

October 23, 2023

To: Markiea Carter, Director, Department of Community & Economic Development

From: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement

Subject: Community Engagement Meeting Summary – Proposed Use of TIF Funds for the CUF Affordable Housing Project

On Thursday, August 24, 2023, the Department of City Planning and Engagement (DCPE) organized a public meeting to discuss the potential use of CUF Tax Increment Financing Incentive District (TIF) funds for an affordable housing project on Vine Street within the CUF/Mt. Auburn neighborhood. The purpose of this memorandum is to provide a summary of the meeting and include any written public comments received on this matter.

The properties are located at 2309, 2311, 2313, 2317, 2319, 2321, 2323, 2325, 2327, 2329, 2331, 2333, and 2335 Vine Street. There are three (3) vacant buildings and nine (9) vacant, privately owned parcels of land that are proposed to be developed by the Clifton Heights Community Urban Redevelopment Corporation (CHCURC). This meeting was conducted on behalf of the Department of Community & Economic Development (DCED). CHCURC is proposing to facilitate an affordable housing development project in the CUF neighborhood by partnering with the private development firm 8K Development Company.

A mailed notice was sent to property owners within 400 feet of the subject properties and the CUF Neighborhood Association (CUFNA). Notice was also posted twice on the Department of City Planning and Engagement's Facebook and Twitter accounts as well as signage placed at the subject properties. A website was created with more information about the proposed project and included in the notices. It can be accessed here: <https://www.cincinnati-oh.gov/planning/community-engagement-meetings/>

The meeting took place on Zoom at 4:00 p.m. and had a total of 7 members of the public in attendance. In addition to the 7 community members staff from DCPE and DCED, as well as representatives from CHCURC, were present and fielded questions.

The meeting was moderated by the Department of City Planning and Engagement staff. During the meeting, the Developer presented the proposed project and addressed questions from community members. Much of the discussion revolved around the affordability of the project, as well as concerns about safety and traffic on Vine Street.

For detailed questions and concerns raised during the meeting, please refer to Attachment 1, labeled as Additional Information. Additionally, you can find the PowerPoint presentations used during the meeting in Attachment 2.

Attachments:

- Attachment 1: Additional Information
- Attachment 2: PowerPoint Presentations

Proposed Use of TIF Funds for the CUF Affordable Housing Project

This document outlines information that was shared during the Community Engagement Meeting on Thursday, August 24, 2023. This document is intended as a summary and not as meeting minutes.

Project information:

This project is a proposed use of CUF TIF funds in an affordable housing project on Vine Street in the CUF/Mt. Auburn neighborhood. There are three (3) vacant buildings and nine (9) vacant, privately owned parcels of land that are proposed to be developed by the Clifton Heights Community Urban Redevelopment Corporation (CHCURC). CHCURC is proposing to facilitate an affordable housing development project in the CUF neighborhood by partnering with the private development firm 8K. City Capital funds in the form of a loan in an amount not to exceed \$896,551. The City funds will be used for acquisition costs/pre-development of the site described above on the 2300 block of Vine Street that will be developed into an affordable housing project.

The subject property consists of the following:

2309, 2311, 2313, 2317, 2319, 2321, 2323, 2325, 2327, 2329, 2331, 2333, 2335 Vine Street in the CUF / Mt. Auburn neighborhoods.

Questions:

- Is Annual Median Income (AMI) calculated for Hamilton County or the neighborhood?

The Annual Median Income (AMI) percentage in an affordable housing project is determined by HUD and is based on 30 – 40 percent of AMI in Hamilton County.

- What is the commitment to prioritizing people close to 30-40% AMI for this housing?

The developer stated that they could explore using a lower AMI. The developer stated that they are going to do a market study on what is best for the community and their financing options.

- Where will the parking be for these new units?

The developer expressed that there will be surface parking directly behind the new buildings. The developers are also expecting residents will be able to rely on the public transit that goes along Vine Street.

- What will be done about pedestrian safety?

The developer stated that they are hyper-aware of pedestrian safety on Vine Street and will be in communication with SORTA when the BRT plans go live.

- What is the density/unit count of this new project?

The developer hopes to produce 45-60 units with a mix of 1, 2, and 3-bedroom units. This is based on HUD's annual unit "need" which changes every year. Once the unit count comes out for the next application, they will have that number.

- How will we ensure that students take all the housing?

Affordable/Workforce Housing funded by LIHTC restricts full-time students.

- If this property is not in a TIF District, how are Mt. Auburn funds available for use?

The subject parcels are adjacent to the CUF TIF district. A future project may have a positive impact on the district. Mt. Auburn TIF funds will not be affected by this project, as the parcels are not in the Mt. Auburn TIF district nor adjacent to the TIF boundary.

Additional Concerns

Property Management: CHCURC ensures they are being very careful with whom they are choosing as partners on this project. They would like to ensure the new buildings would be a positive addition to the community and will make sure they are managed properly.

Amenities in the community: Residents showed concern regarding the influx of new people to the community and want to be sure there are amenities that will allow for a growing community. Residents would like a revitalization of the park nearby and other improvements.



Proposed use of TIF funds in CUF / Mt. Auburn Affordable Housing Project

Community Engagement Meeting | August 24, 2023

Welcome & Housekeeping

1. Welcome & Housekeeping
2. Brief presentation
3. Question & Answer
 - Please save all questions/comments until Q&A
 - Staff will unmute each participant one at a time
 - You may use “raise hand” function in the chat bar if you have a follow-up question

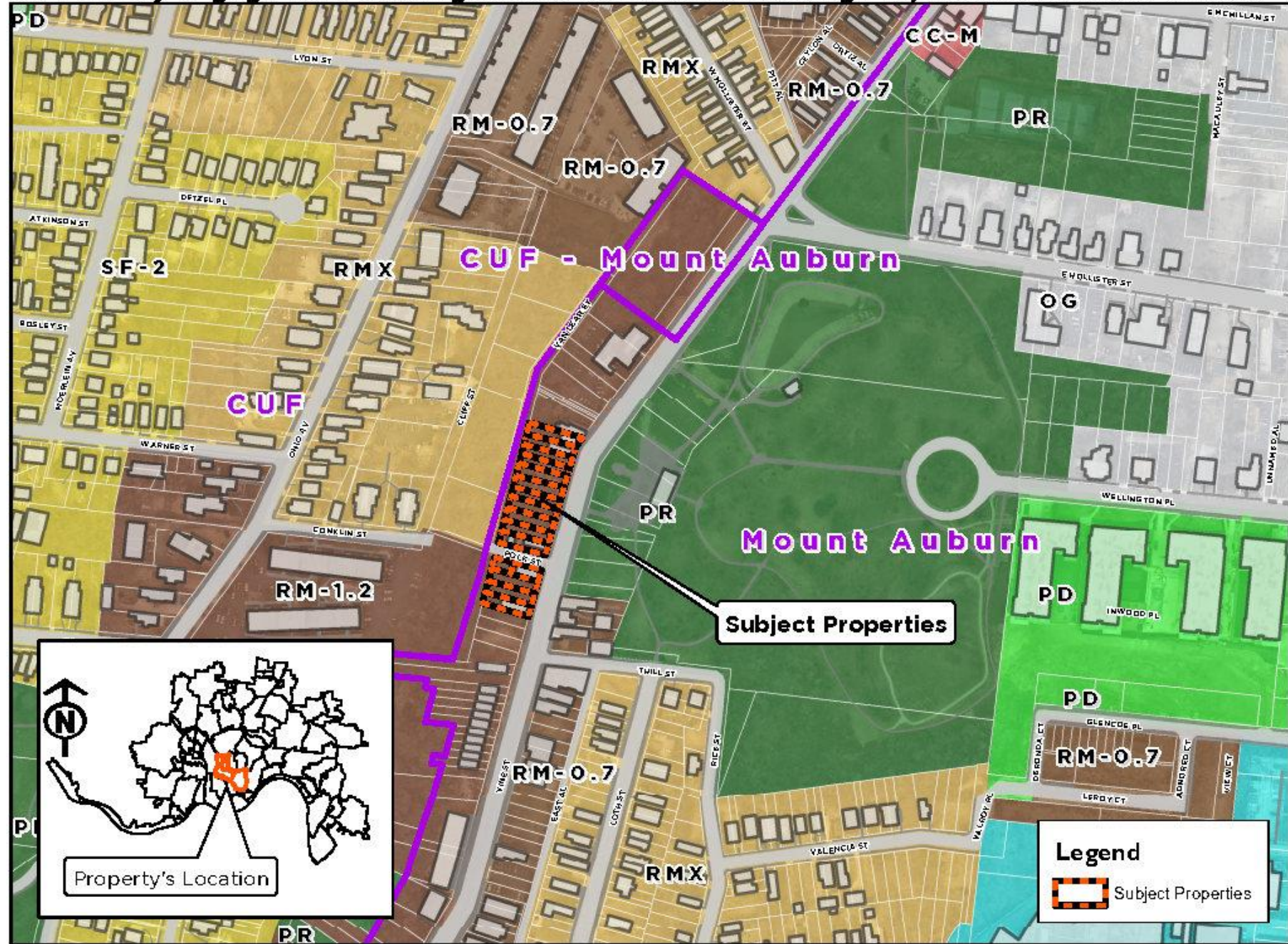
Welcome & Housekeeping

- Please remain muted. City staff will unmute during question & answer.
- Chat Bar
 - Use the chat bar for tech-related issues or questions
 - Do not use the chat bar to ask project-specific questions

Purpose of Meeting

- This is a public meeting to discuss the proposed use of TIF Funds in an Affordable Housing Project.
 - City staff is here to facilitate the meeting and answer any process-related questions
 - The applicant is here to answer any project-related questions
 - **No decisions are being made at this meeting**

Community Engagement Meeting for CUF Affordable Housing Project at 2309-2335 Vine St



Background

- City Council will consider the use of TIF funds in an affordable housing project on Vine Street in the CUF / Mt. Auburn neighborhood.
 1. Per City Council Ordinance No. 0206-2020, 25% of revenues collected within a tax increment financing incentive district (TIF District) will be set aside for affordable housing projects within the districts.

Proposed Project

- This project is a proposed use of CUF tax increment financing incentive district (TIF) funds in an affordable housing project on Vine Street in the CUF / Mt. Auburn neighborhood.
- There are three (3) vacant buildings and nine (9) vacant, City-owned parcels of land that are proposed to be developed by the Clifton Heights Community Urban Redevelopment Corporation (CHCURC).
- CHCURC is proposing to facilitate an affordable housing development project in the CUF neighborhood by partnering with the private development firm 8K.

Question & Answer

- Everyone will be unmuted one-at-a-time. Due to the number of speakers, please limit your time to two (2) minutes. There will be time at the end for any questions/concerns that were not addressed
- Use “raise hand” function if you have a follow-up question following your initial question
- Do not use the chat bar for project-related questions (tech issues only)

Next Steps

- There are no decisions made in today's meeting
- This item will go to the City Planning Commission (TBD)
- If passed in CPC it will go to City Council for a final decision (TBD)

Contact

City Planning

Jeremiah Hairston, Community Engagement Specialist

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Written comments must be submitted by 9 a.m. on Tuesday, August 29th for inclusion in public engagement summary.

Vine Street Affordable Housing

Who is CHCURC?



Vine Street Affordable Housing

Why Affordable Housing? Why Now?

- 2020 Citywide Affordability Issues (30 – 40k shortfall).
- 2021 Meet with leaders in affordable housing (CDCs, developers, lenders).
- 2022 Begin engaging stakeholders on CHCURC's possible role:
- CUF Feedback* – Vine location preferred ; use desirable to balance increasing student population.
- CHBA Feedback* – Affordability issues have been greatly impacting employee retention.
- City Feedback* – Confirmed the availability of TIF and project's consistency with City goals.
- 2023 CHCURC Development Partners ; gets land under contract.



Vine Street Affordable Housing

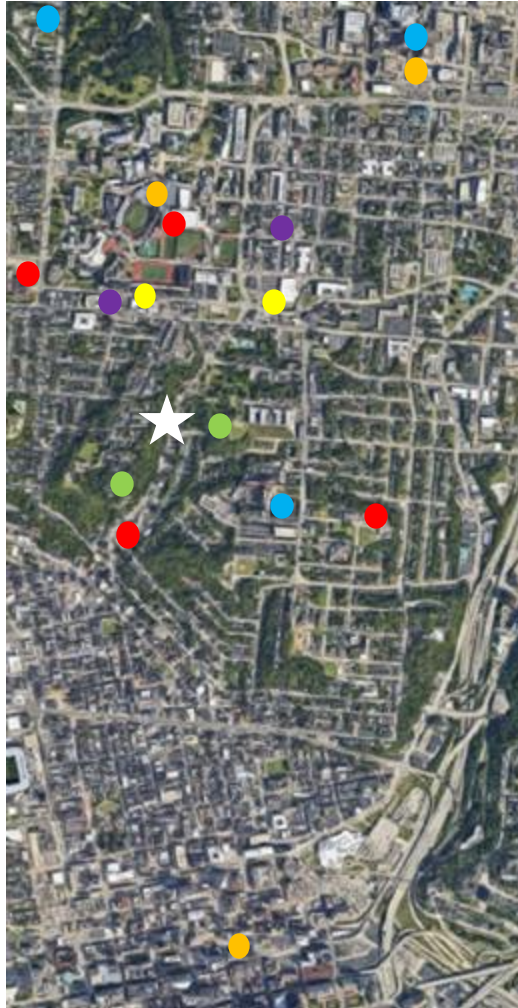
Location & Current Conditions



Vine Street Affordable Housing

Why Here?

Pedestrian Friendly



- Grocery / Pharmacy

Kroger & Walgreens (.3 miles) ; Target (.4 miles)

- Education

Rising Stars (.3 miles), Taft Elementary (.7 miles), Hughes HS (.7 miles), UC (.4 miles)

- Jobs

UC (.4 miles), Christ (.5 miles), Hospital Complexes (1.3 miles), Downtown (1.4 miles)

- Healthcare

Christ (.5 miles), Hospital Complexes (1.3 miles)

- Parks

Inwood (.1 miles), Bellevue (.2 miles)

- Retail & Entertainment

Clifton Heights (.3 miles), Short Vine (.4 miles)

IN PROGRESS: Metro Bus Rapid Transit (Every 4 Mins)



Vine Street Affordable Housing

What Does "Affordable" Mean?

Affordable - 30% or less of a household's income going towards their housing

AMI - Area Median Income

LHHC - Low Income Housing Tax Credits

Hamilton County AMI levels - Effective 6/15/2023. 60% AMI is,
\$42,480 for a single person household. One bedrooms rent at \$1,062.
\$48,540 for a two person household. Two bedrooms for \$1,214.
A three person household at 60% AMI is \$54,600 so a three bedroom would rent for \$1,365

Cincinnati Housing Crisis - Rental rates amongst highest % increase since 2021.
Housing (for sale) supply at historically low levels.



Vine Street Affordable Housing

Development Team

