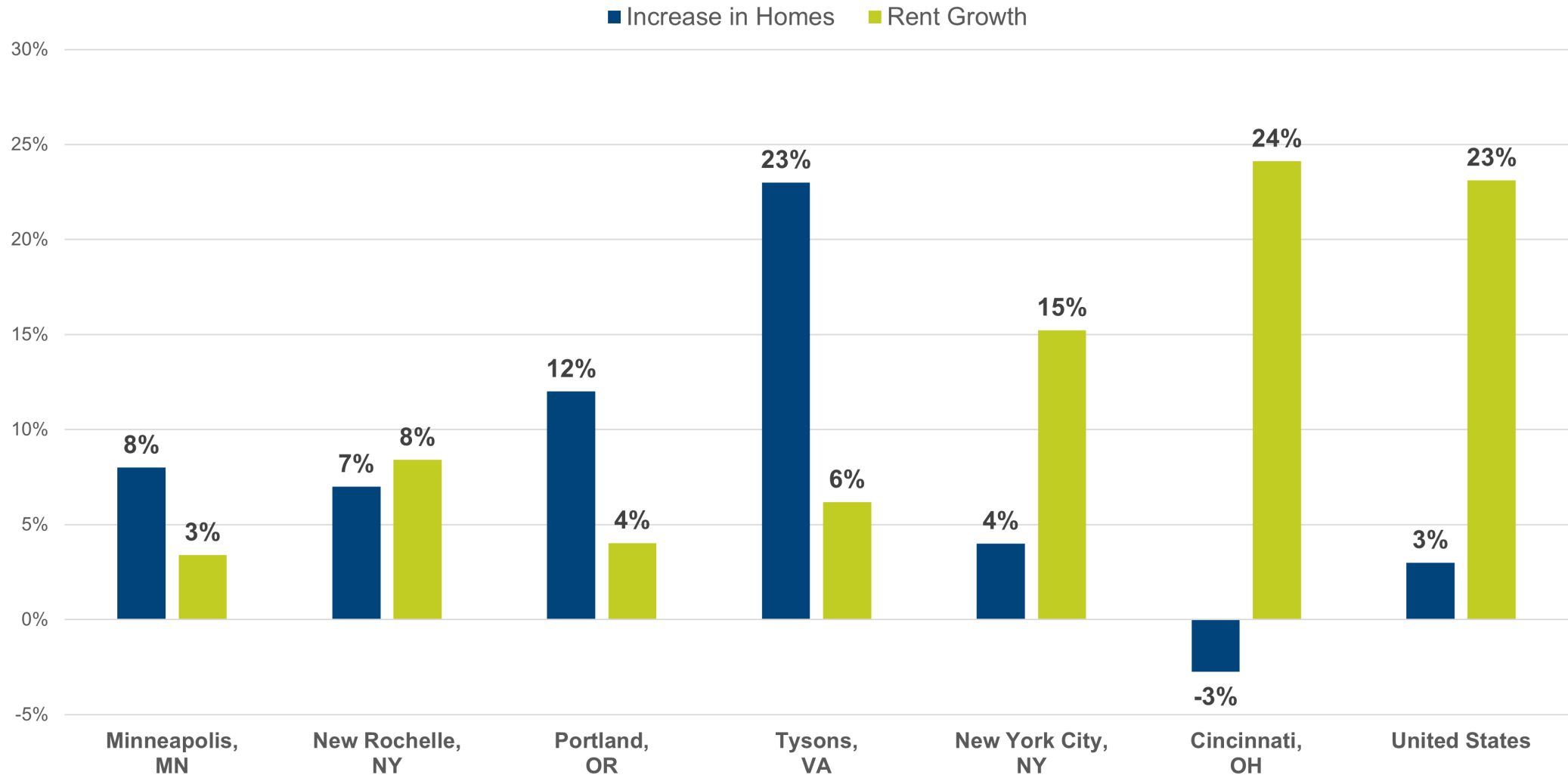


Housing construction is lagging

Vast majority of Cincinnati neighborhoods have had zero housing unit growth

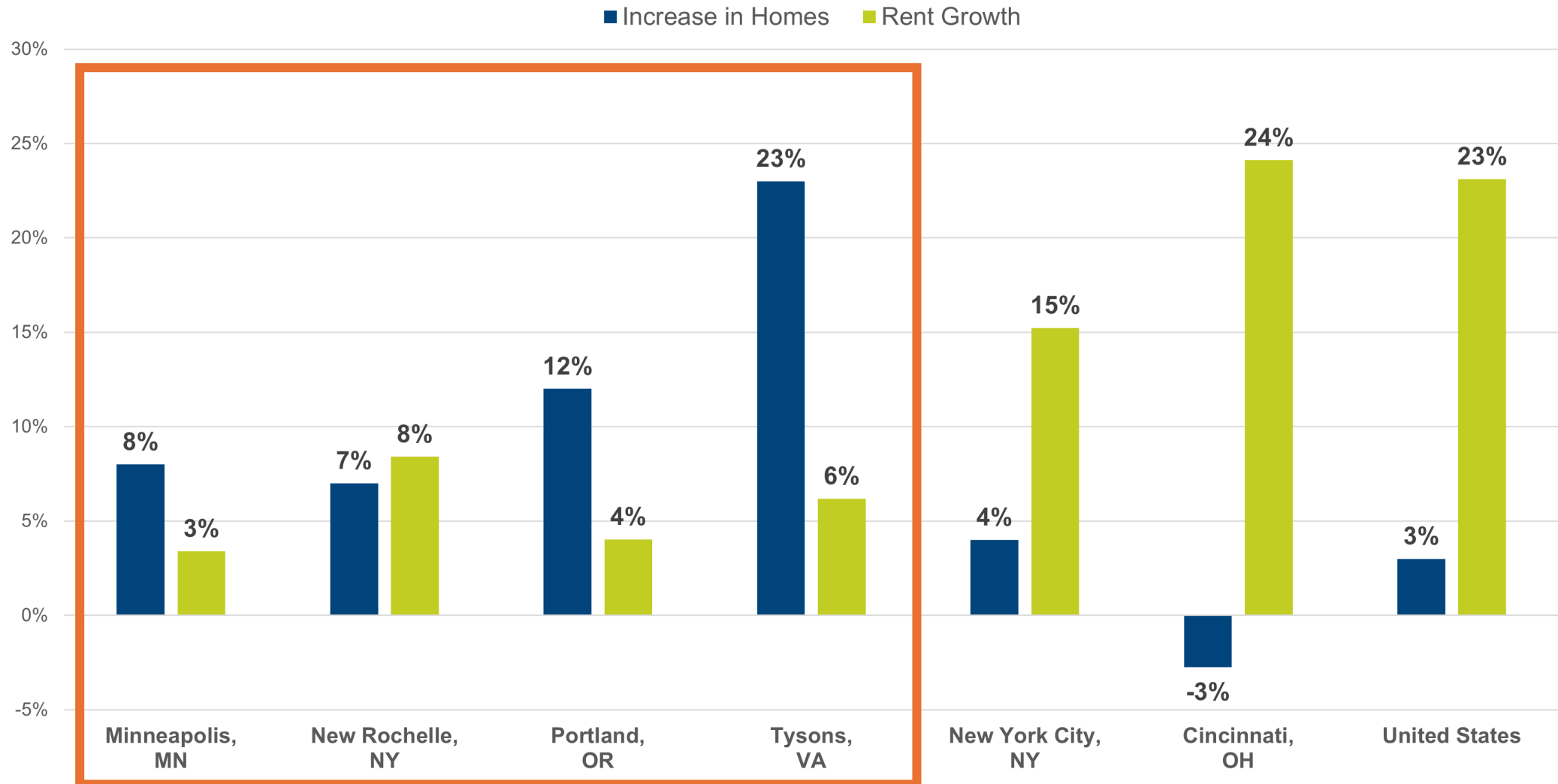
Building More Housing Stabilizes Rent Prices

Percent changes in homes (2017-2021), and median rent estimates (2017-2023)



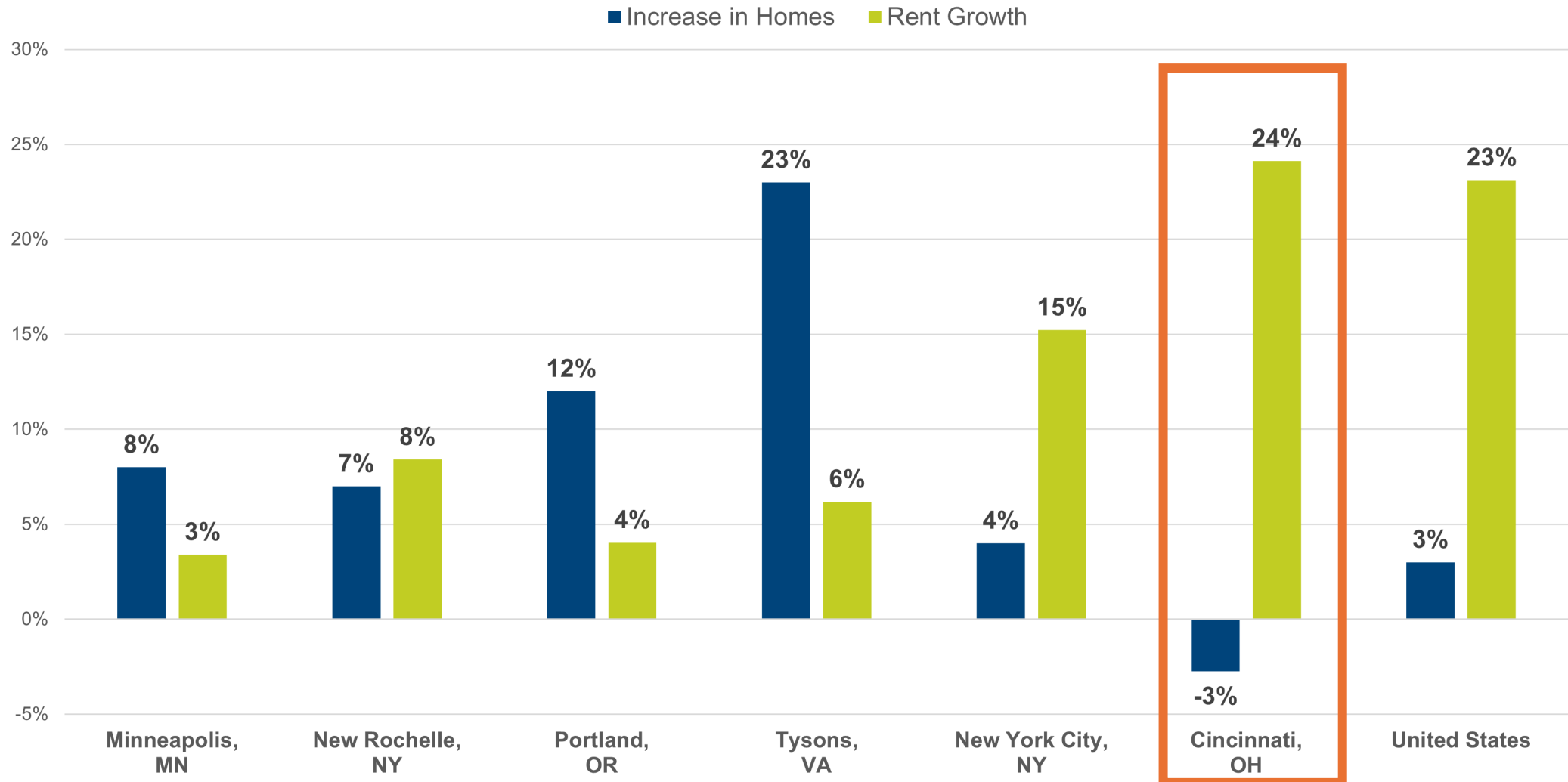
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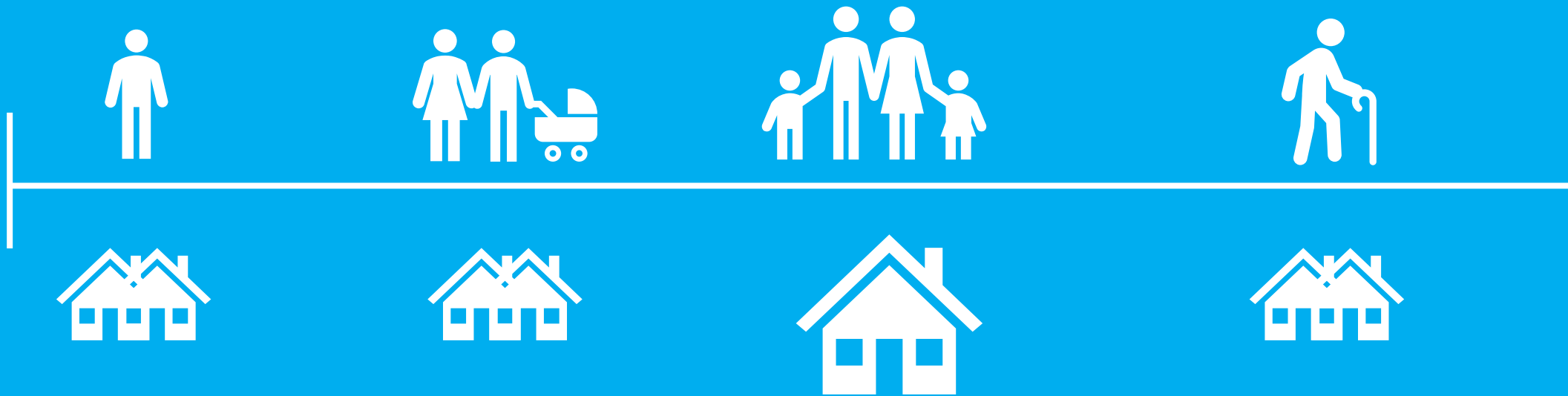
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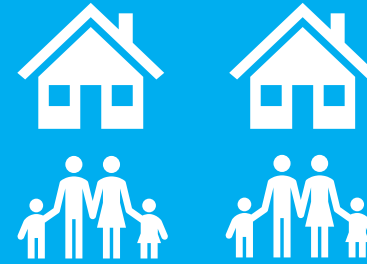
**New middle housing is cheaper to rent
or buy than new single-family homes**

(Data from Portland)



**Middle housing provides more options
at different stages of life**

1950: 3.8 people per household



2017: 2.5 people per household

50% more homes needed



2030: +/- 2.0 people per household

100% more homes needed



Households are getting smaller

CUF

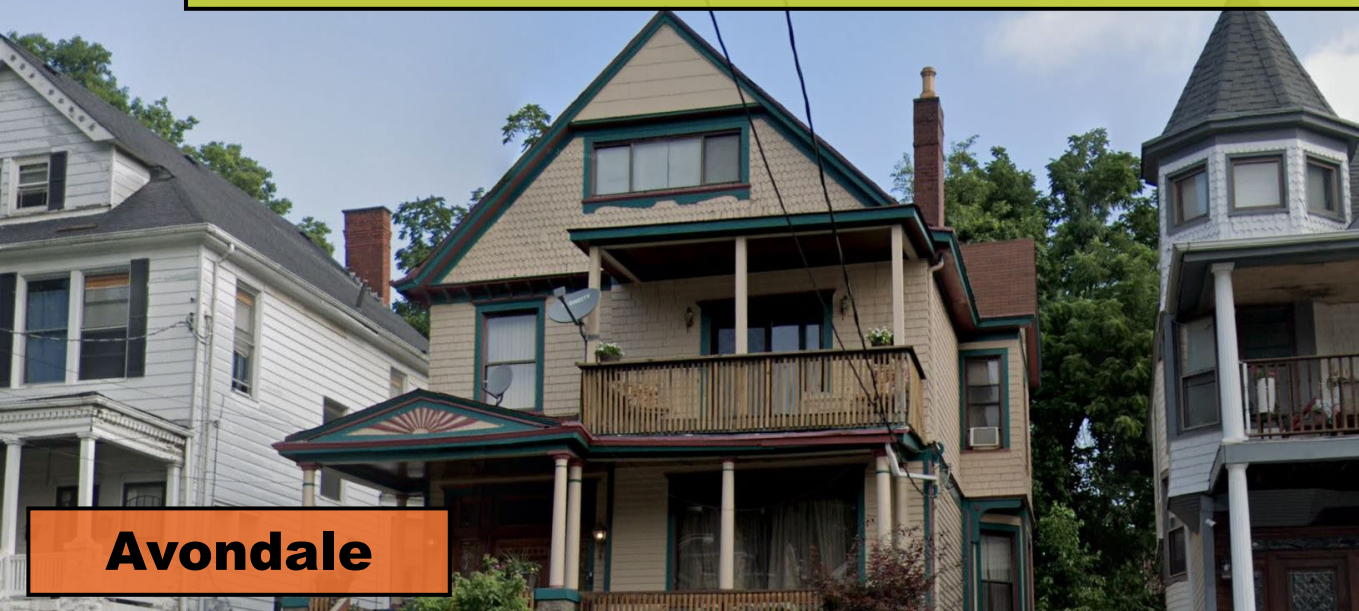


Hyde Park



Middle Housing in Cincinnati

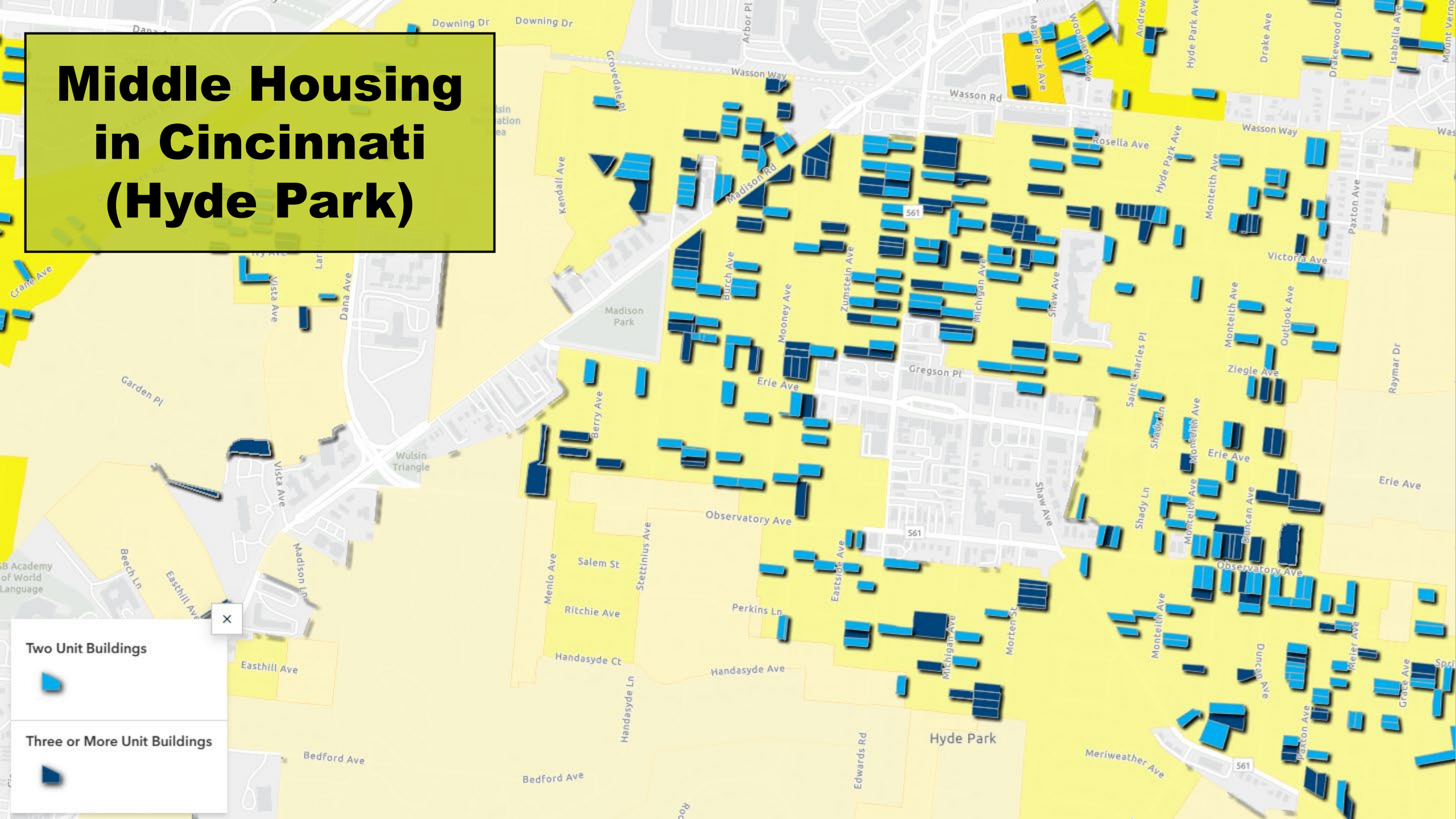
Avondale



East Price Hill



Middle Housing in Cincinnati (Hyde Park)



Two Unit Buildings



Three or More Unit Buildings



Why middle housing?

We need more homes and more options, and middle housing is much more attainable

Why pre-approved plans?

Why pre-approved plans?

Lead to faster city processes to create more homes in styles that neighborhoods want



SOUTH BEND NEIGHBORHOOD INFILL
Pre-approved, ready-to build housing

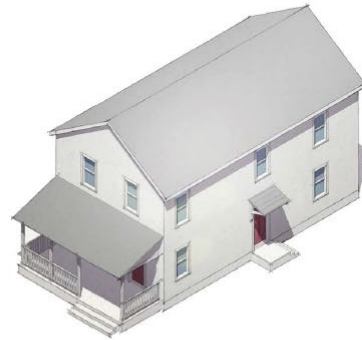
Pre-approved plans help small developers to build infill development in styles that fit the neighborhood

South Bend

South Bend Neighborhood Infill | Stacked Duplex

The Stacked Duplex

The Stacked Duplex provides two identical 2-bedroom units that support a slight increase of density and the development on the city's most narrow infill lots with affordable housing options. The massing and elevation options fit within the scale and vernacular character of South Bend's oldest urban neighborhoods. An optional basement could provide storage or expansion of the ground floor unit.



ZONING DISTRICTS ALLOWED
SI S2 U1 U2 U3 UF NC D1



Building Type Overview	
Building Dimensions	
Building Height	2 story
Building Width	22'
Building Depth (incl. porch)	48'
Program	
Unit Configuration	2 bed / 1 bath
Unit Size (finished gross)	1,760 sq. ft.
Basement (unfinished)	880 sq. ft.
Porch (unconditioned)	176 sq. ft.
1st Floor	880 sq. ft.
2nd Floor	880 sq. ft.
Lot Standards	
Lot Width (min.)	32'
Lot Width (max.)	70'
Cost Assumptions	
Preliminary Construction Estimates*	\$320,000 - \$370,000
Financing Options	30-yr mortgage

* Numbers shown are for basic estimation purposes only. Pricing is based on Fall 2021 cost assumptions and are subject to future market variation.

Sears Homes (early 1900s)



A CRAFTSMAN BUNGALOW

The ELMWOOD Honor Price **\$1,493⁰⁰**

No. 3213 Yellow Pine Finish "Already Cut" and Fitted, \$1,493.00.
No. 3214 Oak Finish, "Already Cut" and Fitted, \$1,292.00.

At the above prices we will furnish all the material to build this five-room bungalow, consisting of mill work, flooring, porch ceiling, siding.

STOOD 24'-0"
KITCHEN 8'-0" x 10'-0"
LIVING ROOM 12'-0" x 14'-0"
DINING ROOM 10'-0" x 12'-0"
BED ROOM 10'-0" x 12'-0"
BED ROOM 10'-0" x 12'-0"
BATH 5'-0" x 7'-0"
HALL
PORCH 12'-0" x 12'-0"



SIX ROOMS BATH AND PORCH

The Puritan Honor Price **\$2,189⁰⁰**

No. 3190 "Already Cut" and Fitted.

At the price quoted we will furnish all the material to build this six-room house, consisting of lumber, lath, shingles, mill work, medicine case, flooring, porch ceiling, siding, finishing lumber, building paper, eaves trough, down spout, sash weights, ironing board, kitchen cupboard, hardware and painting material. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

See Description of "Honor" Houses on Page 7.

Gingerbread House



Homemade



Kit

Why host a design competition?

Why host a design competition?

- 1) Engagement***
- 2) Bold, Creative Ideas***

BRAIDING FUTURES: A HYBRID MODEL FOR HOUSING JUSTICE IN NORTHEAST LA

NARRATIVE

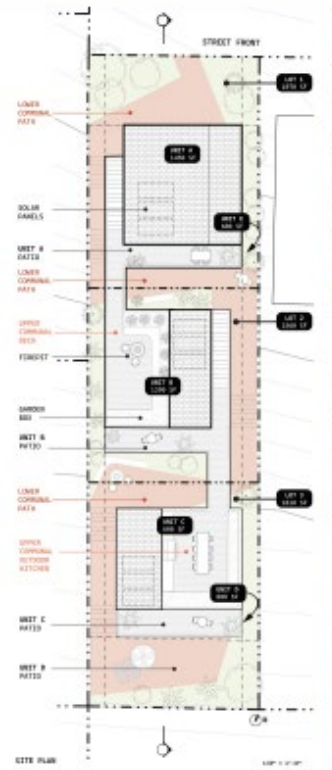
THE APPROACH
The design of the future of LA is a complex one, and it is one that we must address with a hybrid, multi-layered approach. This approach involves the integration of the physical, social, and economic systems. Many of these systems have been fragmented, and the future of LA is a complex one, and it is one that we must address with a hybrid, multi-layered approach. This approach involves the integration of the physical, social, and economic systems. Many of these systems have been fragmented, and the future of LA is a complex one, and it is one that we must address with a hybrid, multi-layered approach. This approach involves the integration of the physical, social, and economic systems.

NEIGHBORHOOD STUDY

SHAPING OF PEOPLE & PLACE

LEISURE & RESILIENCE

STAYING POWER & ADAPTATION



- ## Judging Panels
- 1) City/Professionals
 - 2) Community Stakeholder
 - 3) People's Choice

Bold Ideas
LA had 356 submissions
from 36 countries

LA Competition

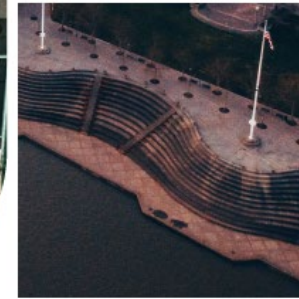
The Design Competition Launched Today!

Closes: August 14

city of
CINCINNATI
BUILDRADY

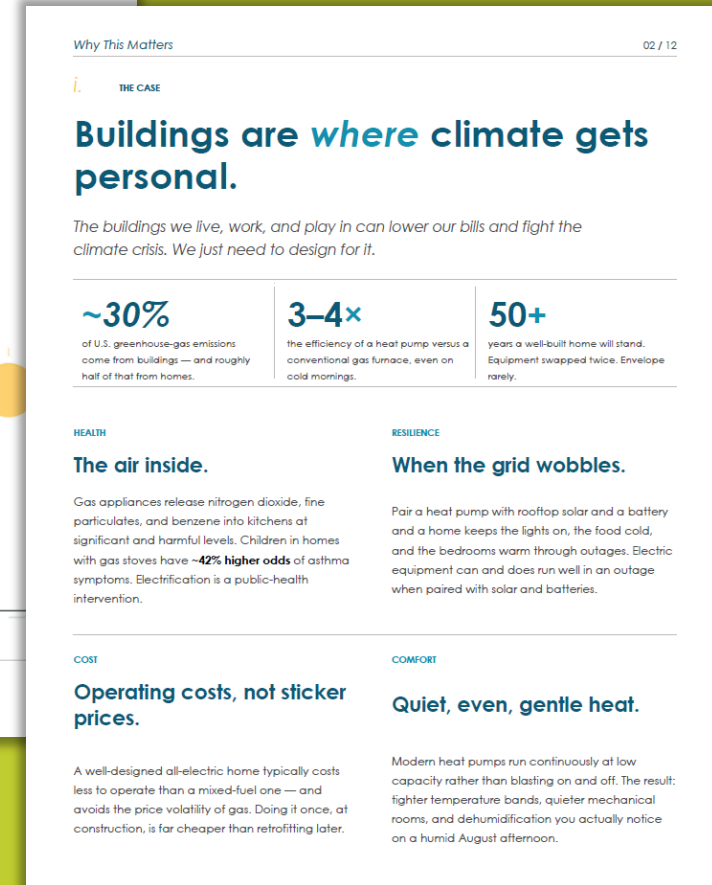
**DESIGN
COMPETITION
BRIEF**

MAY 2026



Scoring Category	Points	Details
Contextual	25	The design of submissions should work within the City of Cincinnati's overall architectural context, with particular consideration given to the context of the neighborhoods with the highest potential impact (see Table 1 & Section 2).
Attainable	25	Submissions should be designed to make the homes more attainable to middle-income Cincinnatians, both for the initial construction costs as well as ongoing costs related to building maintenance, utilities, and operational expenses.
Creative	15	Submissions should strive for creativity in design, construction methods (such as modular or panelized construction), building layout, future adaptability, and flexibility in order to successfully accomplish all other goals of the competition.
Community Priorities	15	Submissions should incorporate feedback from the Technical Support Group in Section 2. Not every feature must be incorporated, but submissions should be clear in how the TSG feedback informed the design.
Scalable	10	Submissions should incorporate strategies to enable these homes to be easily built at scale by both large and small developers. Strategies could include certain building methods, materials, layouts, repeatable details, or flexibility for contractors for different sites.
Sustainable	5	Submissions are encouraged to include practical considerations for electrification, high-performance envelope, solar readiness, and other sustainability features. For more information on sustainability features, see Attachment 2.
Universal Design/ Accessibility	5	Submissions should consider how to include principles of Universal Design and ADA accessibility, especially for multi-generational living or aging in place in at least one unit.

Scoring



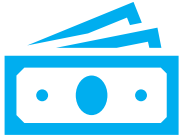
Building Decarbonization Guide (Attachment 2)

Why build demonstration projects?

Why build demonstration projects?

Show new middle housing is possible

Lenders



Developers

X

X

Residents



X



X

X

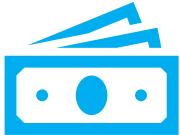


Architects



Government

Lenders



Developers



Residents

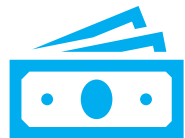


Architects



Government

Lenders



Developers

X

X

Residents



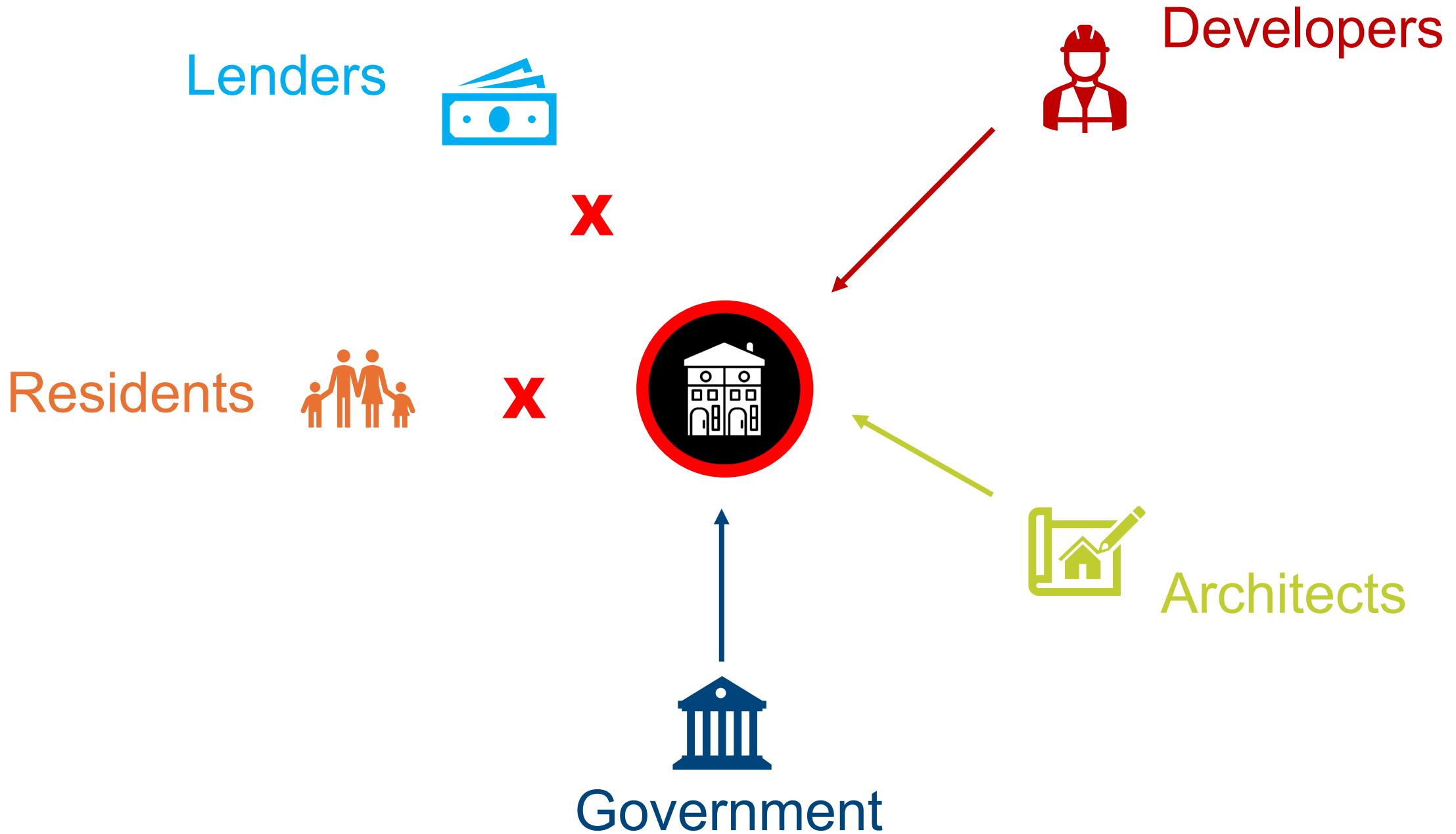
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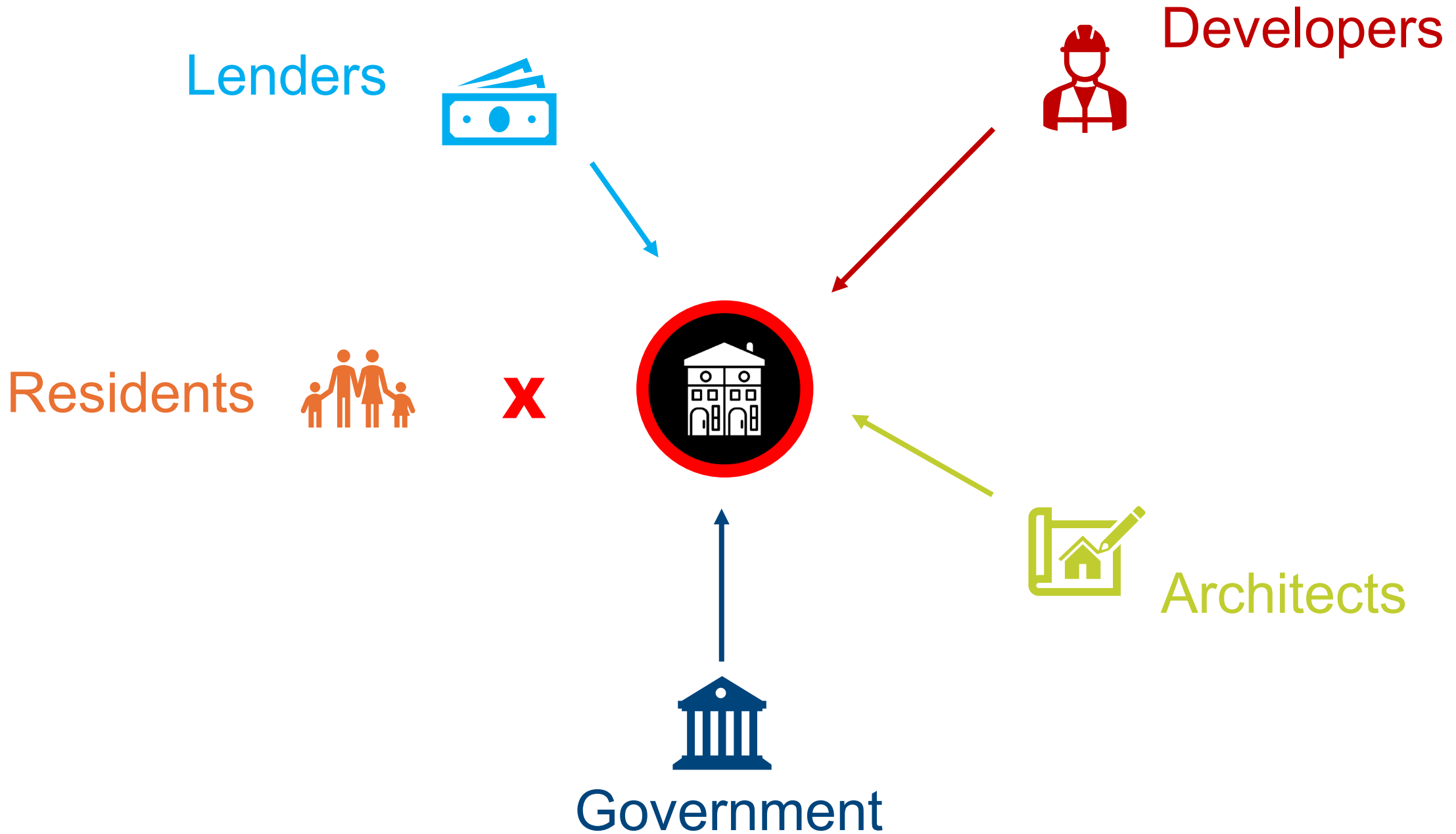


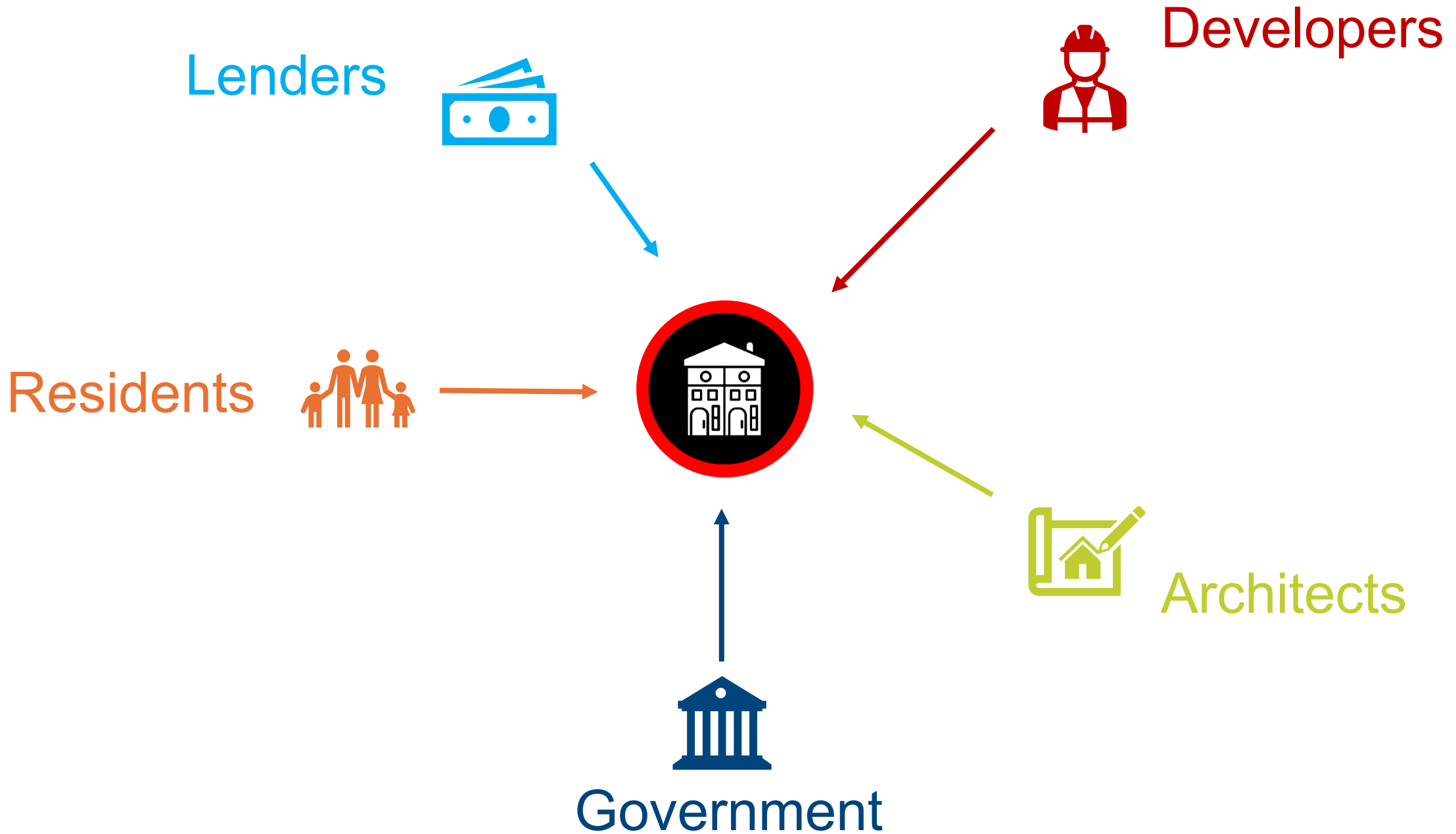
Architects

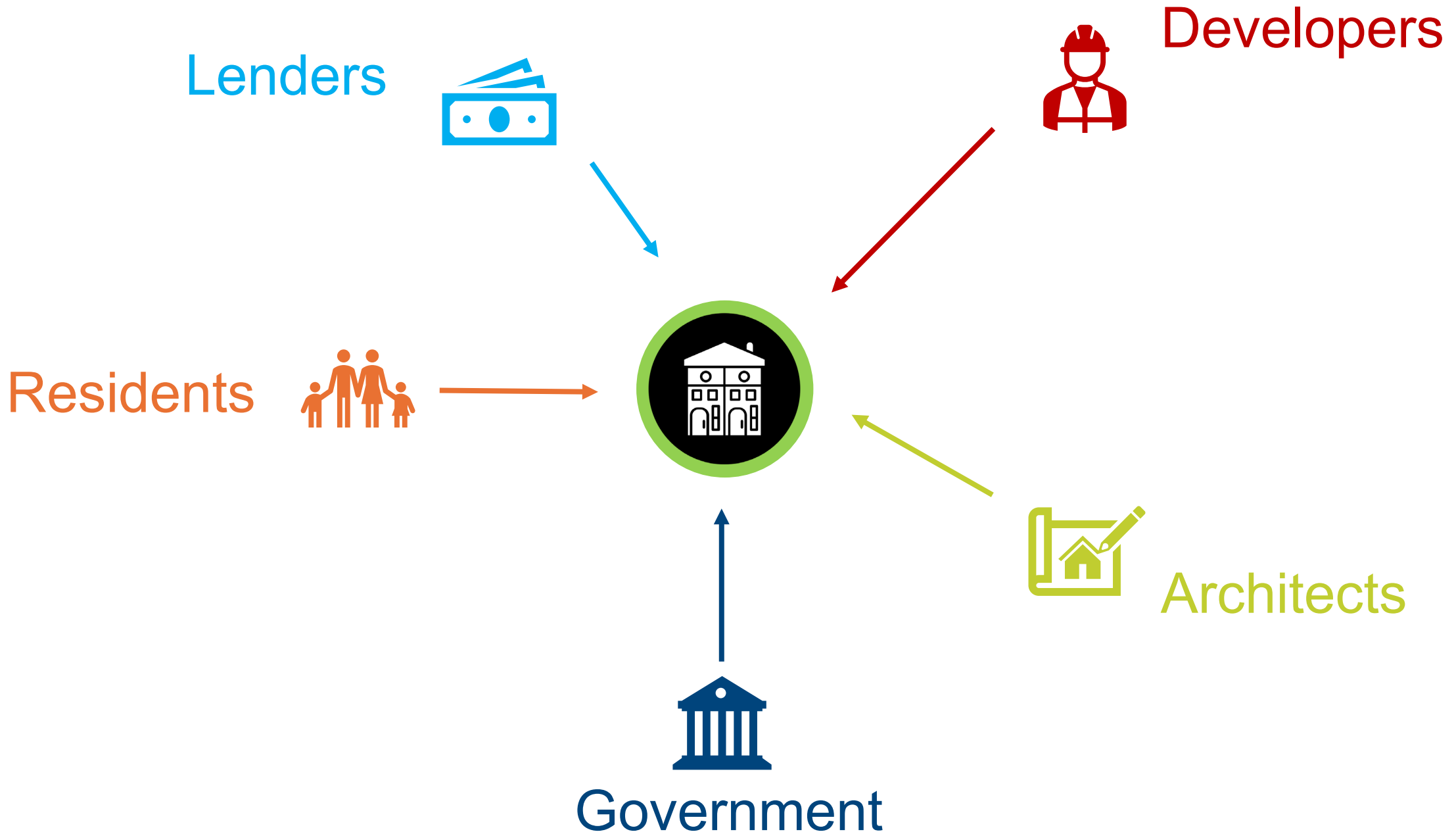


Government









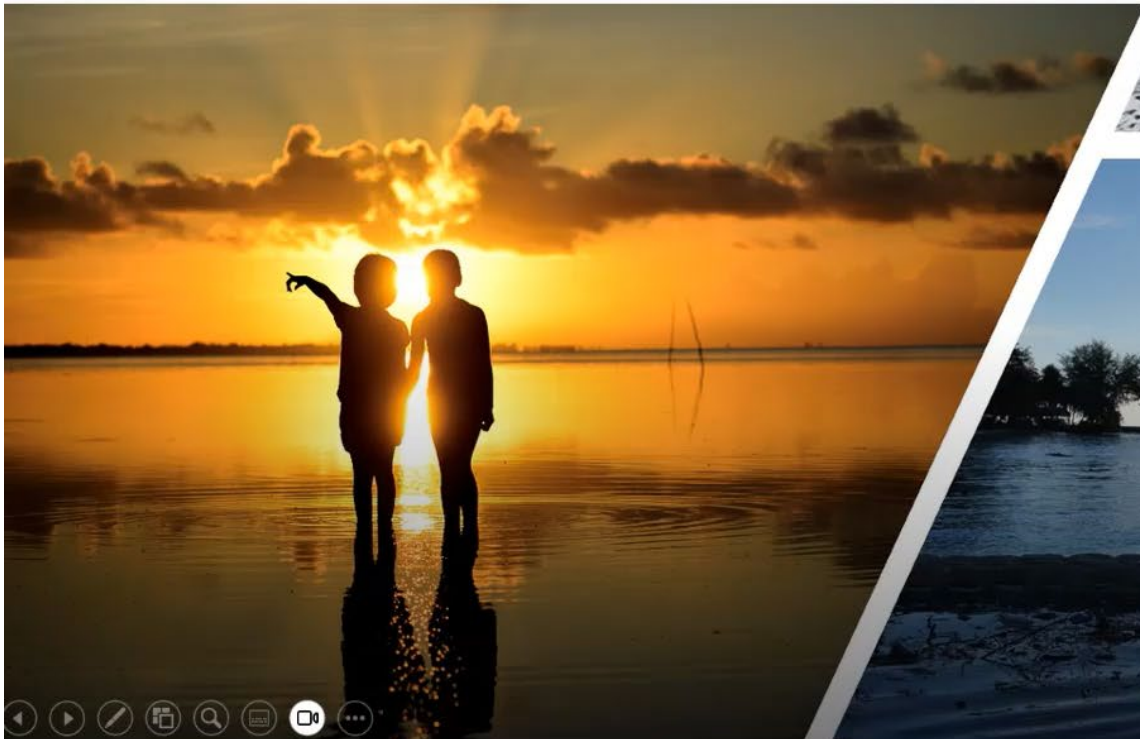
Timeline

- **March:** Initial engagement of architects, developers, and residents
- **April – May:** Project launch and broader public engagement
- **May – September:** Design Competition
- **September – December:** RFP for middle housing plans
- **January – April '27:** Create plans, begin process for demonstration project

bit.ly/Build-Ready



buildready@cincinnati-oh.gov





PLANNING WITH MORAL IMAGINATION

Preparing Cincinnati for climate migration

Mike Roman, Ph.D. MPH MA
University of Cincinnati

An aerial photograph of a river delta, showing a complex network of white, foamy water channels branching out from a central point into a darker, deeper body of water. The overall color palette is dominated by deep blues and teals, with the white foam providing a stark contrast.

— THE GAP

CINCINNATI AS A CASE



MicroNATI

LOCAL REALITY



An aerial view of a city grid with a river. The grid is composed of light gray lines on a tan background. A blue river flows from the top right towards the bottom right. Several areas are highlighted with colors: a large red area on the left, a yellow area in the center, and several green areas scattered throughout. A white horizontal line is positioned above the word 'FRAMEWORK'.

FRAMEWORK

CULTURAL BRIDGE



MORAL IMAGINATION

A hand holding a magnifying glass over a city street at night, with bokeh lights in the background. The magnifying glass focuses on a brightly lit street scene with many colorful signs and buildings. The background is a soft, out-of-focus bokeh of various colored lights.

STUFF MADE UP TURNS INTO A BELIEF SYSTEM

FROM KIRIBATI TO CINCINNATI



PRACTICAL TAKEAWAYS



FROM “FUTURE RISK” TO LEGAL RESPONSIBILITY



COUR INTERNATIONALE DE JUSTICE



INTERNATIONAL COURT OF JUSTICE

CLOSING





Next Meeting

June 24, 2026 at 3pm

Location:

- Centennial II, Griesel Conference Room, 7th Floor; 805 Central Avenue, Cincinnati, Ohio 45202
- Virtually through Microsoft Teams