

November 12th, 2024

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

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

Subject: Community Engagement Meeting Summary – East Price Hill TIF Request

On Wednesday, October 9th, 2024, the Department of City Planning & Engagement (DCPE) hosted a community engagement meeting regarding the proposed use of Tax Increment Financing (TIF) funds for an affordable housing development at 3104 Warsaw Ave located in East Price Hill.

Mailed notices were sent to 63 property owners within 400 feet of the subject property and the respective Community Council. The DCPE Community Engagement Specialist posted a physical notice in the form of a yard sign near the proposed site to notify additional community members. Yard signs included a link to the DCPE website where additional information about the proposed project could be found: <https://www.cincinnati-oh.gov/planning/community-engagement/upcoming-community-engagement-meetings/>. Several social media posts were posted on DCPE's Facebook and Twitter accounts.

The meeting was conducted virtually on Zoom at 5:00 p.m. Staff from DCPE and the Department of Community & Economic Development (DCED) were present. The facilitation of the meeting was carried out by a Community Engagement Specialist in DCPE.

A total of four community members attended the meeting. All attendees had the opportunity to hear from the applicant team, and learn about the TIF request and the next phase of the project. Attendees were also provided an opportunity to ask questions. For detailed questions and concerns raised during the meeting, please refer to Attachment 1, labeled as Additional Information. Additionally, you can find the PowerPoint presentation used during the meeting and items submitted by community members in Attachment 2.

Attachments:

- Attachment 1: Additional Information
- Attachment 2: PowerPoint Presentation and submitted materials from the community

Proposed Use of TIF Funds for an affordable housing project in East Price Hill

This document outlines information shared during the community engagement meeting on Wednesday, October 9th, 2024. This document is intended as a summary and not as meeting minutes.

Background

This project is being developed by Price Hill Will, an organization who has experience completing various projects such as 76 residential structures through their Buy-Improve-Sell program, 50 residential rental units, 20 homes in their Homestead program, and 7 commercial spaces and some large-scale projects such as Elberon and Creative Warsaw Campus. The proposed project will consist of nine (9) one-bedroom affordable housing units that will not exceed over 60% of the Average Median Income (AMI).

Location and Existing Site



3104 Warsaw Ave

Engagement

Price Hill Will is connected to the East Price Hill community and considers this project the second phase of the Warsaw Creative Campus project that the community is aware of and supports.

Notice

The Department of City Planning and Engagement (DCPE) sent out notices to sixty-three property owners within 400 feet of the subject properties and the respective Community Council. The DCPE Community Engagement Specialist posted a physical notice in the form of a yard sign near the proposed sites and a copy of the notice was emailed to the West End Community Council to notify additional community members.

Meeting Requests and Attendance

Three people requested the meeting link for the community engagement meeting with four people in attendance. Demographic data was captured for two registrants using an online QR code to request the meeting link.

4. Please select an option below that best describes your gender identity

[More Details](#)

Woman	0
Man	2
Non-binary	0
Prefer not to say	0



5. Are you of Hispanic, Latino or other Spanish ancestry?

[More Details](#)

Yes	0
No	2



6. Which of the following best describe your race/ethnicity

[More Details](#)

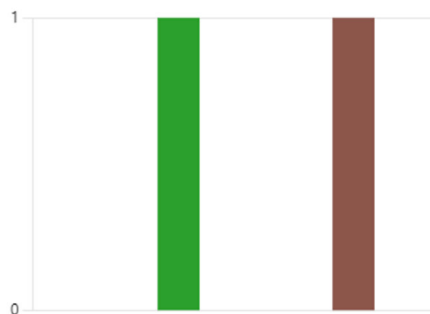
Asian	0
Black/African American	1
American Indian/Alaska ...	0
White/Caucasian	1
Native Hawaiian/Pacific I...	0
Hispanic/Latinx	0



7. Please select the age range below that best describes your current age.

[More Details](#)

Under 18	0
18-24	0
25-34	1
35-44	0
45-54	0
55-64	1
65 and over	0



Meeting Questions

- **Can you explain affordable housing and why this development is not market rate?**
 - **The applicant** explained that their intentions behind securing this development was to provide housing for people who currently live in the community and or young professionals. They expressed their desire to support affordable renting options.
 - **DCED representatives** shared that Price Hill Will's TIF request was in response to the City's Notice of Funding Availability. They also shared how this project aligns with former City Council affordable housing priorities and how this particular funding request, if approved, would come from the affordable housing set-aside. DCED representatives also shared how the United States Department of Housing and Urban Development (HUD) classifies Average Median Income percentages and clarified that community members who are considered "low-income" by HUD's definition does not mean they are extremely impoverished. Additionally, they shared that recent trends suggest that "low-income" classification has now begun to include working/middle class community members.
- **Will Price Hill Will be responsible for long-term maintenance?**
 - The applicant confirmed that Price Hill Will is overseeing long-term maintenance on the property.
- **Is there a time limit associated with the affordability cap? What happens if Price Hill Will decides to sell?**
 - **The applicant** responded by saying that Price Hill Will has no intention of selling. They expressed interest in revitalizing the corridor and shared that they have brought on multiple investors to support the development of this project.
 - **DCED representatives** shared that the Affordable Housing Leverage Fund from the City requires a 15-year affordability requirement, which is aligned with the project's tax abatement period. They shared that the City must be consulted if the applicant has any intention to sell the property.
- **How does the community influence the City's decision as to whether the TIF request is accepted or not, and how does the City decide how TIF funds are shared?**
 - **DCED representatives** shared that for TIF requests, the City holds a community engagement meeting to hear comments, questions, and potential concerns from the community. A final report of the meeting is created and shared with DCED and City Council to review before final decision-making. DCED confirmed that if this project was recommended by the City administration to move forward, decision-making regarding the TIF request would begin at the Budget and Finance City Council Committee meeting before going to City Council.

Meeting Comments

- Some community members expressed their support for the project because it is being developed by Price Hill Will who has proven to be a good steward in the community.
- Members from the East Price Hill Improvement Association shared their concerns with their neighborhood being a site for concentrated poverty and shared that their neighborhood is 50% of affordable housing. They shared that their support for this affordable housing project is an exception due to the excellent reputation Price Hill Will has in the community.
- Some community members expressed their dissatisfaction with the project being classified as affordable housing. They expressed concerns for their neighborhood being overly concentrated with low-income individuals, however they support Price Hill Will.

East Price Hill Affordable Housing Project

Community Engagement Meeting | October 9th 2024

Welcome & Housekeeping

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



Eunique Avery- Community Engagement Specialist

Welcome & Housekeeping

- Please remain muted. City staff will unmute during the open feedback portion of the meeting.
- 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 for the affordable housing project in the West End.

- Eunique Avery is here to facilitate the meeting
- Sophia Ferries-Rowe is here to capture notes/comments brought up during the meeting
- Nyemah Stark from the Department of Community and Economic Development is here to answer any TIF related questions.
- Rachel Hastings and Ashley Feist from Price Hill Will is here to answer any project related questions.
- **No decisions are being made at this meeting**

Location/Existing Site:
3104 Warsaw Avenue (173-0004-0032-0000) in
East Price Hill.



Background

This project is being developed by Price Hill Will. The proposed project will create 9 one-bedroom affordable housing units that will not exceed over 60% of the Average Median Income (AMI)

Price Hill Will is requesting up to up to \$350,000 in direct financial assistance from the East Price Hill tax increment fund (TIF). It is proposed that approximately \$148,000 come from the affordable set-a-side and the balance of the \$350,000 come from the base TIF to be used to help finance construction costs of the residential units. An additional \$25,000 will be used to fund project delivery costs which includes City-contracted 3rd party construction inspectors, legal, and staff time.

In addition, the project will receive a 15-year, net 67% Community Reinvestment Area (CRA) tax exemption, which was previously approved by City Council.

Presentation



Q&A

Reminder

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)

Contact

Department of City Planning & Engagement

Eunique Avery, Community Engagement Specialist

eunique.avery@cincinnati-oh.gov

Written comment must be submitted by 5pm on Monday, October 14th, 2024, for inclusion in the public engagement summary.



Thank you for coming!



Our mission is to improve the quality of life for all residents of Price Hill using an equitable, creative, and asset-based approach to physical, civic, social, and economic development. Our programs connect residents, particularly immigrants, BIPOC, and residents with lower income or lower formal education levels, to resources, programming, neighborhood engagement opportunities, and leadership development.





S youth density, arts partners,
gateway location
W lack of capital
O vacant commercial spaces,
rapidly growing immigrant population
T safety, absentee ownership, lack
of pedestrian safety



Information and Solutions on Neighborhood Crime & Safety



Warsaw Alive! Safety Meeting
Wednesday, May 8, 2019 at 6 p.m.
Price Hill Recreation Center.



Join your neighbors to work together on priorities that the community identified in the 2018 Warsaw Alive! Plan. The meeting will focus on items to make the neighborhood cleaner and safer. Items include:

- Pedestrian Safety on Warsaw Avenue
- Slowing traffic on East Price Hill Streets
- Get ready for the NEP and P.U.V.O.Y.
- Gain input on implementing neighborhood safety strategy
- Do residents want an East Price Hill Youth Council?



For more information contact the Community Police Partnering Center at partneringcenter@ulga.org or call Andria Y. Carter at 513-487-8513 and/or Price Hill Will at rachel@pricehillwill.org or call 513-312-3259.



WARSAW EXISTING ANCHORS



PH Library



PH Rec Center



PH Community Garden



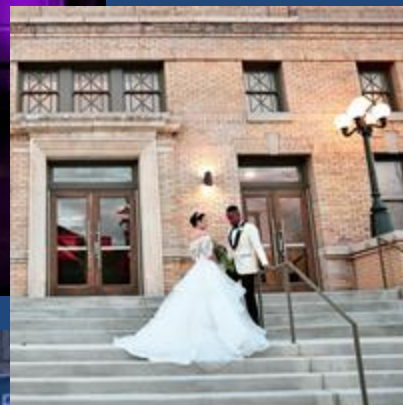
Dempsey Aquatic Center

**Dempsey Park
new soccer fields**



ARCO

Arts + Community







● Commercial Tenants

- Perez Sport Latino
- Urbana Cafe
- Wendigo Tea
- Cutman Barbershop
- The Empanada's Box
- MYCincinnati Youth Orchestra (A program of Price Hill Will)





3104 – 3106 Warsaw Avenue



Next Phase of Warsaw Avenue Creative Campus:

- Acquired from Landbank
 - Port stabilized
 - PHW purchased in August 2023
- Impact
 - 9 affordable apartments
 - 2 new retail spaces
 - Extended community parking lot
- TIF Request
 - \$350,000 to complete capital stack
 - Other funding committed



Thank You!



EAST PRICE HILL IMPROVEMENT ASSOCIATION

October 14, 2024

SENT ELECTRONICALLY

Eunique.Avery@Cincinnati-oh.gov

CityCouncil@cincinnati-oh.gov

Rachel@pricehillwill.org

RE: Proposed Use of East Price Hill TIF Funds for 3104 Warsaw Ave

On September 16, 2024, the East Price Hill Improvement Association general body met at ARCO 3301 Price Avenue. Residents, vested guests of East Price Hill and Price Hill Will discussed the request to use TIF Funds for 3104 Warsaw Avenue.

A final motion was made, seconded, discussed, and passed by the East Price Hill Community Council to support the expenditure of TIF funds with the stipulation affordable housing portion of TIF funds be used first in order to enable the community to reserve the rest of the funds for other projects.

We would also like to thank Eunike Avery (Department of City Planning and Engagement) for adhering to the proper notice schedule and for carrying out the supporting activities to have open community discussion for this project.

For your consideration,

Amber Kassem

President, East Price Hill Improvement Association

On behalf of the Board of Directors and the Residents of East Price Hill