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2019 01/11

**Greg Landsman**  
Councilmember

**Ushering in an Era of 'Balanced Development'**  
*Lifting Up Residents, Businesses and Schools*

In January of this year, Council passed a motion to request, "in the interest of updating our development subsidies and incentives programs in a way that continues to attract investments in our city while also better supporting our residents and neighborhoods", a report on our current policies and programs as well as ways in which we can better prioritize local job creation, livable wage jobs, minority and local, small business inclusion, affordable, quality housing, and anti-displacement efforts. Last month, the Administration provided a nearly 60-page report, in response to our request, and did so with recommendations, many of which Council should pursue now.

The Administration has also been working to finalize an updated agreement with Cincinnati Public Schools (CPS) with a shared goal to hold our schools financially harmless as the City continues to pursue new investments, and to do so, we believe, in a more "balanced" way so as to ensure new investments bring new opportunities and more vibrant, safer neighborhoods for our children and families.

Our children need good schools and parents who can access good paying jobs and quality housing.

In order to pursue this new, "balanced" development in Cincinnati, and to do so in a way that holds our schools financially harmless, **WE MOVE** that the Administration draft the necessary legislation below for Council's consideration.

**Update existing scoring for ALL TIF and CRA supported projects to prioritize projects that include:**

**Local jobs:** partner and plan, with measurable goals, to include local workers in each phase of the project pre-construction, construction, and post-construction.

For example, Messer Construction partnered with Easterseals, who provides recruitment, training, and ongoing support to workers, as part of a local hire effort in Avondale.

To be eligible, any legislation would need to provide clear guidelines for developers and communities, including a list of workforce certified partners, how partners can become certified, what would constitute an acceptable plan, reasonable efforts to execute that plan, etc.

Legislation should be drafted mindful of any relevant state law.

**Livable wages:** the submission of wage schedules for each phase of the project, with a commitment to livable wages across all three phases.

\* Amended on the floor of Committee on 12/9/19.

Legislation should also include priority scoring for project-labor agreements, and been done so mindful of any relevant state law.

**Inclusion:** a partner and plan, with measurable goals, to include minority and local, small businesses. In particular, black- and Latino-owned businesses that are or could be doing business in the project's neighborhood. Similar to prioritizing local jobs, legislation would need to provide clear guidelines for this new level of inclusion.

**Affordable housing:** new affordable housing options, and allowing developers to take advantage of an expanded VTICA program (see below).

**Anti-displacement:** partnerships with local residents and businesses to address the impacts of increased rents, with the administration authorized to recommend a pilot program.

Moving forward, each project must be presented to Council and the Mayor with an overview of these five "balanced development" elements.

Legislation adopting this updated scoring system and plan should be drafted and presented to Council and the Mayor for approval, and should include ways in which the City can be a partner in helping to achieve these desired outcomes with developers, residents and communities (even if that means including in the upcoming budget a request for additional support).

Finally, new legislation must consider the size of the projects, and the feasibility of meeting these new requirements. The Administration is authorized to recommend a threshold that they believe is responsible, appreciating the fact that small projects have less capacity (or insufficient capacity) to meet these requirements while larger projects have more capacity (or sufficient capacity), similar to the current policies around City's prevailing wage ordinance.

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Additionally, legislation should be drafted as it relates to specific recommendations in the report:

**Similar to the New Orleans plan included in the Administration report, the City should also list and prioritize city-owned property for affordable housing, and include these sites in Low-Income Housing Tax Credit (LIHTC) projects.** Legislation listing and prioritizing city-owned property for affordable housing be drafted and presented to Council and the Mayor for approval.

**Similar to work from Memphis to Minneapolis, which was included in the Administration report, the city should remove parking minimums, to lower housing construction costs, rental rates, and increasing walkability.** Legislation removing parking minimums, which balances the increased burden on city resources and infrastructure, for these stated purposes should be drafted and presented to Council and the Mayor for approval; the administration is authorized to recommend a pilot program.

**The Administration recommends that funding be appropriated for the express purpose of affordable housing site acquisition, and that these sites be leveraged for LIHTC projects.** Legislation identifying existing resources for such acquisition be drafted and presented to Council and the Mayor for approval. If new revenue will be needed, we expect the Administration to say so.

The Administration recommends that the Department of Community and Economic Development (DCED) leverage its ability to forgive debt to maintain the affordability of housing projects. Legislation authorizing the Administration to allow DCED to create a formal internal policy for evaluating and utilizing discretion to best leverage its debt forgiveness capacity for affordable housing purposes be drafted and presented to Council and the Mayor for approval.

Finally, the Administration recommends, similar to a program in Detroit, that it create an effort to support minority real estate development professionals, pairing them with experienced and established mentors. Legislation establishing a similar program should be drafted and to Council and the Mayor for approval.

*Final legislation should be thoroughly vetted by residents, neighborhood groups, local businesses and developers.*

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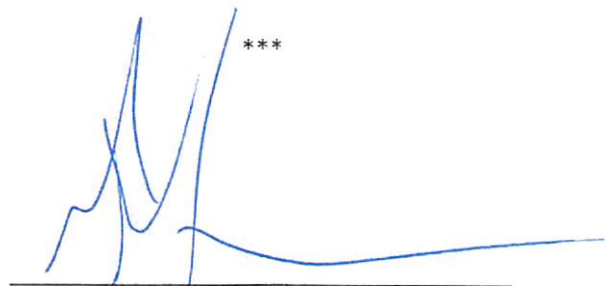
#### **Holding CPS Financially Harmless, Supporting Children and Families with Better Housing and Jobs**

**WE MOVE** that the Administration draft a proposal to CPS that maintains the current pilot amounts (27 and 25 percent), and enables the Administration to come to an agreement with developers on the difference between the current pilot amounts and the CPS requested amount of 33 percent, or 8 percent, to be used for either affordable housing and/or the creation of local, good paying jobs. *\*ensure TIF and other abatement-Related transparency,*

**WE MOVE** also to authorize the Administration to work with CPS on a new governance structure to better communicate and track abatements, and to establish re-opener policies based on variables agreed upon with CPS, such as major changes in school funding.

Finally, **WE MOVE** that the City partner with CPS and a 3<sup>rd</sup> party, independent partner to review the math, determine the exact "held harmless" abatement percentage if an agreement cannot be reached by December 19<sup>th</sup>, and/or help "project manage" any new partnership during this transitional period.

We must fund our schools, and efforts to support children and families with better housing and better jobs. This is how we will increase opportunities to those residents and communities that have been left out of Cincinnati's growth, as well as to end the cycle of poverty that holds too many of our children and families back from reaching their full potential.

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Greg Landsman

## Neely, Robert

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**From:** Ballachino, Sam  
**Sent:** Monday, December 9, 2019 3:59 PM  
**To:** Neely, Robert  
**Subject:** Amemndments to Motion

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Robert,

the only amendment Greg thinks he made was in the second WE MOVE section in the CPS part, first sentence, after the first comma he added "... , ensure TIF and other abatement-related transparency, ".

Let me know if you need anything else or if there is something he missed.

Thanks,

Sam

Samantha Ballachino  
*Office of Councilmember Greg Landsman*  
Phone: (513) 352-5232  
sam.ballachino@cincinnati-oh.gov

