

City of Cincinnati



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Jan-Michele Lemon Kearney

Vice Mayor

November 11, 2025

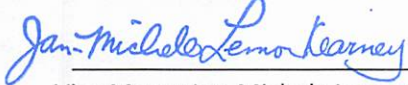
MOTION

“Vacant to Vibrant” (“V2V”) Program: Turn Vacant Lots and Structures into Mixed Income Housing and Homeownership

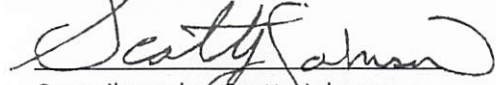
WE MOVE that the administration provide a REPORT within 30 days with suggestions for implementation and the feasibility of a “Vacant to Vibrant (“V2V”)” program to convert city-owned vacant lots and vacant 1-4 family structures in our “Rising 15” underserved neighborhoods into mixed income rental and ownership housing as follows:

1. With the assistance of the Port Authority, identify 5-10 city-owned vacant lots and/or vacant 1-4 family structures with the highest market potential in each of the following “Rising 15” neighborhoods:
 - Villages at Roll Hill
 - Millvale
 - English Woods
 - Lower Price Hill
 - Queensgate
 - Winton Hills
 - South Fairmount
 - West End
 - East Westwood
 - Avondale
 - Roselawn
 - Mt. Airy
 - East Price Hill
 - South Cumminsville
 - North Fairmount
2. Once identified, the administration will issue RFPs for the sale of some or all of those vacant properties for market value. The RFPs must include the following criteria:
 - a. The private or nonprofit developer receiving the funding must be a resident or owner of a business located within Cincinnati city limits.
 - b. If the developer is developing more than 10 units, 30% of the units must be for families whose incomes are 60% AMI or lower. A “unit” is defined as one single family house or one apartment in a multi-family structure.
 - c. New build and renovation plans must conform to the “look and feel” of the neighborhood. The City’s Building & Inspections Department’s pre-approved architectural plans automatically meet this criterion. If a plan is not in the City’s pre-approved inventory, then the onus is on the developer-applicant to show that the proposed plans conform to the neighborhood’s look and feel.
3. Funding priority will go to developers whose plans meet all of the criteria listed above and also include **some or all** of the following elements:
 - The new build or renovated housing will have rental or ownership price points affordable for families at 60% AMI or lower.
 - The new build or renovated housing will include units that are accessible according to Universal Design.
 - The new build or renovated housing will be senior housing.

- Some of the project's workforce will be individuals from the neighborhood in which the work is to be performed.
 - Construction plans include innovative resources to expedite construction such as modular models.
 - Construction plans support the goals of the City's *Green Cincinnati Plan*.
4. Mixed use (combination of residential and commercial) projects are not excluded from the V2V program if the majority of the project is for residential use.
5. The funds from the sale of the vacant lots and structures will be re-invested into the Affordable Housing Leverage Fund, or a separate fund, per recommendation by the City's administration, to provide ongoing funding for the Vacant to Vibrant program to help private and nonprofit developers to build residential (1-4 family) and mixed income rental and ownership housing for Cincinnati's families.



Vice Mayor Jan-Michele Lemon Kearney



Councilmember Scotty Johnson

STATEMENT

The Vacant to Vibrant ("V2V") program addresses the exigent need in our "Rising 15" neighborhoods for mixed income housing and homeownership in our underserved neighborhoods, development of the plethora of vacant lots and vacant buildings, incentives for accessible designs, price points for families with moderate to low incomes, and senior housing, the use of innovative construction resources such as modular homes, and economic opportunity for residents of the Rising 15 neighborhoods.