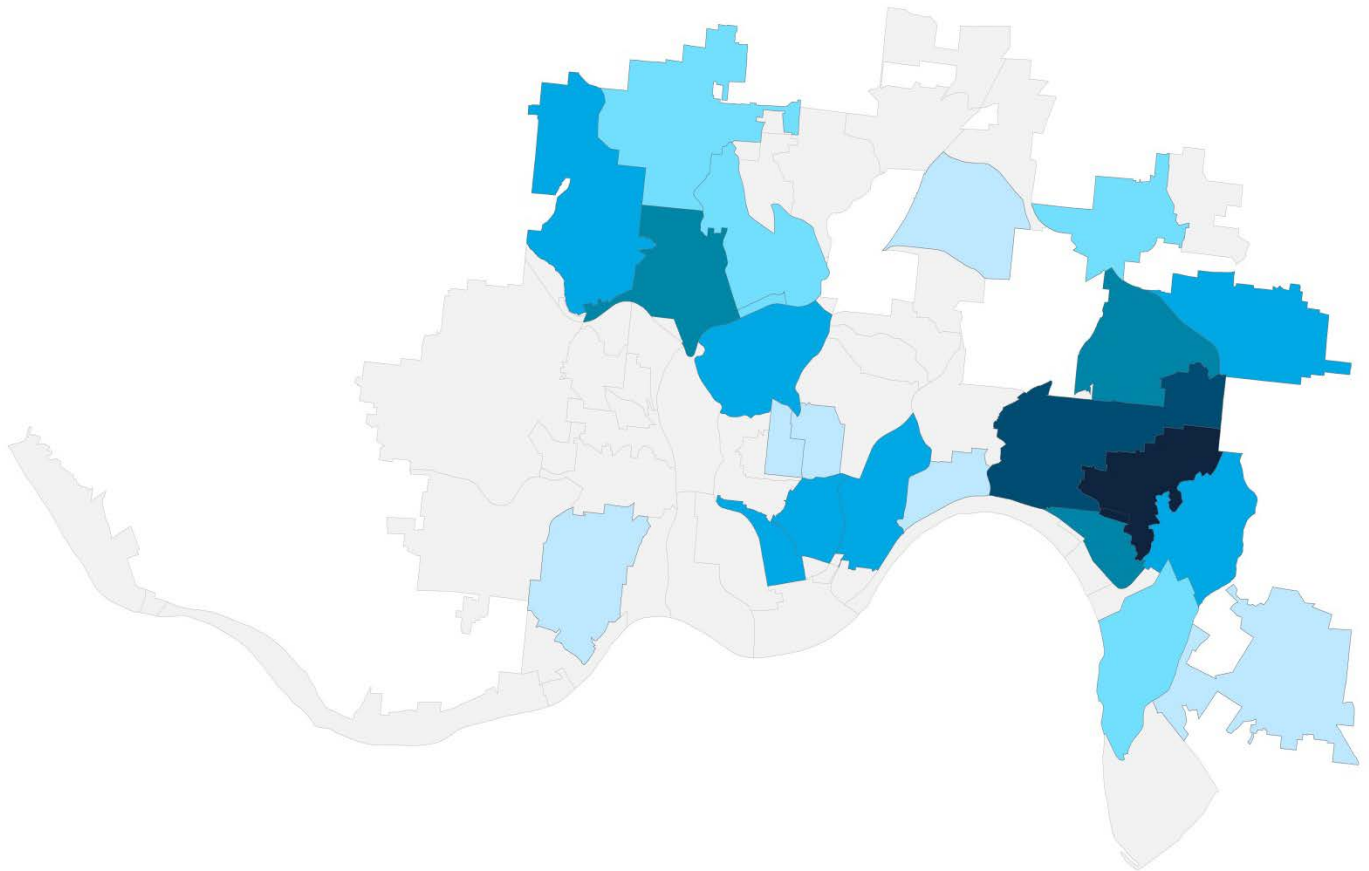


PROPERTY TAX WORKING GROUP | PUBLIC EXPERIENCE SURVEY RESPONSES

Survey opened on July 24, 2019 was open for 45 days. 465 responses were received from 22 neighborhoods.

QUESTION: What neighborhood do you live in?



1-2 responses	3 responses	4-7 responses	31-40 responses	101 responses	211 responses
Clifton Heights (2) East Price Hill (2) East Walnut Hills (2) Bond Hill (1) Corryville (1) Mt. Washington (1)	College Hill East End Mt. Auburn Pleasant Ridge Spring Grove Village	Madisonville (7) Walnut Hills (7) Linwood (5) Clifton (5) Mt. Airy (4) Over-the-Rhine (4)	Oakley (40) Columbia (30) Northside (21)	Hyde Park	Mt. Lookout

Other (Fairfax): 4 responses

QUESTION: What do you like best about your neighborhood?

Main Takeaways

Location

- Proximity to downtown
- Proximity to other neighborhoods/amenities

People

- Neighbors
- Diversity

Walkability

Natural Environment

- Trees
- Green spaces
- Views

Built Environment

- Unique architecture
- Historic/old homes
- Redevelopment

Character

- Charm
- Eco-conscious
- Neighborhood/community feel

Amenities

- Schools
- Libraries
- Shops
- Restaurants

Safety

Answers

Bond Hill

- History
- Real estate
- Residents

Clifton

- The older homes.
- Walkability (2)
- People can go to Ludlow and parks and events with a sense of community
- Schools are available nearby
- All the green space, trees, and gardens
- That the neighbors truly know each other. That we have passionate people ready to lend a hand.

Clifton Heights

- Walkability and proximity to downtown
- Walkability to nearby parks, U.C. and 3 different business districts.

College Hill

- Diversity (2)
- New businesses coming into the business district (2)
- Ethnic mix, good neighbors, walkability

Columbia Tusculum

- Age
- Location and Proximity
 - Proximity to downtown (6)
 - Walkability to businesses
 - Close to HP and Mt Lookout and downtown
 - Close to town, but out of the big city bustle.
 - Walkability
 - Easy access to Lunken, shops, etc.
 - Walkability to neighborhood shops and restaurants
- Neighborhood Character and Environment
 - Charming old houses
 - Diversity of housing stock.
 - Eclectic painted lady homes
 - A beautiful street
 - Historic homes
 - History and community
 - History and location.
 - Mature trees and established homes
 - Neighborhood “feel”.
 - Parklike setting.
 - nicely kept property
 - Parks
 - Views (2)
 - Quiet clean streets, Larz Andersen park
 - Safe. Quiet. Nice architecture.
 - The hills and privacy
 - The historic homes
 - The restaurants
- People
 - Friendly neighbors (2)
 - Mix of all ages of people
 - Neighbors (2)

Corryville

- In the city, but not really. It’s 15 min from everywhere I typically go.

East End

- Urban feel
- Riverview (2)
- Mixed-use
- Close to downtown
- Safe neighborhood and clean
- Walkability to restaurants/bars

East Price Hill

- Development is happening.

- Great community feel around the incline district.
- The diversity of the community

East Walnut Hills: I'm within walking distance to several restaurants and breweries.

Hyde Park

- Location, Walkability, and Proximity
 - Walkability (34)
 - We like the walkability of the neighborhood and proximity to so many restaurants and shops. (2)
 - Walking my dog.
 - Walkability to square
 - Walkability to local coffee shops and bars and restaurants and central location and close to downtown
 - Walkability to stores and restaurants (2)
 - Walkability to restaurants and stores
 - Easy access to highways and downtown
 - Location (2)
 - Convenient (2). Bus service is ok, but could be better.
 - Easy access to many places
 - A lot of people are walking and running
 - The ability to walk and enjoy the character of the homes. People out on their front porches saying hi, people running, biking and out with their kids. We know all of our neighbors, It is important, that builds the fabric of a neighborhood.
 - I can walk to everything I need. (2)
 - Easily accessible from I-71 (2)
 - Proximity to many amenities including parks, restaurants, shops and downtown.
 - Proximity to Hyde park and Mt. Lookout squares
 - Proximity to diverse attractions/activities in Cincinnati.
 - Proximity to downtown and major highways, walkable, bike trails
 - Proximity to downtown (6)
 - Proximity to downtown, parks, walking, restaurants
 - Proximity to school, shops, restaurants, etc.
 - Proximity to airport, other neighborhoods of interest.
 - Proximity and ease of getting many places including downtown
 - Close to shopping of all types
 - Accessibility to Ault Park, HP Square, ML Square, Oakley, safety and side walks
 - Close to everything (2)
 - The closeness to the square and three shopping areas and lots of restaurants.
- Safety
 - The low crime rate of the neighborhood (5)
 - Safe environment for families with kids.
 - Safe (15)
 - Stable
- People
 - Diversity of people (3)
 - A decent income mix so those of us at lower end don't feel ostracized.
 - Friendly neighbors (6)

- The people
- Neighborhood Character and Environment
 - Trees (5)
 - Beautiful tree lined streets (2)
 - The mature trees
 - There are many large mature trees which helps in making Hyde Park a pleasant walkable neighborhood.
 - Variety
 - Cleanliness (4)
 - Clean and not littered for the most part.
 - Parks (2)
 - Restaurants shops and entertainment (3)
 - Charm of mature neighborhood (4)
 - Diversity of properties
 - Mix of residential and commercial space
 - Neighborhood feel/character (2)
 - Square
 - School (3)
 - Parks
 - Character (3)
 - 1920s feel
 - Historic preservation and urban but community feel
 - Attractive architecture.
 - Family friendly
 - Quiet streets (4)
 - Small friendly community with sidewalks and before recently (last 3 years) not much traffic.
 - Small town feel
 - Scale of neighborhoods
 - Old neighborhood with character (2)
 - Beauty (5)
 - Environment
 - Lots of green space
 - Quaint streets, not a cookie-cutter neighborhood. We just moved from Anderson Twp.
 - Amenities within walking and biking distance.
 - Manageable traffic
 - Yards
 - I like the sidewalks, the shady streets
 - Feeling of community
 - The fact that there are sidewalks.
 - I used to love my neighborhood but new people are moving in and doing a lot of complaining. What happened to the good old days when people had a problem with a neighbor they talked to the neighbor instead of complaining to the city.
 - Historic character
- Housing
 - Well-kept homes (5)
 - Great classic homes (2)
 - Old homes and historic buildings (15)

- Character of the houses (3)
- Small and large well-built homes, many nearly 100 years old like ours
- The variety of types of houses, new and old. (5)
- Old homes that don't all look alike
- Mix of rental and purchased homes/condos that invites a variety of economic groups to live together
- Hyde Park is a charming neighborhood with a variety of beautiful older homes. Each home has it's own character and personality.
- It's my home. I went to school there, I go to church there, the library, restaurants. I don't care if it's the most upscale or lowbrow area in the city. When I get there, I am home.
- Schools

Linwood

- View
- Friendly neighbors (2)
- Close to Ault Park (2)
- Convenient to work, shopping and downtown
- The old houses and the mature trees.
- It is physically split so it does not feel like a neighborhood.
- More affordable house still close to Hyde park, Oakley, Mt. lookout, Columbia Tusculum

Madisonville

- Revitalization
 - New development
 - Redevelopment
 - The job MCURC has been doing
 - Revitalization in the business district (2)
 - Nice to see houses getting fixed up after decades of disinvestment.
- Location
- Convenient to Cincinnati attractions, yet still small unindustrialized neighborhood.
- People
 - Diversity
 - How much people care about our community
 - Friendly people, great neighbors
- The character of the houses.
- Excellent tree canopy, plentiful green spaces, focus on gardening

Mt. Airy

- Hmmmm.....that my house is paid off! That's about it - come take a look at our high #'s of Section 8 housing/60% rental/fastest declining neighborhood in the city
- My house
- My home in a small condominium community.
- Ease of getting to interstates.

Mt. Auburn

- Location
 - The location is very well connected by foot and bus

- It's walkable to downtown and OtR while being cleaner and quieter than both of them.
-
- The architecture and trees
- Friendly neighbors.
- Close to downtown (22)

Mt. Lookout

Location, Proximity, and Walkability

- Walkability (58)
 - Lovely tree-lined streets, sidewalks make it walkable
 - Walkable squares (2)
 - The act that it feels like a real neighborhood and a small town all wrapped into one. The ambiance of an established well maintained safe and walkable neighborhood.
 - I can walk to do all my business and know all of the owners.
 - The ease of walking it is as not commercial as other areas.
 - Walkability to shops (2)
 - Tree-lined streets, within walking distance of shops, restaurants, and library.
 -
- Location (16)
 - Location (proximity to downtown/commercial district/fairly quiet)
- Access to downtown, restaurants, church, groceries, parks.
- Close to downtown (13)
- Convenience (5)
- Central location (2)
- 10 minute drive to most places, so good location (2)
- Close to everything (4)
 - Close many amenities in my area, all within walking distance (hiking trails, restaurants, coffee shops, etc.)
 - Good access to highways, transit, easy access by foot to Mt. Lookout and Hyde Park Squares and even Columbia Tusculum and Oakley.
 - Close to retail/dining (2)
- Proximity
 - Proximity to activities and downtown, events, people
 - Proximity to Ault Park/parks (14)
 - Proximity to restaurants, stores
- Highway

Neighborhood Character and Environment

- Active neighborhood
- Ambience
- Beautiful (7)
- nice parks, good dining and shopping nearby
- Trees (27)
- Natural beauty. Big mature trees that provide beautiful shade and clean the pollutants out of the air we breathe. Little pockets of green spaces that provide much needed habitat

for our dwindling population of local wildlife. These are what makes our neighborhoods unique and beautiful— not clustering houses.

- Walking on the sidewalks with mature trees providing shade and admiring the variety of architecture
- Tree lined streets
- History, privacy
- Character (7)
- Quiet (11)
- Quiet streets (4)
- Sidewalks (5)
- Parks and green space (19)
 - Beautiful parks with beautiful wildlife.
 - Pockets of green space in a largely
- Diverse architecture
- Aesthetics
- 2 great squares
- Well maintained properties
- Upscale urban
- Unique character, generally well maintained homes in a safe neighborhood with Easy access to pill hill, and shopping.
- Charm
 - Old home charm gives a true neighborhood feel. (2)
- The wooded area behind our home which is currently endangered by overdevelopment.
- Quaintness of the neighborhood.
- The friendliness of the neighborhood. The vintage architecture (1930). Though in the city we are surrounded by nature. the historic look of the homes
- The feeling of country green spaces while being close to the city.
- Our street provides a suburban feel within the city.
- Stability
- Social life, diversity and history.
- Scale, maturity, stable assets, solid value
- Lots of green, space between houses
- Comfortable, friendly, mature neighborhood
- Natural amenities - urban environment with mature trees.
- Mt Lookout has "character" that is worth preserving.

Housing

- Beautiful old homes (27)
 - Older houses with personality — not the tickytac of suburbia.
 - Architecturally interesting and historical houses (2)
 - Charm - The charm that all the unique old homes bring to it.
 - Unique houses— not cookie cutter tract homes packed tightly.
- The older homes with mature landscaping that are well tended and welcoming.
- Homes with porches
- Classic homes
- Diverse/unique architecture
- Mix of homes (5)

- Homes with porches
- Housing stock
- Older homes in a park like setting.
- The character and feel of older well designed and properly proportioned houses (2)
- The way homes are kept up, the homes are older and more interesting.
- The diversity of houses and architecture and the feel of inclusiveness.
- Well built homes
- Scale and density of development, mix of housing types/sizes, lack of McMansions (although declining...)

People (8)

- Friendly/involved/kind neighbors (32)
- Community spirit (11)
- Diverse
- The community. We have raised our children here and have lived in same house for 31 years...looking to move as taxes are always increasing and too high for us in our future retirement!
- Mix of older and younger singles and families
- Variety of interests, different ages
- Feeling a part of my city (unlike suburbs) and neighbors who also share this value
- Kids are similar age to ours, not far from elementary school unique main square, the absolute calm of living here.
- The close friendly atmosphere of the neighborhood.
- A GOOD MIX OF SENIOR & YOUNG FAMILIES
- great place to raise a family

Safety (31)

- Peaceful safe neighborhood
- Safe and friendly, great place to raise kids.
- I love that it is safe, clean, and dog friendly.
- It is safe and clean!
- Low crime rate (4)

Amenities

- Schools (16)
- Useful and convenient businesses in Mt Lookout Square.
- Amenities like restaurants and shops
- Local businesses (4)
- The proximity to other services and activities is very important to us and one of the reasons we moved here over 20 years ago.
- Mt. Lookout Swim Club
- Good restaurants; no congested retail thoroughfare(i.e. Beech Mont Ave)
- Coffee shops, Mt Lookout and Hyde Park squares
-

Other

- The fact that my property taxes were increased by an additional \$6,000.00+ per year and my new home is tax abated. Now that's fair!!!!
- Investment to improve housing
- That I have lived there for a very long time and have friends there and find it convenient for my needs.
- Property value

Northside

- People
 - Sense of community (6)
 - Neighborhood engagement
 - Community involvement
 - Community experience
 - Diversity (6)
 - Its diversity---or when it was more diverse
 - Mix of people and incomes
 -
- Amenities
 - Good restaurants.
 - Happen Inc.
 - Amenities
 - Awesome food scene
 - Liveability
 - Good range of services (restaurants, bars, shops, etc.).
- Environment and Character
 - Pet friendly.
 - The culture
 - Eco-conscious
 - Historic
 - Progressiveness
 - Architecture
 - Entertainment
- Location and Walkability
 - Walkability (8)
 - Proximity to downtown (2)
 - Great public transit access
- That my house is way over valued so I can escape the decline of a once amazing neighborhood.

Oakley

- Location, Proximity, and Walkability
 - Walkability (15)
 - Being able to walk to most of the stores I shop at
 - Close to downtown without being downtown.
 - Close to downtown and restaurants, bars, and shops in walking distance
 - Convenience (3)

- Centrally located (2)
- The location - it's convenient to almost everything. (3)
- The walkability to shops and restaurants.
- Proximity to bars, restaurants and other social venues. (2)
- Walkability to everything and the niche stores around me.
- Close proximity to restaurants shopping and the highways.
- Close to many activities (2)
- Amenities (2)
 - Great places to eat.
 - The shopping
 - Great local businesses
 - good public neighborhood school
 - Access to lots of shopping, restaurants and entertainment
 - The square
- People (2)
 - I know my neighbors and we watch out for each other.
 - Neighbors (2)
 - Friendly
 - Nice
- Neighborhood Character and Environment
 - House charm
 - Charm of neighborhood (before all the demo and building)
 - well-kept properties,
 - Historic homes
 - Wide street, older homes, older shade trees
 - Family friendly (2)
- Safety
 - Low Crime
 - Safety (4)
 - Safe and stable
- I have been in this neighborhood for 25+ years. I like knowing the shop ownera and my neighbors.
- Not so much anymore, it's overcrowded now & getting worse. Problem is I'm old & nobody cares. We just cater to the younger generation who know it all & most know nothing. Also the developers who get their money & run.

Other (Fairfax)

- Small and peaceful
- The safety and great school system.
- Nice, safe community with smaller homes with a great school district, until recently. A lot of smaller house are being torn down and bigger houses being built and sold for almost double because of the tax abatement incentives.

Over-the-Rhine

- Diversity
- Close proximity to my employer
- Walkability (2)
- Amenities: library; WMCA; future new Kroger

- The people, the architecture, and the things to do within a walkable distance or via public transit.

Pleasant Ridge

- Access to public transportation
- Neighbors
- Diversity
- Nice homes in different price points
- Neighborhood businesses
- Library
- Active community organizations

Spring Grove Village

- Safest neighborhood in District 5
- Diversity, history, safety and agricultural assets
- Close to everything but quiet
- Long term close knit community

Walnut Hills

- Location
 - Proximity to work and my children's schools
 - Being able to walk to Eden park, groceries (with Food Forest) and restaurants/nightlife.
 - Proximity to downtown and the east side neighborhoods.
- People
 - Neighbors
 - Diversity
 - Friendliness of the people.
 - Great diverse neighborhood with wonderful people.
 - The community
- Affordable housing
- The dense/city feel but with a bit more space.
- The Community Gardens
- Historic Architecture (2)
- All the new commercial and residential development that's taking place.

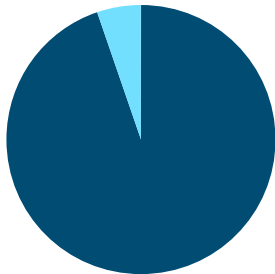
QUESTION: Please select the criteria that apply:

Main Takeaways

- The majority of respondents are not struggling to stay in their home as a senior/person living with disabilities/special needs
- Only 72 people are/know a senior/person living with disabilities/special needs struggling to stay in their homes
- ¼ of respondents are working for a community organization
- Almost all respondents are homeowners

Answers

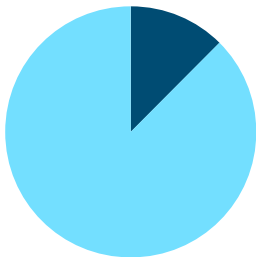
I am a homeowner.



95% homeowners
5% non-homeowners

- 433 of the 456 respondents are homeowners
- 54 of these homeowners live in a home with multiple generations
- 72 of these homeowners are or know a senior who is financially struggling to stay in their home
- 23 of these homeowners are or know a person living with disabilities/special needs who is financially struggling to stay in their home

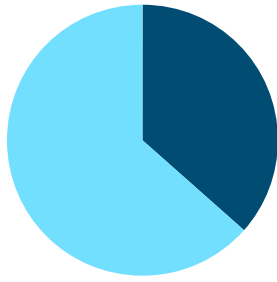
I live in a home with multiple generations.



12% living in a
multi-generational home
88% not living in
multi-generational homes

- 57 respondents are living in a home with multiple generations
- 54 of 57 respondents living in a home with multiple generations are homeowners

I work/volunteer for community organization or organization working on issues related to seniors and/or people living with disabilities/special needs.



36% work/volunteer for a community organization
64% do not

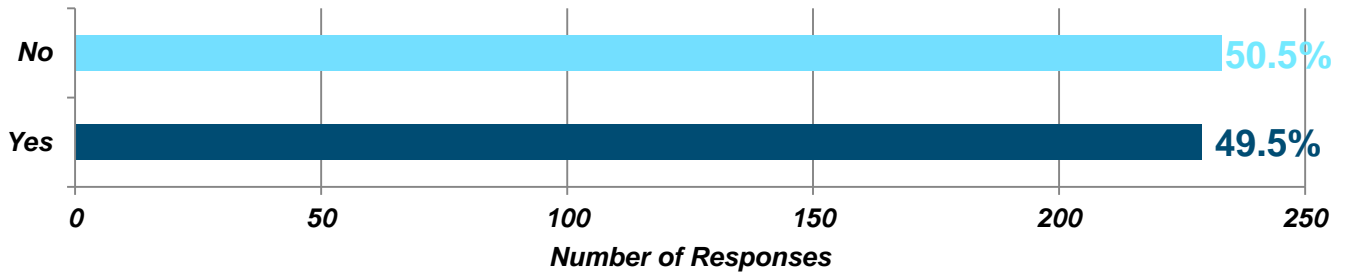
- 167 respondents work/volunteer for a community organization
- 26 of the 166 work for an organization working on issues related to seniors and/or people living with disabilities/special needs
- 34 respondents total work/volunteer for an organization working on issues related to seniors and/or people living with disabilities/special needs

I am or know a senior or person living with disabilities/special needs who is financially struggling to stay in their home.

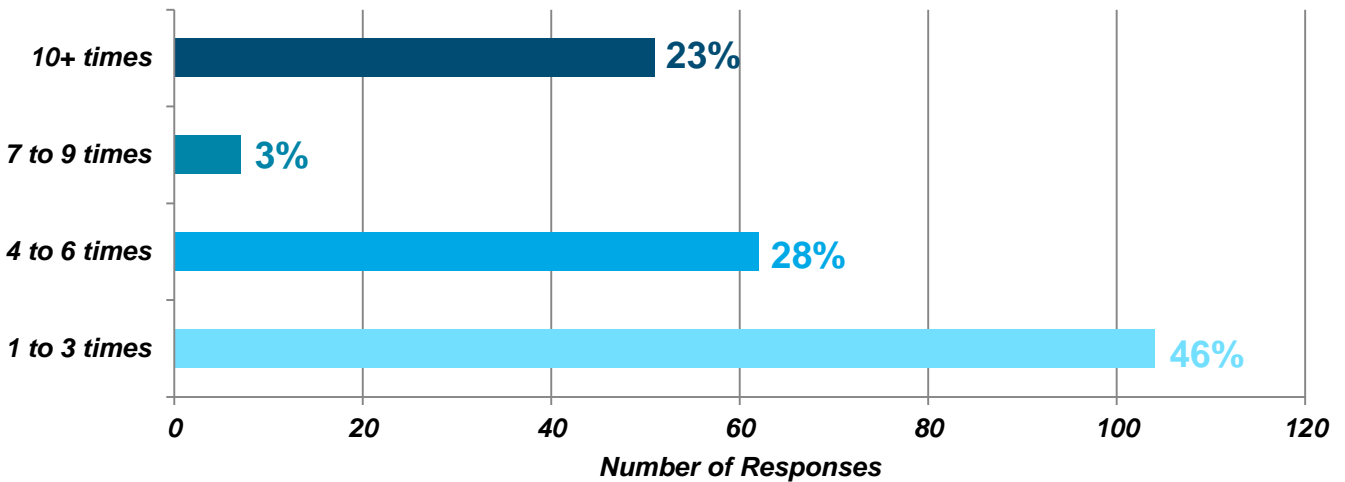
- 26 respondents are or know a person living with disabilities/special needs who is financially struggling to stay in their home
 - 23 of 26 respondents are homeowners
- 89 respondents are or know a senior who is financially struggling to stay in their home
 - 81 of 89 respondents are homeowners

5 respondents said none of these criteria applied to them

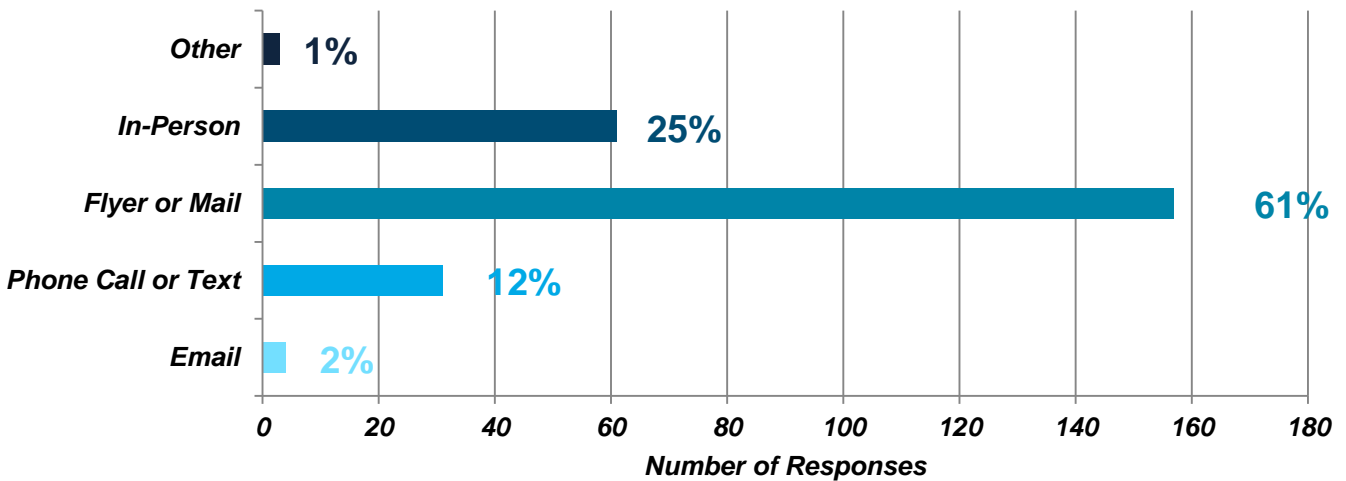
Have you or someone you know had an experience being approached by a developer/investor wanting to purchase your home?



If so, how many times have you or someone you know been approached?



If so, how were you or someone you know approached?



Other responses include: Real estate agents monitoring property tax slip-ups; through a realtor; Developer wanting to know how to approach the community regarding proposed development.

Note: Some respondents noted multiple methods of communication.

The Property Tax Working Group has been exploring how high property taxes are affecting seniors and people living with disabilities/special needs. Can you think of another population group that is struggling to remain in their homes due to rising property taxes?

Main Takeaways

- Everyone (43)
 - Families (2)
 - First time homebuyers (14)
 - Fixed income individuals (12)
 - Landlords
 - Property owners (18)
 - Renters (8)
 - Seniors (4)
 - Single parents (14)
 - Single people (10)
 - Unemployed (4)
 - Working and middle class people/families (41)
 - Working poor/low-income individuals/families (36)
 - Younger generations (47)
- ** (#) = responses

Answers

Everyone (43)

- I would say that EVERY population group is stretched to pay the overly high taxes in the city. It makes every person truly question the logic of living within the city limits.
- The rising real estate taxes are causing problems for all. Our city has a real estate tax problem which needs to be addressed. The Cincinnati Public School system is the largest problem and needs to make cuts to pensions and expenses
- I think the rising property taxes are hard for everyone, especially families. You find a home you can afford and the taxes keep going up.
- Rising property taxes affects everyone. When taxes go up, some portion of your income is affected and can impact your quality of life.
- Regular people with all kinds of employment. High taxes also prevents people from fixing roofs, driveways? Painting etc
- People who work for a living
- Many folks as they are becoming ridiculous. Many things keep getting passed from voters that increases our taxes. Many of those voters don't own their home and aren't saddled with these ever increasing taxes.
- ALL "population groups" are being hurt by ever-higher taxes. Even "first home" owners in Oakley and Madisonville have been blind-sided with tax increases of 40% and more.
- Anyone who lives in the city - the property taxes are very high compared to Indian Hill or other communities they have more / better services
- At the rate taxes are going up, it will soon be most people.
- Everyone who pays property tax. Many have property tax rebates.
- Everyone- it's a huge burden to put all levies and financial responsibility on homeowners when everyone including renters and visitors benefit from the services we homeowners pay for. A sales or use tax would be so much fairer and paid in part by non-Hamilton County people.
- Everyone is paying more in taxes which makes moving out of the city more appealing.

- Everyone is affected by high property taxes. We need to be more financially accountable with our budgets and increases or entitlements.
- Everyone who hasn't received an abatement. (2)
- Everyone! The property tax rates in the city are outrageous and would be the primary reason I would move to Indian Hill or Sycamore Township.
- Everyone in the US. Property taxes are very high in general. we need to push to lower property taxes in Hamilton County as a whole but not in a way that prevents home improvements and relevance for the next 100 years
- Everyone? Working normal people that want to live in a safe neighborhood but are just working class. Yes I could move to another neighborhood further out from downtown, but commute increases and I want to keep my kid in the same school
- Everyone. I'm not voting for any new property taxes.
- Given the uncontrolled increase in property taxes, this answer could apply to anyone living in the city of Cincinnati
- Lets not act like just the common resident doesn't find the property tax rate offensive and has to alter their spending to pay their property taxes. My wife and I are successful (retired attorney and a still working entrepreneur) but we are seriously considering leaving Hamilton County. It is rare that I see higher tax rates when checking the weekly NYT and WSJ home values and taxes.
- It's not just age or special needs related. People are working two jobs to keep up. Singles are struggling. Couples who decide to have one parent home to raise kids struggle.
- It is an issue for all city residents. At a recent Oakley Community Council meeting, a developer mentioned Cincinnati property taxes were similar to what they see in DC. Taxes are pricing all residents out of buying in the city.
- I think everyone... all ages, are struggling to pay these astronomically high taxes. Even if you're not struggling, it's still ridiculous to be paying such high taxes.
- Why limit this to seniors??!! Unfairness is unfairness at any level. It is outrageous that people can tear down a perfectly good home and with the city's support put up a house that is fundamentally unsuitable for the neighborhood and with property taxes that are WELL below other homeowners.
- While I agree that the groups you mentioned are likely struggling with high property taxes more than average, we all are. We used to rent, and we bought our home 3 years ago. Taxes were already bad by then, but according to my calculations, taxes are almost 20% higher since then. They should not be up so much.
- The tax structure is becoming prohibitive for everyone in our area due to the excess of abatements. The "regular people" are having to fill the same bucket while those who can afford new construction or significant remodels pay nothing
- The sudden rise of property taxes is affecting more than just seniors and legacy residents. Many residents across the board are being hit hard in their pocket books, especially in my neighborhood.
- Anyone! Why limit to just seniors and special needs? This community is crawling with people unable to afford/stay in their home or apartment
- All taxpayers are experiencing the same difficulties as seniors and the disabled in keeping up with payments. It doesn't make sense to create a new special interest group that is carved out of real estate tax payments as a way to combat this - as it just increases the burden on everyone else and affects every other group exponentially more.
- Everyone who leaves the city partially does so due to higher taxes in the city

- I think a lot of people who have lived here for a long time and intend to live here for a long time feel stressed. The development going on with very high priced houses is being driven by the financial imbalance of the tax abatement, a development too intended for lower income neighborhoods. We watch valuations be driven higher by these sales and our taxes, already high, go higher. I worry we will lose starter homes, young families etc

Families (21)

- Families also. Our property taxes keep rising also and soon we will not be able to afford to stay within this neighborhood
- Well us! We have three kids in college and these rising property taxes are a struggle.
- Those with multiple, school aged children.
- The everyday family with multiple children that do not use the City School system and rely on the parochial and private school systems
- Yes, families like mine trying to help pay for college and keep up with the never ending increases in our property taxes
- Parents with children in grades k-12. Hyde Park is a great neighborhood, but the schools are not good. Many parents in HP choose to send their children to private school, so we pay rising taxes and tuition.
- Families relocating to Cincinnati from other cities.
- People that are earning a middle class or upper middle class job, especially those raising families.
- People starting a family
- All families as taxes rise families have to divert funds from maintaining their own property to just paying taxes which has a negative impact on our communities.
- Families/individuals across the city whose property taxes necessarily are higher to compensate for abatements.
- Families who pay private school tuition due to CPS failures.
- Families of all ages, trying to save for college, retirement and get through all the day to day expenses.
- Families in general. Taxes are soaring and the cost of child care or school programs are going up too.
- Families in general
- Large Families. We love our neighborhood, but the increasing taxes make us look at homes outside of the city.
- Large families with a fixed income.
- I know of families that have move out because they couldn't afford the cost of living here

First Time Homebuyers (14)

- 1st time home buyers. It is much more difficult to cash flow with the increasing property taxes.
- First time / young homebuyers and those buying older homes that need a lot of maintenance due to years of neglect
- First time homebuyers of unabated homes
- First time homeowners and those just starting out in their career that might have lower finances.
- First time home owners that are not getting abatements.
- First time home buyers. They don't expect expenses to rise exponentially.

- How about people who are even trying to get into the home ownership market? Property taxes have risen so much that it makes it hard for people to even get into the market for starter homes.
- It makes buying a new home difficult for 1st time buyer. I can easily afford my mortgage payment but when you add property taxes it almost doubles.

Fixed Income or Flat Income Individuals (12)

- Any fixed income property owner
- Anyone on a fixed income or doesn't receive 10% annual raises. That's how much my taxes went up in 1 year.
- Anyone on a fixed income could find it difficult to stay in their home because of the real estate taxes.
- Anyone. Wages have been flat while property taxes increased
- Anyone whose income is not increasing at the rate of inflation and tax increases.
- Anyone whose income is growing more slowly than the rate of property tax increases and does not have the accumulated wealth to absorb those increases.
- Anyone who's income can't keep pace with the rate at which we raise property taxes.

Landlords

- we have rental property on our street. The rent goes up as well, when a rental owner can no longer find people who can pay the type of rent required to pay the rental mortgage, the owner is much more likely to sell to a developer for quick money. that affects the entire street.

Middle-Aged Adults (4)

- Even middle aged adults in our neighborhood (age 45-60) have talked about potentially moving away because of increasing property taxes making neighborhood unaffordable for them. I do not want my friendly neighbors who have lived in and contributed to the community for decades to feel financial pressure to leave because of property tax increases. They deserve to be here and should not be punished financially because they have owned homes for decades before the tax abatement laws came into place.
- People Approaching Retirement

Minorities

Other

- I'm not a senior yet, however I've lived in my home for 51 years!
- I am a retired senior and lived in my home for 20 years. During that time, I have had drug dealers living down the street, 2 young men murdered on my street. I paid my taxes and mortgage and continued to be a good Madisonville citizen. Property taxes have doubled in the last 2 years. My pension is just enough to disqualify me for a tax abatement. There are businesses and churches that are buying up property and receiving tax abatements. Eventually, the properties will be turned into for profit properties. So where is my incentive to continue to pay double taxes as a private citizen?
- Just about everybody in Mt. Lookout
- I think anyone living on a street that has new homes being built that receives abatements and the city charges current homeowners higher taxes based on the value of the new homes.

- I think it is disgusting that high-income individuals purchase new construction in highly desirable areas and receive tax abatements. Why should I subsidize homeownership for these individuals? The Oakley housing market is brisk - we don't need incentives for people to come live here. It also encourages the destruction of historic homes.
- Yes. Ya! Our taxes went up 40% last year. We bought a reasonable priced house and now might have to move due to property taxes.
- Yes. At the current rate of increase we will be unable to pay our taxes in 10 years.
- What high property taxes? They are very reasonable in Cincinnati.
- We are now allowed to claim only \$10,000 of state and local taxes. Since we are retired, Property taxes of almost \$20,000 are our biggest single biggest expense.
- We are not struggling financially to stay in our house, but mentally we are (pissed off) We contemplate leaving the area often because of the unfair tax abatements for the rich!
- Those with other priorities than financially sacrificing for the sake of living in a particular neighborhood. i.e. Those with children who the parents decide should go to private schools rather than CPS.
- Tax payers Mt Lookout and Hyde Park are paying too high of property taxes which is a financial struggle
- Even though my husband and I can technically afford the property taxes, they are far too high considering the lack of social services and disorganization of city government and services. It is a disincentive to living here and one reason we are considering moving.
- Education debt for 30-50 year olds
- Feel that anyone who is living in Hyde Park area is struggling, if you live in an older house and keep it updated your taxes go up and in the meantime people are tearing down houses and getting tax abatement. We are paying all the taxes for Cincinnati
- I know some long time Hyde Park residents who are having some trouble. Seniors in smaller homes that bought for much less in the '80s .
- Not just seniors, the average Joe homeowner in Mt. Lookout / Hyde Park pays a hefty amount in property tax, almost making it unaffordable to live in this area.
- No, but I know people who have to consider the high taxes in order to buy. It is affecting the parts of town they can afford to move to. The threat of rising property taxes is on their mind , too, with the way city council and the county commissioners have been behaving.
- I can technically afford it but can't justify it. It makes no sense for me to pay \$18-22k a year locally while families in my neighborhood live in similarly valued platinum LEED homes and pays a fifth of that. Meanwhile I keep hearing the city is under-funded. I also moved to the area for Kilgour which is now over-crowded, partially because of an influx in abated families. (This info was mentioned by a PTA parent who attended a Mt. Lookout City Council meeting.) The lack of common sense and fairness is too much for me to justify when I could move out of the city limits and split the tax burden more evenly with other residents. I drive around Mt. Lookout and Hyde Park feeling SO much resentment at all of the new construction. I feel a piece of our city's soul fades with each one. This isn't just about who can/can't afford to stay in their homes (though that is also important.) It's about FAIRNESS and reason too. I and many other residents feel betrayed by our city that this program remains in effect with no end date on the table.
- Property taxes rise because property values rise. Some individuals want to enjoy appreciation, but don't want to pay the associated taxes. Would we prefer the values of our real estate decline to pay less in taxes?

- Owners of older homes in Mt. Lookout who are carrying the tax burden for tax abatements on new homes in Mt. Lookout. Tax abatements are not necessary in Mt. Lookout due to the desirability of the neighborhood. Tax incentives are not needed in Mt. Lookout to encourage upkeep of existing homes or prudent development of new homes.
- Not just seniors, the average Joe homeowner in Mt. Lookout / Hyde Park pays a hefty amount in property tax, almost making it unaffordable to live in this area.
- No, but I know people who have to consider the high taxes in order to buy. It is affecting the parts of town they can afford to move to. The threat of rising property taxes is on their mind, too, with the way city council and the county commissioners have been behaving.

Property Owners (18)

- Possibly people who purchased homes with a tax abatement that has run out.
- Everyone, that bought their home for a low amount and it keeps going up extraordinarily every 4 years
- All home owners are being impacted negatively by the out of control increases in property taxes. Our taxes are being used to support too many infrastructures. We do not need separate city and county governments and have each community supporting their own first responder systems and school districts. There is tremendous inefficient spending and WASTE in our government. I have never lived anywhere like this. In Indiana, there is a state law that property taxes for primary residences can not exceed 1%. The city of Indianapolis has at least as many amenities if not more than Cincinnati. They also have one unified government and they are doing this at a FRACTION of the budget that Cincinnati has.
- Most home owners who aren't millionaires
- People who could barely afford owning a home 20 years ago, but managed. Now the higher taxes make owning their homes impossible even if they can afford mortgage and modest maintenance.
- people that were originally able to afford their home and taxes struggling to keep up with the tax increases
- All property owners that are forced to subsidize their neighbors.
- Anyone who purchased their home 20 years ago and have seen their property taxes nearly double.
- Existing long term owners
- You could be a long time property owner struggling but not be a senior. Or someone in mid-50s downsized and underemployed.
- I think all homeowners. It is absolutely ridiculous that there are million dollar homes going up everywhere basically at low cost and everyone else foots the tax burden for them. Most people are getting priced out of the neighborhoods that they have come to love and forced to move outside of Cincinnati to afford the taxes.
- Homeowners who's income level is not rising at the same rate as property taxes.
- Home owners trying to sell old homes...everyone who doesn't have a tax abatement is seeing their taxes rise...million dollar homes with a tax abatement
- Inherited Property Owners (2)
 - Those who inherited the family home and are working but barely making enough to cover expenses.
- Longtime Residents (3)

- Longtime residents who may not be seniors but who do not have substantial property tax increases in their budgets.
- Long term residents with limited income
- Long term homeowners who are getting priced out of their neighborhood due to new construction with ridiculous values

Renters (8)

- Renters. All property tax increases are passed along to renters as a rent increase, which affects their housing situation.
- Renters facing rental increases due to property tax increases
- Renters are getting displaced more often than homeowners. I do not believe they or other homeowners are as affected by property tax as they are by the increasing cost to maintain the property/building
- Renters are being pushed out cause rents are rising too high
- Families in multi-unit apartments if rent gets raised.
- As property taxes rise, landlords are raising rents, forcing out many low-income renters.
- first time home buyers
- People not purchasing houses due to the current and future property taxes.
- Section 8 voucher recipients

Seniors (4)

- On a fixed income
- Empty nesters
- Empty nesters who have no vested interest in the public schools.
- I am certainly a middle class ... old ... freakin old person who consistently strives to keep up with property tax in Mt Lookout.. my belief is that if taxes are not controlled, you will lose many of us dwelling in the old bungalows, to those new entrepreneurs who just want to tear down and rebuild

Single Parents (14)

- Myself....Single with 2 children.
- Single women! And single mothers. Women typically make less money than men, and home repair and maintenance costs us more.

Single People (10)

- Single people! I own a house and the ever increasing taxes are now more expensive than my mortgage! I have a fixed income, my salary does not go up with property taxes. Oakley was affordable when I moved here. Now I may have to sell my house.
- Single men or women with one household income.
- Single income individuals
- Single income individual incomes. Whether young or old. With one income increases in property taxes disproportionately affect homeowners.
- Single people with no kids

Unemployed (4)

- Anyone laid off for a while or hit with heavy medical bills.

Working and Middle Class People/Families (41)

- It's certainly not just these groups! Average working people can't absorb property tax increases that outpace their wage increases.
- Ordinary working people, renters. I have been in Northside for close to 40 years. Development is at a frenzy here, driving "tax values" sky high.
- Middle class families. We are on the verge of being priced out of our home due to taxes. My husband works for a church, I am a personal trainer and our income is around \$110,000 a year. We live in a multi-family with my parents who are retired and on a fixed income in Oakley. The taxes have risen so much that we can't take another raise in them or we will have to move. It's not OK.
- Working adults who have been here for 15 years. Tax went from \$4k every 6 months to 10K. Absurd and not enough being done to make it worth it. \$20k a year. Time to go to NKY or a suburb.
- Working adults. The services received for taxes in Cincinnati are pathetic. Police response times are terrible. Public schools are atrocious. Where does the money go?
- The middle class homeowner. With all the teardowns and rebuilds, thus population is dwindling in our area.
- Middle and lower middle class families with very high medical expenses
- Rising property taxes are affecting working families
- Moderate income people.
- Middle-class, parents with high daycare bills that are unable to afford homes due to taxes
- Middle class working people struggle too due to having to compensate for rear down/new build tax abated properties
- Middle class families. We've lived in our house for 12 years and our taxes have increased to a point where it is almost cost-prohibitive to stay. We are actively looking at other communities and seriously considering a move.
- Many average working people are struggling- property taxes are nearly as much as our monthly mortgage!
- All working individuals too- my property taxes are \$14K a year and going up because of how many properties are tax abated.
- Anyone considered middle-class or below is hurt by rising property taxes in our neighborhood.
- Dual income families with houses that have inflated values
- everyday working families like teachers and public servants.
- Just regular middle class families who would like to have leftover savings for something besides saving up to pay off property taxes twice a year!
- Middle class working population, who are not wealthy individuals.

Working Poor/Low-Income Individuals/Families (36)

- Yes, that would be me and many other proud homeowners that are often overlooked because we fall between the cracks. We are the "Working Poor". We must remember when it rains in our neighborhood it rains on us all. Thanks for the opportunity to share.
- The working poor. They had good jobs to get a house, but perhaps lost the job and can't get another equal.
- low income earners with children
- Lower middle class families with kids in high school or college paying high tuition bills
- Individuals living paycheck to paycheck

- Low-income homeowners, especially in gentrifying neighborhoods where the increase in taxes was unexpected to long-time residents.
- Lower income people/middle class. Too many abatement causing more pressure on those who actually pay taxes. High cost of Cincy schools and other levies cause houses in HP/MtL to pay more taxes than s much more expensive house in Indian Hill
- low or moderate income owners living in proximity to new housing development that is at a significantly higher price point that what their property is valued.
- Low income families. Especially those who used to be able to afford their taxes but now they can't because of new developing that drives taxes up too fast
- Low income and minority groups
- Individuals working in lower skilled jobs, where the pay has not kept up with the inflation of property values.
- Low wage earners single parents

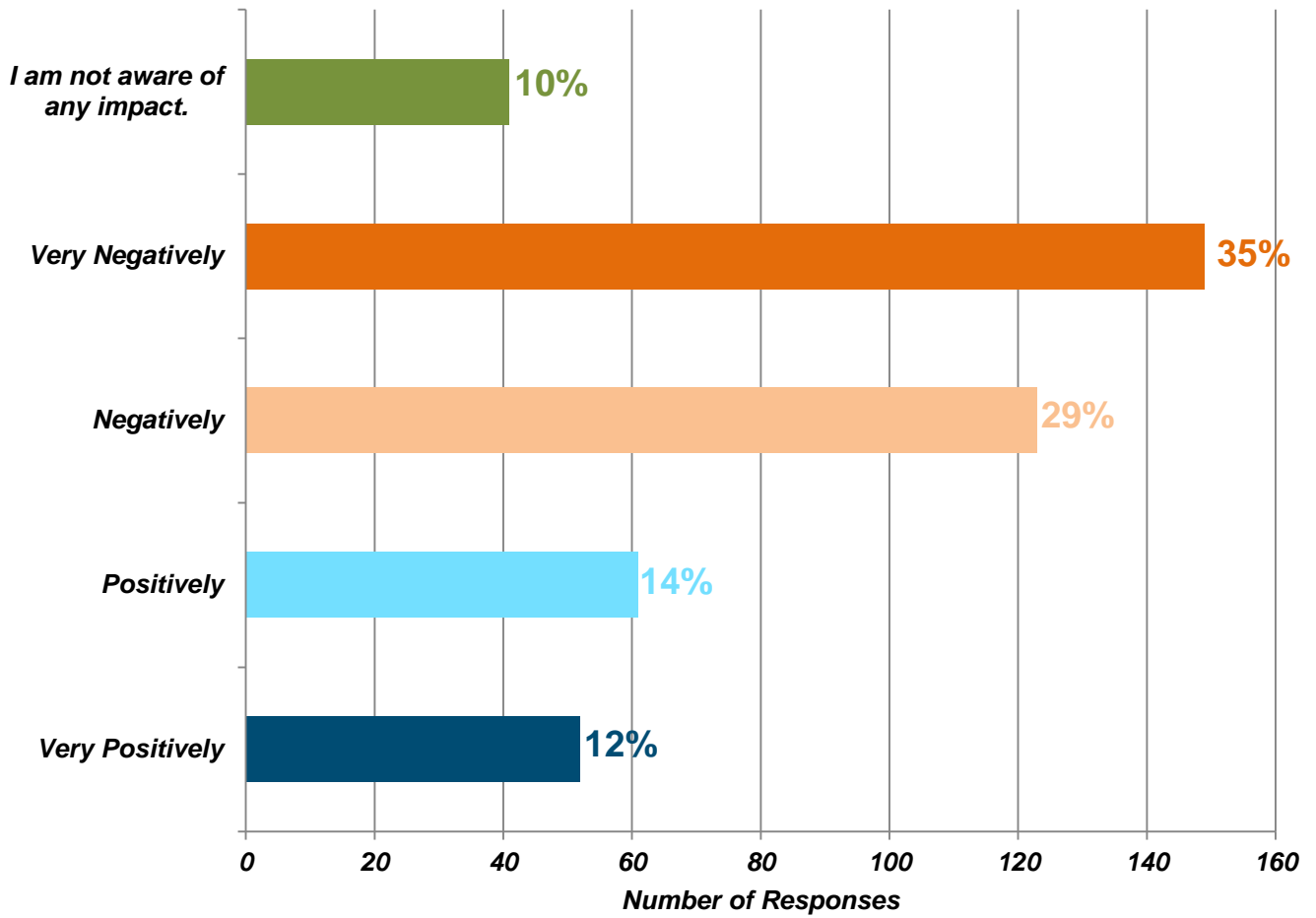
Younger Generations (Families, Professionals, Couples, etc.) (47 responses)

- Families with young children; many homes in our neighborhood that are located on side streets are starter homes where people have their babies and raise their kids; they then move when kids hit late high school and college age
- Younger generations who stretched themselves financially to begin with to move into Hyde Park.
- Younger couples with school age children
- Young professionals may be impacted. If it is a growing family they may be forced to leave the neighborhood to find affordable options with more bedrooms and bathrooms.
- We have a young family and increasing property taxes make it hard to consider staying on in this neighborhood
- Young families wishing to live in neighborhoods with high performing public schools.
- young families wanting to keep their children in local (within walking distance) schools; cannot do so on a one income family
- Young families just starting out. The cost of living in Mt.Lookout is already very high and with two young kids at home, the increase in property taxes greatly affects us financially. We struggled to pay the increase in taxes last year and are still recovering from that additional increase each month.
- Young families cannot afford our neighborhood because of high tax rates, older folks are strapped by the continuing increases, every year it seemed, my home was very affordable when I moved in.
- Young couples that are looking for their next home. Many of our friends want to stay once they start their families but the high property taxes combined with subpar schools pushes many to consider Anderson, Madeira and Loveland.
- The younger people who don't have good jobs or where both can't work.
- Possibly young families who were unprepared for the significant increases in taxes.
- Newlyweds but especially seniors as you noted above.
- New/young homebuyers
- New families.
- As a young couple we are not struggling but we are planning to move to another neighborhood as we find that the taxes we pay are not equal to the quality of public schools/city services of other neighborhoods.
- Young families wishing to buy first or second home but opt for less costly suburbs.

As of 9.6.19 - FINAL

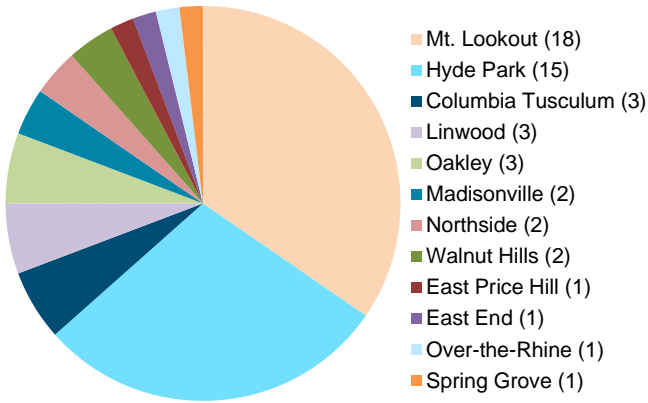
- Younger families (like myself) who pay more in property tax in a year than we pay toward the principal of our mortgage.
- Younger families newer to the neighborhood.
- How about considering young families with children and the expense that comes with raising and family in this community
- Young families burdened with student loans.

How do you think tax abatements have affected your neighborhood?

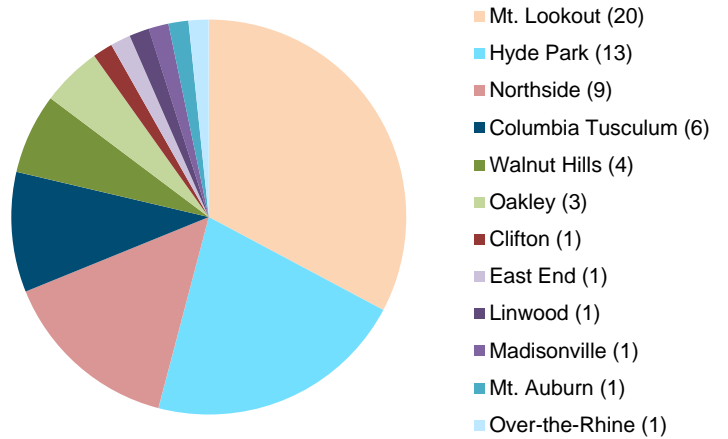


Neighborhood Breakdown of Responses

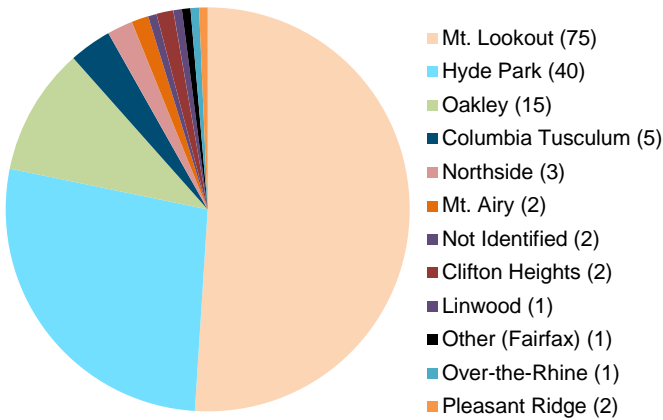
Very Positively (52 Responses)



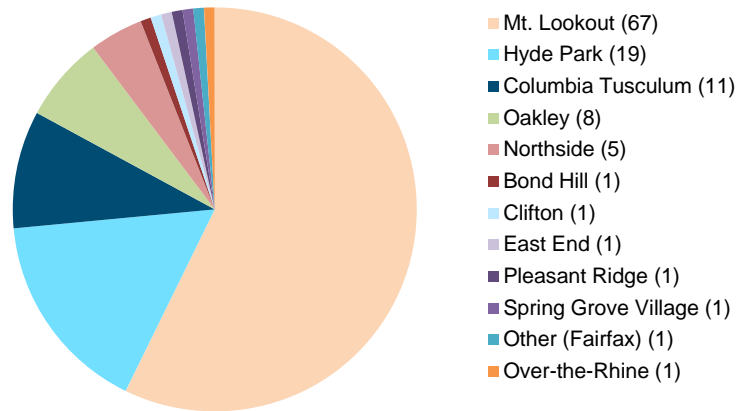
Positively (61 Responses)



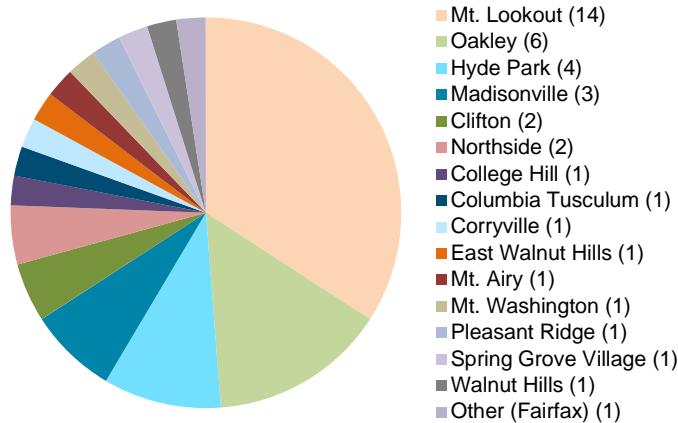
Very Negatively (147 Responses)



Negatively (117 Responses)

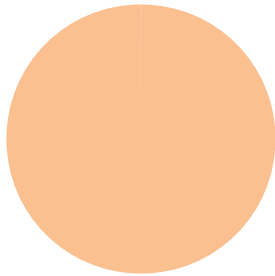


I am not aware of any impact (41 Responses)



How do you think tax abatements have affected your neighborhood?

Bond Hill

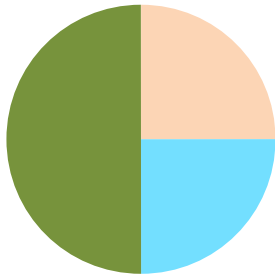


Negatively: 100%

Negatively (1 response)

- Newer development brings property values up but it also increases tax liabilities for existing residents when newer residents don't have to pay taxes. It is challenging when you have retired middle class workers on fixed incomes bearing the burden of new development in the community. They appreciate the development but not the fact that they have to shoulder the property tax increases.

Clifton



Positively: 25%

Negatively: 25%

Not aware of impact: 50%

Positively (1 response)

- I think that Clifton (Gaslight) is mostly developed already and well-maintained. There are likely not many abatements in this neighborhood. The few I can think of - the new Whitfield apartments and some rehabbing and repurposing of older storefronts in the business district - have had a positive effect on the neighborhood. Clifton is different than neighborhoods like Northside and Walnut Hills that have historically been home to more low-income folks, and where developers are spending a lot of money now and people are starting to be priced out.

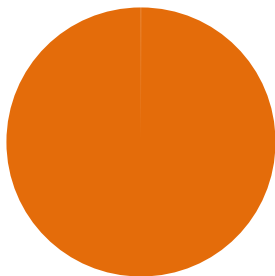
Negatively (1 response)

- It is expensive to pay property tax in our neighborhood. We get reassessed very often.

I am not aware of any impact (2 responses)

- I don't see any evidence tax relief or tangible improvements.

Clifton Heights



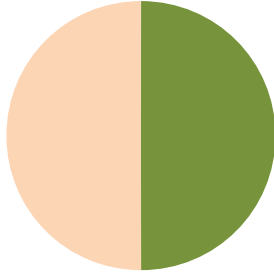
Very Negatively: 100%

Very Negatively (2 response)

- There are a lot of very expensive student apartments that have gone up in Clifton in the past five years or so. They are all at the high end, luxury-style apartments that cost a fortune to rent. But the demand is there, so developers keep putting up more. Meanwhile, my rent has gone up nearly 10% in three years.
- The high interest in development puts more users on the streets and in the Parks, compounding litter, wear & tear on streets & stormwater, greenspace. But the developers don't put any money into the tax system for maintenance on these

public resources. Our streets & parks are treated as opportunity for more development instead of value assets

College Hill



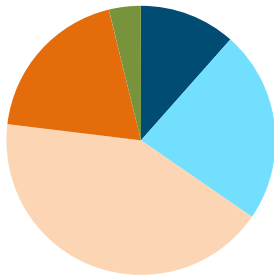
Negatively: 50%
Not aware of impact: 50%

Negatively (1 response)

I am not aware of any impact (1 response)

- I am not aware of how tax abatements have affected people in my own neighborhood. However, I work in neighborhoods where the abatements are negatively effecting long term neighbors who are being approached constantly about selling their properties as new tax abated projects are being awarded. I also work in neighborhoods where zero tax abatements have been awarded, therefore those neighborhoods are not seeing any of the benefits of the abatements. The abatements are not balanced and therefore not equitable.

Columbia Tusculum



Very positively: 12%
Positively: 23%
Negatively: 42%
Very negatively: 19%
Not aware of impact: 4%

Very Positively (3 responses)

- We moved here and chose to build a home in the City partly because of the abatement program. It has been a great stimulus to encouraging people like us to live in the City.
- New houses are energy efficient. Most are attractive and well built. This new housing stock raises existing property values and adds to the diversity of the neighborhoods.
- Tax abatements are still needed in Tusculum to attract development.

Positively (6 responses)

- Promote new development, attract high income earners to contribute to City income tax, and help maintain/grow city population.
- We have more houses in our neighborhood. On the bad side, I have lived in the same house for 44 years. The value of our side has probably gone up by 10 times, but we can't seem to get our street fixed, get gutters, have the street widened or any other thing I think my taxes should also be taking care of.
- Without an abatement, I would have never purchased here. I don't believe others would either leave the area without new homeownership and vitalization.
- I bought my home as a single person, and now am married. The taxes have been so high after abatement expired; we are looking to possibly move.
- I am a single woman working at a local college and my income isn't very high but I'm able

to afford my home due to the tax abatement. If not I would need to live further away and have a longer commute and live in an area with more families and less single people my age.

- Removed old housing stock but not consistent with design and massing.

Negatively (11 responses)

- There is a lot of “chatter” about the net effect on total city property taxes which I won’t debate here (although my sense is that we are giving away funding unnecessarily). However what I don’t ever see mentioned is the impact on non-abated properties when owners are trying to sell. When a buyer is looking at property ... those of us without an abatement take a hit on selling price to make up for it. Either that or we simply can’t compete with “abated” properties and buyers just walk away. We need to eliminate/minimize these abatement ...
- Puts additional burden on those paying property tax. Also, those receiving abatement are higher income individuals who do not need tax abatement as much as middle and lower income residents.
- You have our historic homes being torn down and replaced with new ones for the abatement
- I pay much more in taxes than all of my Neighbors with much more expensive homes, it creates divide amongst the new and old residents of the neighborhood
- New builds are driving up comparable property values, increasing property taxes
- It has artificially raised property values in our area creating a neighborhood of only well to do and no diversity at all. I feel like I live in an all-white neighborhood.
- The tax abatements actually distort property values. Developers are able to ask significantly higher prices per square foot than existing unabated homes because of the tax savings. Unabated homes pay the price in higher taxes and lower property values. We are effectively underwriting the abated home owners. Ultimately we will leave Cincinnati like many others due to this unsustainable situation
- Raises everyone else’s property taxes.
- I am very upset over the tax abatement being doled out to entice developers to tear down homes and cram multiple homes on these same lots. It has to be affecting sales of established homes and their rising taxes.
- Positive with older homes being torn down and building nicer homes. Negative with lot splits and overcrowding of houses

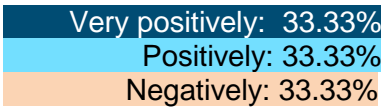
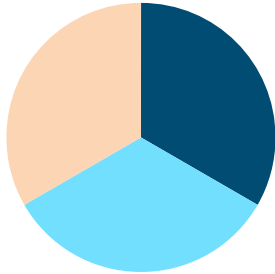
Very Negatively (5 responses)

- It is causing for home in our community to be torn down for the sake of building brand new and expensive homes. We are tearing down our history due to it
- They encourage teardowns of old charming homes to put up McMansions and multi-family developments in single family lots, destroying the character of the neighborhoods, including older trees. They essentially up the taxes of people living in older homes since we are subsidizing their abatements!!!
- I don’t understand why people buying a \$600k can’t pay taxes. These homes will be underwater in 10 years...literally or financially.
- It will eventually make homes harder to sell. Current owners will be stuck with houses they can’t sell and possibly default.
- Historic homes have been knocked down to build ugly new houses so that people can get tax abatement while the people maintaining their historic homes pay all of the taxes.

I am not aware of any impact (1 response)

No comment

East End



Very Positively (1 response)

- I own a home with a tax abatement. We did have to spend additional money to make our house Platinum LEED-certified. We are proud to have a home that conserves energy and pulls in solar energy. All the materials that we used were purchased by companies within a few hundred miles. We did not look for the tax abatement to only lower our taxes. We wanted to be a leader in Environmental engineering design. It's good for the environment.

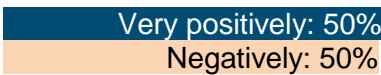
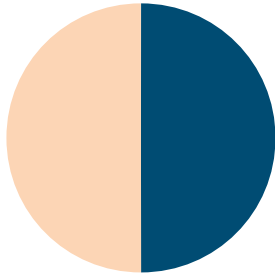
Positively (1 response)

- We would never build and moved to the east end without the tax incentive. We would have stayed in the suburbs. Although our house is tax abated, we now pay city payroll taxes and have a very energy efficient home with a small carbon footprint. I have solar and geothermal power.

Negatively (1 response)

- People purchase homes that they are unable to afford after the abatement expires

East Price Hill



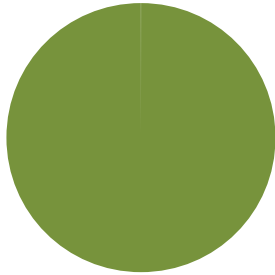
Very Positively (1 response)

- No comment

Negatively (1 response)

- Tax abatements typically go to those who don't actually need them rather than those who do. Abatements to developers have not resulted in positives for the community.

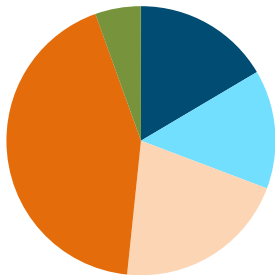
East Walnut Hills



I am not aware of any impact (1 response)

Not aware of impact: 100%

Hyde Park



Very Positively (15 responses)

- The only bad abatement is the LEED Platinum as it is unlimited. All the other are typically creating a higher tax base (\$300k home, torn down, sold for \$1M with LEED gold now creates a \$438k tax base) plus brings in higher spenders for local businesses and higher earnings for the outrageous city income taxes
- The tax abatement in Cincinnati has reversed the 30+ year population decline by offering consumers products that they want...master suites, two+ car garages, new construction, energy efficient homes. Without the tax abatement all the suburbanites would not be moving to the city and many city dwellers would be moving out to the suburbs with lower taxes and homes built for today's living

Very positively: 16%
 Positively: 14%
 Negatively: 21%
 Very negatively: 43%
 Not aware of impact: 5%

- Tax abatements incentivize people to move into the city from the suburbs. They appeal to families who would like to live within city limits but do not want the burden of an old home that needs a lot of renovation and or expensive upkeep. Homes in disrepair are also being replaced by new, aesthetically pleasing homes.
- They encourage upkeep and improvements on older homes. I'm less enthusiastic about tax abatements for complete teardowns and replacement with a completely new home.
- Many beautiful new homes have been built while ridding the neighborhood of energy wasting dilapidated homes that were blight.
- Provides new home options for certain people
- What is the purpose of the Property tax working group? If people don't think that tax abatements for renovations on existing homes don't help keep people in our neighborhoods you are mistaken. You would see a lot of people moving out of the city of Cincinnati where the taxes are significantly lower including the city income tax.
- The new construction is a good thing. Progress is good.
- In order to encourage people to invest in their properties to help the overall neighborhood incentives need to be offered. The old neighborhoods are all hitting the ~100 yr. mark so the houses need pricey investments and without an abatement people are going to go elsewhere. I don't have the data to support it, but could abatement be more advantageous for renovations vs new builds in order to maintain the character of the

neighborhoods and not put up ugly new builds

- Old homes are expensive to maintain and at some point they outlive their useful life and are better off being gutted or razed and rebuilt
- The effect has been very positive. I am close to retirement and look forward to selling my home at a great price and until then living in a neighborhood that is accelerating by leaps and bounds.
- Tax abatements drive homeowners, investors, developers and commercial property owners to improve their properties and avoid tax increases for upcoming tax years. The city, county school boards continue to collect tax revenue on the original value of the property and in the case of commercial abatement the school board collects more revenue. When the tax abatements expire the city, county, school board are left with a more valuable property to tax and therefore collect more tax revenue on the property. These improvements would not occur in many cases without the tax abatement incentive. This tax incentive pays back exponentially if longer term view is considered. Improvements are good for the city, school board, county and communities regardless of the specific Cincinnati neighborhood. The city should consider education seminars for the general public including the members of the Cincinnati School Board on the details/benefits of the abatement. Consider a long term view that is focused on overall collections from an individual property vs the collection from an owner at a given point in time.

Positively (13 responses)

- Increases affordability to live in the neighborhood
- Tax abatements encourage the building of energy efficient and sustainable homes in our area. It improves property value and recruits families who would normally move to the suburbs to stay in the City of Cincinnati.
- They're brought the property values up but they've also priced a lot of people out of the neighborhood.
- Depressed properties improved.
- I appreciate all the work that people are doing to tackle this problem. However, realistically, I don't think anything will change. The city government is a mess.
- Positive economic impact. You can't require people to make detrimental financial decisions just to keep an older house.
- Many older homes were not cared for and many of the newer homes are more attractive than the poorly-maintained older homes.
- Abatement is a great way to encourage expansions and renovations. I do not agree with tearing down homes for developers. It should be limited to property owners improving their own properties that are owner occupied
- I currently live in a property tax abated house. Prior to buying the abated house I owned and lived in another house in Hyde Park for 7 years. I purchased it from a developer who gutted it and put on a large addition. When we were looking for a new home, so many of them really needed updates. I think the abatements can provide the extra incentive for owners or developers to take action and keep people in the city. I do see some of the negative impacts too, such as squeezing two houses on to lots that were previously one, taking down old, but healthy trees, and loss of character of the neighborhood.
- Refreshing old housing stock is critical to vitality of neighborhood
- As a senior who will probably move in the next few years, an increase in value will benefit me. But on my street, the house was not torn down, just rehabbed and brought up to

date.

- Encourage renovation. Encourage development of neighborhoods like Walnut Hills, Evanston, and Madisonville. Encourage present homeowners to renovate and remain in Hyde Park.
- We have personally been partly incentivized to update our 100 year old home knowing we'd be eligible for a tax abatement

Negatively (19 responses)

- Developers are demolishing homes without any thought for any historical value and character of the neighborhood. The tax abatement are only benefiting the developers I selling quickly. What will happen in 15yrs when those abatement are over and people can't sell their homes for what they've paid?
- People I know who built new homes are so happy about tax abatements. I don't understand why they are being used in my neighborhood when people already want to live there. My schools need more money- they are jam packed and tax shelters for wealthy home owners for 15 years aren't helping.
- I have a tax abatement and it was way too easy to get. I received mine 8 years ago thinking I wasn't going to get it but it was a no brainer
- It has incentivized developers to tear down quant homes that "fit" the feel of the neighborhood. "In Hyde Park and Mount Lookout, abatements have created an incentive to tear down charming historic homes. Owners of older homes, with higher utility and maintenance costs, see tax bills relentlessly climb, as they pick up the tab for their neighbor's brand new energy-efficient palace. Those trying to sell unabated homes are competing with sellers of homes taxed at discounted rates, forcing down their older home's value."
- Abating taxes to allow tear downs with new builds with reduced property taxes is unfair to long term residents.
- Multiple plastic garages with homes attached are replacing stately historic homes. We also lose the mature trees on those lots. The construction itself is awful. I can't walk around the block - the sidewalk is ripped out and blocked by construction trucks. The finished products look like a Mason subdivision home - bland and cheap.
- Every time builds anew addition on their huge expensive they get a tax abatement and the rest of us have to make up the cost.
- Think the people who are updating their houses and not getting abatement are feeling negative about it because we are constantly fixing up our houses and get no benefits. Do think the new houses being built are bringing new young people to the city
- Increase in market values due to no property taxes there by affecting adjoining properties
- It is changing the architecture of the neighborhood as well as making homes that are older harder to sell because they may require some work. If you purchase new homes, there is a large portion that is tax abated making it the same price to maintain overall as an older home. This is making some of the older homes fall into worse disrepair as the owner can't sell and get their money out of their home.
- I like the idea that people want to invest in the upkeep of their homes in this area. However, I'm wondering what the impact is on other property owners who pay taxes. Does it cause an undue burden and an elevated property tax rate? What is the estimated amount of tax revenue lost from tax abatements in zip codes like 45208?
- In general, the tax abatement have incentivized developers to tear down potentially salvageable structures in order to rebuild either larger homes or multiple homes on one

lot... Thus getting more money for themselves and attracting buyers. What will happen when the tax abatements are expired on these homes - who will buy the million dollar homes on which they will pay taxes based on a million? It's short sighted in the Hyde Park area and not what I believe the tax abatement was initially supposed to be for.

- To me tax abatements fund the pockets of developers, but does nothing to improve the neighborhoods. Traffic has increased significantly on Observatory Avenue due to all the new apartments, condos and retail in the Mt lookout /Tusculum area. Also try driving north on 71 at the Rookwood exit. So many people start leaving their offices now and the hospital people that get off work at the 3 pm shift and you have a traffic jam every afternoon that starts about then. And now they want to add a high rise retail/business area close to the Edwards, Madison Road area and would be removing houses to do that. TALK ABOUT ANOTHER AREA THAT WOULD CAUSE MORE TRAFFIC BACKUPS. AWFUL IDEA.
- I believe RENOVATION abatements have benefitted us positively BUT it has been outweighed by all of the tear downs which are absolutely driven by abatements. We have lived on Michigan Avenue for 4 years and have had 6 tear downs on our block alone. All of the houses were in perfectly great condition - just dated finishes. These homes should NOT get abatements for the new builds in their place! In fact, in Hyde Park and similar areas not battling blighted homes, these homes should be taxed at a HIGHER rate.
- I have a renovation tax abatement and it is help to improve our 100 yr. home vs tear down including an elevator so we could age in our home. There's a lot of info about how tax abatement are impacting tear downs and I don't if that's a factor. I don't know if that's encouraging the lot chopping and tear down vs restore. I don't mind houses on reasonable lots sizes that 'fit' into the neighborhood.
- The abater pays a minuscule amount in property tax while the remaining residents make up the difference. Abatement should be in targeted areas rather than well-established neighborhoods.
- Encourages destruction of historic properties and penalizes owners of older homes.
- Hyde Park is not a neighborhood that needs to incentivize investment. The abatements have encouraged investors (many of whom are real estate agents themselves, which seems inappropriate) to buy property at low prices for cash from individuals that often feel they have no other options, and then sell the flip at a marked up value due to the monthly abatement savings. This "insider trading" of property makes it so there is no affordable housing remaining for middle class homebuyers, plus allows the investors to profit on abatements. These abated flips also serve to artificially inflate the values of surrounding houses in re: to property taxes - which is frustrating. An easy fix: make abatements nontransferable. That way those that actually may need the abatement to make repairs on their house still have it, but it won't serve as a cash cow - at the expense of the neighborhood - for investors.
- Poorly designed McMansions that have maxed the lot size and taken out large, healthy trees. They get abatement, I pay higher taxes.

Very Negatively (39 responses)

- Older homes being torn down; well-off people not paying their fair share of taxes, which in turn affects the funding for our schools and other community resources; negatively impacts property values of homes that do not have a tax abatement
- Many new houses are going up that have dramatically hurt the charm of Hyde Park. And they are the only people who get rewarded with minimal taxes. It is clearly hurting the tax

base and the character of our city neighborhoods.

- Tax abatement is great in areas that need some help. Hyde Park, Oakley, etc. are not those areas. Get rid of tax abatement in these areas. It's negatively affecting. Tax abatement is contributing to the tear down and new builds.
- Tax abatements create an artificial incentive for construction. As a result, many of my neighborhood's charming viable homes have been torn down, lots split, and healthy mature trees cut down. Our community's character and scale is forever changed. New abated mini-mansions help in increasing the property taxes of non-abated neighboring homes, making it more difficult for non-abated homes to sell. Hyde Park has received MORE tax abatements than anywhere in the city. This is a problem. Abatements should only be available to those neighborhoods that truly need them. Tax abatements in healthy and thriving communities, such as Hyde Park, Mt. Lookout and Mt. Adams, are simply tax shelters for the wealthy. These are the very people who can afford to pay their fair share of taxes. Why does our City give wealthy individuals in posh neighborhoods a 15-year tax break when our City struggles every year to balance their fiscal budget? Why does our City allow wealthy individuals to pay less than their fair share to public schools, libraries, parks, zoo, senior and children's services and indigent health care? These groups rely heavily on local property taxes. (A \$1.2 million river-view abated home in Mount Adams pays about the same property tax as the owner of a \$146,000 home in Evanston or Avondale.) The goals of tax abatements are to stimulate community revitalization, retain city residents, attract homeowners, and reduce developer costs of home-ownership and rental projects. My neighborhood does not need artificial incentives to accomplish this. Tax abatements are hurting my community.
- because they don't pay taxes, everyone else has to chip in more
- One house was demolished to build a larger, more expensive house that is abated. A vacant lot had a \$500,000 house built which is tax abated. This neighborhood is mostly post WWII Cape Cod and Colonial houses that are still priced between \$250,000 - 350,000 and we pay property tax. Our city suffers loss of support for schools, mental health, seniors etc. when we abate property tax for high priced houses.
- People are not incentivized to fix old, beautiful homes. Instead, they tear them down, build bog "mcmansions" and don't lower taxes then the rest of us. They're changing the charm of them neighborhood that people move here for.
- The developers come and buy fixer uppers. But they don't fix them up. They tear them down and build mega houses. That get tax abatements. The existing owners end up paying more and struggling. That often means more houses on the market that may be torn down....until no one is paying taxes. Viscous cycle.
- They encourage more tear downs than investment in remodeling or additions. They people we know who have renovated their homes would have done so without the abatements as well, this seems to really just encourage developers to try to swoop in and tear down or puts money in the pockets of those who already are well off.
- Incentivizes the developers to seek out and destroy homes at a faster rate. They build "Leed" homes which is an excuse to jack up their profits. The majority of the new homes built do not reflect the character or scale of their neighbors. Wealthy tax abated homeowners not paying their share of property taxes, which puts the burden on us to make up the difference. This should be illegal.
- Increased taxes; abatements are fueling tear downs of existing charming homes to build massive, out-of-scale, mostly poorly designed profit boxes that do not respond to neighbors' homes; often extra homes are crudely crowded onto a former single lot for

max profit, leaving neighborhood more overbuilt and increasing traffic. Many of these new homes loom over their smaller neighbors who previously had more daylight and privacy and view.

- Demolishing homes and sub- dividing lots lowers our property value and over-populates the area. It is a shame this is rewarded with tax abatements in areas which do not require economic development.
- As stated before it limits those able to purchase a home to upper middle class or higher. This changes the tone of the neighborhood. Also the CPS are suffering because of the tax abatement.
- Hyde Park is an affluent neighborhood that does not need tax abatement to spur development. A program design to help revitalize struggling neighborhoods is being abused to line the pockets of developers in Hyde Park. Entry level homes are constantly being bought, demolished and redeveloped into expensive homes with tax abatement. This allows upper class individuals to avoid paying property taxes which increases taxes for the rest of us, causing severe financial strain for the elderly and lower class residence. If you can afford to purchase a home over \$500k you do not need tax abatement. Furthermore this development is changing the very identity of this classic Cincinnati neighborhood.
- Tax abatements are essentially only for the wealthy who can afford the new homes replacing older ones or elaborate upgrades. Who then has to make up the difference? The rest of us. It is blatantly unfair and unjust. I greatly resent this. I have expressed my thoughts about this topic in a letter to each city councilperson. I did not receive one response - not even an acknowledgement.
- Families cannot afford to live in neighborhoods like Hyde Park anymore. A friend of mine just moved from Oakley to Bethel because she could not afford her property taxes.
- It's just not right or fair. We work so hard and pay full freight and our friends buy a tear down and re do it and barely pay taxes. They brag about it. Old homes on Menlo get torn down by developers and wealthy people buy the new mansions for over a million and get basically no property taxes. Super rich people. And their extra bathrooms and water usage and runoff affects our property with sewage backup.
- They have caused property taxes for non-abated properties to increase at a high rate
- We are losing the charm and look of this unique neighborhood with all the new McMansions squeezed in a new million dollar home down the street pays no property tax and I am struggling to pay 24k a year with a home valued well under a million dollars. In order to build the new house a perfectly lovely home was torn down
- Many homes have been torn down and replaced with mansions that do not fit into the neighborhood and raising my taxes. These homes have abatements so you are giving rich people abatements to move into Hyde Park. Very stupid idea.
- Because 4 houses are being built on my street that will be appraised close to \$1,000,000 that will up the perceived value of my house and I will have to pay higher taxes while the people purchasing the houses will pay little to no taxes. I have lived thru months of construction noise, trash blowing in my yard constant trucks taking up all street parking and blocking the road making it impossible to to pass thru
- It is upsetting to know that I just purchased a 116 yr. old home. I went into knowing that I will have to pay to update & maintain the home, while paying much higher property taxes than those who tore down and built homes. The new home going up on the street directly behind me has constant noise, debris in the street and the sidewalk closed to pedestrians.

- When I moved into my 995 square foot house in 1997, my taxes were just under \$2000. Today they are \$4936.
- I have lived in my 995 square foot home since 1997 when the property taxes were just under \$2000. Now they are \$4,936.
- They generate tremendous resentment amongst the local residents, especially seniors like myself. Why should we pack up the tab for the deficit in revenue created when the already-wealthy developers move in? There is only one beneficiary - the developer. They don't give a hoot for the local population.
- I lived in downtown Chicago for 16 years. I owned a property with nearly the same square footage and separately deeded parking. My property value was 40K higher and yet my taxes here are DOUBLE what I paid in Chicago.
- I am not anti- development. None of us would be here if not for growth of the city. The tax abatement has had what I believe is an unexpected result, which is a money grab in neighborhoods that were most likely not the reason the policy was created. I want the neighborhoods that need the abatement to continue to grow and prosper. What is wrong, in my opinion is the destruction of a home that is in great condition for "a new home in Hyde Park" Lots being subdivided, homes on top of each other. It is over the top. We have had 3 homes on our street where longtime (30 year) residents have had to move not because they wanted to, but for taxes. A neighborhood is a mix of people that is the key to strength.
- Tearing down older homes, destroying the character of our neighborhoods, aggressive over development of formerly single-home lots, construction disruption and noise, rude and disrespectful contractors and developers, existing home owners required to pick up the tax tab for wealthy tax cheats building abated houses, revolting architectural choices, collusion between realtors and developers to maximize their own profits no matter the cost to homeowners and the community, making the neighborhood unaffordable for retired residents and young families, cutting down large shade trees, loss of green space, displacing wildlife.
- First of all, the abatement generally helps the wealthy, or the developers. Secondly, it brings in cheaply made houses that take the place of well-built houses from the 30s.
- People are tearing down houses and building new ones, because of the tax abatement
- Historical homes with great early 1920s character are being torn down and multiple new large homes are being packed into lots where one once stood. Also, very modern and not appealing homes are replacing these period properties, ruining the charm of the neighborhood.
- There has been a dramatic increase in tear downs and new builds in our neighborhood. Tax abatements are leading cause of this, in my opinion. The makeup of our neighborhood is changing. It's very sad. Our older neighbors sold their house due to rising taxes. They could no longer afford to stay in their home. Our friends are selling their starter homes and moving to the suburbs due to increases.
- The abatements make it very profitable to tear down a home and put the biggest house you can on a lot. There appear to be no restrictions on the impact to your neighbors. Suncrest is a perfect example of one of the nicest streets in the neighborhood that has been ruined. Both by the new houses that were allowed that hover over the yards of one side of the street and the new suburban style rebuild that looms over the houses, ruining the backyards of that whole block and stripping the street of all its grace and charm. Those of us who spend a lot of money and effort keeping our 100 year old homes livable feel like chumps when these new builds both destroy our neighborhood and don't pay

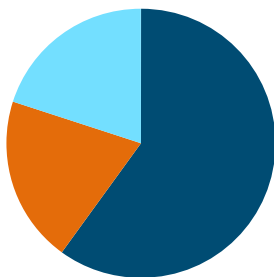
taxes for decades.

- My total mortgage payment is \$300 more than when I bought my house 3 years ago so I am not able to make home improvements as much as a result. Conversely, because of the tax abatement construction is at an all-time high and utterly annoying. So those people pay no tax and have great houses and I'm paying insane taxes and can't make mine nice.
- Some beautiful homes are being torn down to be replaced by ugly homes that pay no property taxes causing the rest of us to pay increased taxes to make up for the non-taxpayers. No value is being created by what developers are doing.
- Rich people are spending a lot on new homes and then getting another break Don't put the burden on the rest of us
- Tax abatements are given to millionaires that tear down expensive homes to build bigger ones. They get a tax abatement but the bigger, more expensive home drives up the property values of neighbors around them and hence the taxes. In essence, the taxes for the millionaires are being paid by the neighbors around them. This makes living in the neighborhood very difficult.
- The County Auditor must be under pressure to kick property "values" higher to get money that would have been collected except for abatements. That hurts regular people who have been in their homes a long time, especially.

I am not aware of any impact (5 responses)

- I'm not sure how abatements have impacted me. I love that developers are investing in dilapidated homes and providing growth to our area, but at the same time, I don't want to pay their taxes also.
- Tax abatement should be linked to owner's income so that above a set level they would not qualify.
- Expensive homes are being built and their owners are not paying their share of taxes. I'm strongly opposed to these abatement.
- Not enough time to actively read and respond to emails
- Abatements help building new homes but they should be limited, new homes are destroying the character of Hyde Park. There should be a regulation when building a very modern house near beautiful older homes.

Linwood



Very Positively (3 responses)

- It has turned the neighborhood around. New families move in and houses are getting renovated. Dispute the abatement, the city ends up collecting higher amounts of taxes. The new families pay income tax. And as lots are subdivided it means more families paying taxes
- Our neighborhood is being rebuilt with new homes with much higher values.

- The relatively recent increase in interest and participation in residential property tax abatements in Cincinnati is primarily driven by the City program's emphasis on qualifying for LEED status - Silver, Gold or Platinum. LEED requirements emphasize environmental best practices and energy-saving systems. LEED houses generate less water run-off to neighboring sites, not more. They use less energy than conventional construction or replacement structures, not more. They improve the quality and value of the housing stock in a neighborhood, thus driving up the value of older homes nearby, by a multiple that would not have occurred but for the city's abatement program. For example, the amount put into a new home is at least 50% greater than what the homeowner would otherwise likely have invested. This leads to significant additional dollars that are earned by city-dwelling construction workers and suppliers located in the city, and much of those dollars are spent in the city. The volume of new construction in Hyde Park, Mt. Lookout and surrounding areas in the past several years would not have taken place without the City's tax abatement program. This has generated or preserved millions of dollars in property tax and particularly earnings tax income for the City that would not otherwise exist or be retained. Curtailing this program would be a major mistake, and would lead to far less investment in new and remodeled homes, ultimately restricting the property tax base and market values

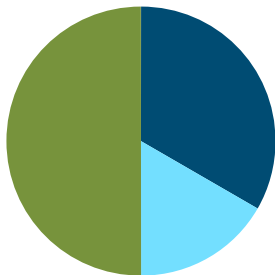
Positively (1 response)

- We applied for a tax abatement and it has helped immensely. We will be staying in the area and are reluctant to move because of this. Also hoping and waiting for development in our neighborhood and rundown homes to be renovated. None of the homes on our street that have been renovated applied for a tax abatement but I'm sure it would be a positive selling point.

Very Negatively (1 response)

- Kicked all me neighbors out, cut down hundreds of trees, builder would now allow me to use my driveway for a year and his employees snuck in and took a shit in my upper tank. Also told me he wouldn't do a me a favor If it meant pissing in my asshole since my guys were on fire but he bragged with your tax abatement he made 2 million

Madisonville



Very positively: 33%
Positively: 17%
Not aware of impact: 50%

Very Positively (2 responses)

- Tax abatements attract new residents that will repopulate communities that have seen a loss in population. Bringing back the once vibrant neighborhood. Many residents are confused about the property tax they pay. Abatements do not cause their taxes to increase.
- No comment.

Positively (1 response)

- Despite all of the development taking place in Madisonville, it is still a place where the market hasn't totally committed to yet, so subsidies, including tax abatements, are needed to spur economic and housing development.

Negatively (1 response)

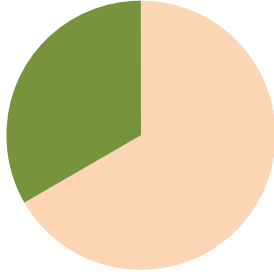
- The qualifying income for private citizens is so low that if you made that amount, you couldn't afford to be a home owner. The only group benefitting from these abatements are the businesses. Why should I as a long-standing member of the community be doubly responsible for my share of the taxes?

•

I am not aware of any impact (3 responses)

- No comment

Mt. Airy



Very negatively: 66.66%
Not aware of impact: 33.33%

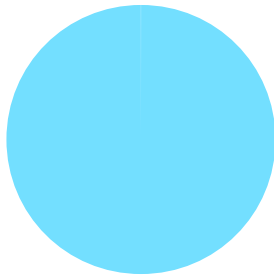
Very Negatively (2 responses)

- 20 years ago, the city was offering tax abatements in Mt Airy. In the last 5-10 years, we've seen over 4000 people move out of Mt Airy, our rental residences are nearing 60%, and we have a large number of Section 8 housing with landlords that don't care. Are those 4000 that left Mt Airy former tax abatement people that got out when they could? And how did their not paying taxes contribute to our decline? City dollars only stretch so far.
- You can't keep letting any segment (including businesses) off the hook for expenses. That money has to be made up somewhere and it's landing on the backs of hardworking, middle income people. My. Airy has the steepest decline of all Cincinnati neighborhoods - we're beginning to get some help from the city but it is not enough! They are cutting funding right and left. We need to ALL share the burden.

I am not aware of any impact (1 response)

- Despite all of the development taking place in Madisonville, it is still a place where the market hasn't totally committed to yet, so subsidies, including tax abatements, are needed to spur economic and housing development.

Mt. Auburn



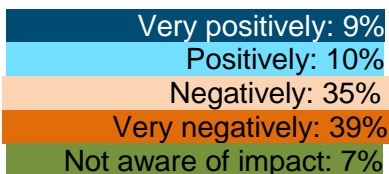
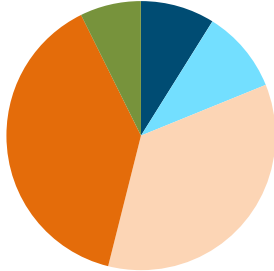
Positively: 100%

Positively (1 response)

- The abatements are positive in that they have surely helped owners out and their renters if they have them. My landlord is one of the few remaining affordable options in the neighborhood. She could certainly ask more rent for my apartment in particular if she wanted to. I have seen the streets immediately near me in my neighborhood rapidly gentrify over the last 6 years. Most of the property owners in my neighborhood appear to be upper middle class and have benefited significantly from the market change (over the last 10 years in particular), while all the lower income renters have been displaced from my street. I think the property tax abatements should be awarded on a need basis and consider if the owner provides rentals (and at what rate). I do not think the abatements should go towards subsidizing

those who could probably otherwise afford their property tax payments (in both stable or rapidly changing neighborhoods).

Mt. Lookout



Very Positively (17 responses)

- The new homes getting abatements are paying more in taxes than the home that was demolished. It raises the value of the other homes.
 - The abatement encourages wealthier people to move in and build higher value homes thus resulting in a long-term boost to the tax base.
 - Stimulate growth and reinvestment
 - Old houses that have not been taken care of for decades are finally being fixed or rebuilt. More people are moving into the neighborhood. The amount of income tax and spending that they bring into the community far out ways the property tax abatement.
-
- My family lives in a tax abated home. When looking in the neighborhoods we desired, at the square footage we needed, and to obtain an energy efficient home, a tax abated property was the only way we could afford to buy a house that met all of our criteria. The amenities of a newer home, and the energy efficiency was something we thought could only be affordable way far away in the suburbs. We feel very lucky to live in our community, with the neighbors we have, at a price we can afford. I know other owners of tax abated homes that feel the same way.
 - Keeps young families in the community and is allowing for a community to continue thriving. Some development is healthy for the continued success of any community.
 - New, more energy efficient homes replace older, failing homes. They encourage inner city development vs. development in suburbs or surrounding areas/counties. Further, they increase the gross tax revenue received by the city. For a simple example, the amount of tax paid by an owner of a \$200k property is far less than that of the owner of a \$1M property, even if the \$1M property has a \$400k tax abatement. That's tax revenue based on \$600k instead of \$200k, a win for the city/county.
 - It has brought people into the community that have moved here and never would have. They have improved the value of housing all around our community. They have invested in green friendly spaces that help make Mount Lookout relevant for the next 100 years as a destination location. It has beautified our community and eliminated some of the eye sores. I understand some don't like tax abatements or higher property values that lead to more RE taxes. My advice would be either to embrace it and invest in your own property or sell/take the huge gain all the investment has yielded and enjoy a nearby location, lower taxes and more disposable income. A win for all. But let's not go backwards.
 - The population in the City of Cincinnati had been declining for many years prior to the program. Now the city is seeing modest growth and it seems to be really helping everything along
 - It has allowed new families to enter the neighborhood to create a new generation of children growing up within the city limits and using all the city has to offer

- I think they are essential to bringing development into the city and into underserved areas like Evanston and Avondale.
- More development and people willing to invest in their homes to keep them valued and keep the neighborhood strong
- Improving and updating housing stock improves the tax base and long term success of the city.
- The worst two eyesore homes on my street were replaced by very nice homes benefiting my entire neighborhood.
- Mt. Lookout has a long history. Without programs like the tax abatement, it would take much longer for it to renew.

Positively (19 responses)

- It has turned low tax and out of useful life homes into new homes with modern features, a higher tax base and keeps our neighborhood desirable.
- Generally speaking, it seems like most of the tear-downs are older neglected homes which are replaced by newer homes thus improving the neighborhood. Nonetheless, those receiving the benefit of new construction tax abatement are the ones that can afford the taxes, while the rest of us keep on paying taxes.
- Focus has been on new development but I'm not convinced that's bad. The good: allows existing owners to remodel easier and put money into the neighborhood.
- On the one hand, nicer homes have been built. On the other hand, some houses are crammed into small spaces and existing homes are not as valuable when it is time to sell.
- I think it has enabled many dilapidated properties to be fixed. But, it has become a tear down rebuild nightmare
- Has ensured homes are kept up to date and changed to ensure meet current needs
- New construction has brought some young families(who can pay \$900,00+ but it has hurt the sale and values of existing homes
- Promotes development and rehabilitation of older homes. Helps maintain property values
- I think it has brought good growth and fresh homes into our neighborhood. BUT I do think it has made it harder to maintain older homes.
- Redevelopment has served to refresh the neighborhood and increase property values. However, the downside is the continuing seemingly unlimited increase in property tax millage...
- attract new homeowners, improve properties, raise property value
- I think it has encouraged families and those who like "new" Construction to develop and invest in the city. However, I believe the tax abatement should only apply the homeowner who makes the improvement only, and is not transferable. It would encourage people to stay in their homes and benefit from the abatement, versus the developer/realtor driven scrapes/rebuilds which are driving up costs. It must be an Owner-occupied renovation /expansion which benefits from the abatement, the moment you sell the property the full real estate tax is applied
- Not pleased w/multiple homes on a single lot but some teardowns have been an improvement.
- Have benefited from tax abatements resulting from several additions - am concerned with new home development incentives creating imbalance in value of adjoining properties
- Redevelopment of vacant lots and rehab/tear down of older homes that were no longer efficient to operate

- The city has been dying. Abatements help with investment. Part of town is irrelevant
- While it is beneficial to encourage improvements to existing housing, it is very detrimental to encourage lot splitting and an increase in housing and population density.

Negatively (67 responses)

- Rich people buying big new expensive houses paying very little tax. They often send kids to schools but don't pay their fair share.
- Tearing down older houses to build either too many (eg, Kilgore Lane off Herschel) or too big or just ugly (eg, white modern on Erie at site of previous nunnery)
- Mt. Lookout / Hyde Park is not a blighted area in need of abatements. Encouraging an abatement for improvements is great but encouraging developers to tear down homes to build only high priced housing that will not add to the tax base / infrastructure is not helping this community.
- Seniors pay a lot more and abatements are cheating methods for contractors and developers
- In my opinion, this is not a neighborhood where owners or developers need to be incentivized to make property improvements. If property tax abatements are offered to Mt Lookout residents, this is forfeiting valuable tax revenue that Cincinnati needs to support Schools, infrastructure, and other city services. Tax abatements should instead be targeted to neighborhoods with high ownership rates, but lower property values. This will grow local net worth, improve neighborhoods that are in need, and forfeit less total city income.
- "abated" property causes me to pay more
- It's unfair. Longtime homeowners pay big taxes and wealthy newcomers buy expensive homes and pay nothing for 30 years! They would buy without it.
- Tax abatements subsidize the true expenses of owning a home in Mt. L/O. Builders charge more for a house than they would in other areas because buyers know that the total cost of owning the home is going to be less than it should be for the next 15 years. The already established resident is going to have to pick up the slack because of the shortfall of collected taxes that occurs when the new buyers of an abated home pays only on the pre-constructed value of their residence for the next 10-15 years.
- I am paying more in taxes every year while new construction gets abatements
- It's encouraging the demolition of lovely old homes and replacement with rather tacky ones that don't fit into the neighborhood...taking down one and putting up more...increasing density.
- I do not believe in these tax abatements. They are a drawing card certainly for people to buy new homes built by developers who, in some cases, have torn down nice homes to make way for new. Granted, some houses need to be razed because they are eyesores, but it has been ridiculous to permit developers to advertise these tax abatements as a way to sell their new homes. Those of us who live in older homes and are paying full taxes are paying for those who have abatements, and that is wrong!
- This neighborhood is desirable enough that people would build new and move here without abatements.
- Most properties in our area of Mt. Lookout and Hyde Park are sold and maintained. Why should a tax abatement be given to a huge condo property whose selling price is only accessible to those who can qualify for a loan for over \$300K?
- Too many developers coming in with little regard for the neighborhood, tearing down single family homes to put up oversized condos.

- Tax abatements seem to be awarded to the very people who do not need them. Do not award to the person who is selling or purchasing a very expensive property. Everything in Mt. Lookout will sell for a very good amount--why would you need a tax abatement for that?
- I agree with encouraging new construction and renovation, but am very concerned seeing the tax abatement used as an incentive to demolish lower-priced homes (that younger buyers might be able to afford) to be replaced with much higher priced, tax-abated properties.
- In this neighborhood, there is no need for tax abatement to attract builders.
- Attractive older homes in Mt. Lookout are being unnecessarily torn down and replaced with new multi-house projects squeezed into lots formerly occupied by one home. That development is being accelerated by tax abatements for new homes. Tax abatements in Mt. Lookout should be reserved for improvements to existing homes or eliminated altogether. New homes are welcome in Mt. Lookout when they respect the surrounding look and density of the neighborhood and the new homeowners pay their fair share of the tax burden. New housing development is not welcome when it is driven by tax abatements and developer profits vs. neighborhood aesthetics and proportion.
- I assume that the tax abatements have encouraged developers to divide the larger lots, and build the new homes, and that has caused older and long-time residents to be disgruntled: the newer homes have added significant additional traffic to neighborhood, have taken away treasured green space, and have affected the water run-off of the hillside, causing nuisance and sometimes damage to older existing homes.
- I think the renovation abatement is helpful, as it encourages people to invest in and improve their homes, but the tear downs are happening too often. It also makes it really difficult for people to sell nice homes, because it is much cheaper to tear down a house and build a new house, due to tax incentives.
- I benefit from a tax abatement as we renovated the inside of our home. However, I find them completely unnecessary in "desirable" areas of town. People are going to renovate and build in these areas regardless of a tax abatement.
- Most homes being torn down and replaced are bought from older citizens and sold to younger with children adding attendance to schools without the tax needed to support them.
- Tax abatements are raising our taxes. There should be a cap on the amount I've tax abatement so that it does not benefit the wealthy.
- Encourages developers to knock home down instead of fixing and ruining old charm of neighborhood. Also encourage developers to build tons of houses in small space where previously only one house stood adding to parking and traffic issues
- Older homes in the neighborhood property taxes are going up and up because of more and more tax abatement and developers trying to cram many homes in a single home lot.
- Allowing wealthy developers to tear down homes, build several new ones in the same space, but with a minimal tax burden for 15 years
- This neighborhood is not an area that need tax abatement s. They teardown good homes to develop larger homes or cluster developments. Abatement s should be given in areas that need development. To big people into the community. First time home buyers etc.
- Just make the property taxes affordable to people who currently live here. Use some common sense.
- Cheaply built houses popping up
- I have owned my home for 30 years and my taxes are ridiculous. They go up and up. I

will be 70 years old and I feel that I cannot stay in my house in the future yet the people up the street and throughout my neighborhood that have built new houses have no or very little taxes to pay.

- Too many property owners not paying the same rate as longer term property owners. Rates are disproportionate between new construction and existing property owners.
- They seem to be motivating a profit/greed mentality that is resulting in homes being torn down
- Future development in our neighborhood is planned and will threaten wildlife, destroy several trees, and contribute to overcrowding and street congestion on Linwood that, frankly, the neighborhood streets will not be able to manage. Lot splits are leading to overcrowding and developers are benefitting financially much more than anyone else. Residents who have lived and committed themselves to this community for decades now have to pay a steep price with the property tax increases.
- Destruction of historical homes and desired aesthetics, unfair tax burden vs. existing residents, overcrowding of lots, hillside instability, overburdened infrastructure such as sewers
- It is encouraging developers to demolish character homes and make high density buildings in areas that cannot accommodate such changes. No tax impact means this is more lucrative than living in the historically significant homes and maintaining green spaces.
- Someone has to pay taxes and since those receiving abatements do not, it is left to the rest of us. In Mt. Lookout and Columbia Tusculum, we have seen many houses torn down so that tax abatement homes could be built. Even if the amount of taxes paid on the house that was torn down were small, they were at least not abated. Tax abatements may make sense to bring in a large business, but they do not make sense when they ruin neighborhoods and cause other residents to make up the difference.
- In a lot of cases they have torn down beautiful old homes, and replaced them with larger modern homes that dwarf the residences next door. They are creating more density, traffic and more run off. I don't blame people who build on tear down sites, but a lot of them are coming into the neighborhood from the suburbs after their kids are educated in public schools and now they come to the city and build huge overvalued homes because they are Leed certified, and get a whopping tax abatement! It's changing the look and feel of the neighborhood, and not necessarily for the better.
- Bringing in new development that is changing the landscape of the neighborhood.
- They (temporarily) make ever larger homes more "affordable", thereby incentivizing the replacement of modest homes with homes that are out context in terms of scale with other homes in the neighborhood.
- I feel like the folks who can afford a new house are getting breaks while our taxes have gone up four-fold in the last 10 years. And yet they pay nothing on dwellings. I feel the revenue has to be passed along to those who don't have \$750k +, new houses.
- It has flushed out many in neighborhood. More importantly, it is creating an artificial ceiling on value for some of the more modest homes as they are reduced to land value for development. This has changed the character, feel and community within Mt. Lookout.
- On a whole, tax abatements were created to help owners improve or add on to their houses. Now, this same abatement is being used for new house construction while those of us who live in the old homes, are burdened with enormous tax bills. I currently pay \$7,000 a year for living in an 1915 Craftsman Bungalow.
- Our taxes have gone up 200% in 10 years to compensate for abatement given to

developers. We own an older home and spend a lot just to maintain it. Developers want to tear down instead of rehabbing no the properties to get the abatement. The house next door to ours has been vacant and for sale for 5 years. It is now dilapidated and would cost too much to rehab. We live on a cul de sac and the whole street fears that developers will tear it down and build a multi-family. This will lower property values on the whole street. It will also likely cause structural problems to our home which is about 10 feet away. The owner is elder and could not afford the taxes and let the house go in disrepair.

- I feel it mainly makes people angry to know how unfairly divided the property taxes are distributed. A house worth \$600,000-\$80,000 pays only a third of the taxes a \$30,000 house does. There's a breaking point in there that will drive people out of the city if this trend doesn't stop.
- Teardowns. Older people cannot afford taxes
- In some cases a beautiful old home is being torn down and replaced with multiple homes. These homes are more affordable at a higher price due to tax abatements. In other cases, older less desirable homes are being replaced with homes that do not fit in the neighborhood environment. All of these new homes come with tax abatement. Mt. Lookout doesn't need it
- Incentive to tear down homes or split lots that add character. Incentive to build large homes on a small lot - changes the character of the neighborhood. Most of all the abatement has worked to well in Mt Lookout. Now it feels like more people live in large abated houses - and we are paying the taxes for them to live here. I would rather see the abatement go to areas in the city that need/want development.
- The rebuilds and benefits of the tax abatement program are driving up home values, therefore increasing the taxes of the local neighbors.
- People who don't need tax help are getting it and the city and school system are cheated out of funds.
- Tax assessments are increasing rapidly and the abatements shift the burden to existing properties.
- Development companies are taking down one house and putting up 5...or taking down a few and putting up way too many. The Linwood project an now this 36 unit thing going in right above the square. I think that if a homeowner who wants to live in their house...update it and take advantage of a tax abatement program...that's OK. But these developments have got to stop. I think about all the traffic this will create. All these density projects come with more cars...more traffic. It is already difficult enough to try to get through Mt. Lookout Square. It gets even worse when school is in session. And how is the sewer system handling all this? I honestly wonder if anyone at city hall is thinking realistically.
- While new homes get tax abatement we are not getting any break for keeping our home in great condition and upgrades
- I think you mean Q6
- Construction traffic, noise, dirt for the last three years and another house is now slated for demo...so will continue next year too
- Due to the new Higher values tax abated homes in our area it seems it has made unabated homes taxes increase
- WHEN ABATEMENTS GIVEN TO BUYERS OF NEW HOMES US OLD OWNERS ARE STUCK WITH HIGHER TAXES TO OFFSET THE GENEROUS DEAL. SOMEONE HAS TO PAY TO MAKE IT UP.

- Builders tearing down existing homes and building expensive new ones and getting tax abatement while my taxes continue to increase from already high to even higher
- Tearing down one has and building multiple units then giving tax abatement to people buying expensive houses. This puts a bigger burden on people without abatements. Also effects city/county income
- The schools are getting crowded and the families should be paying taxes to cover their kids.
- I think the abatements are great when used to fix up older homes. I have used them on my last two houses and the abatements helped me afford the work. In both cases, these lovely older homes will last another 50+ years as a result. That said, I see no reason to tear down a perfectly lovely, functional, old home to cram several builder-grade, cookie-cutter monstrosities on the land where one home previously stood. It erodes the charm and character of the neighborhood. The development on Herschel Place is a perfect example - tear down one house and build five in its place, all stacked on top of each other. Save the generic Drees/Fischer Homes for Mason.
- Tear downs but mostly by having developers buy up property, rebuild and then sell million dollar plus homes to the wealthy people who pay little to no tax while those of us who have lived here for years continue to see our bill rise. In 26 years our taxes have risen by a factor of 4.667 It is our greatest bill and one that has us beginning to look to move
- Availability of tax abatements is causing developers to buy and tear down starter/midsize homes in order to build larger, more expensive homes that act as a tax giveaway to high income residents.

Very Negatively (74 responses)

- We are all paying significantly more taxes in relation to the value of our properties than we were 10 years ago; some neighbors have noted as much as 200% increases in the amount of taxes they are paying over the past 10-15 years
- Tax abatements for new construction in thriving neighborhoods like Hyde Park and Mt. Lookout are an insult to homeowners who pay full property taxes. I could go on about the character and wildlife habitat loss in the area but don't believe the city values these things. Instead, I'll focus on fairness. This program doesn't encourage "revitalization"—it encourages tear down of perfectly good homes. It encourages over-sized homes on small lots. It encourages abuse of the program by greedy developers and realtors as well as opportunistic residents. And subsequently, it encourages anger and resentment across the area— because people aren't inherently as "neighborly" to families living in new abated homes. We're subsidizing their luxury homes, and we know it. They're crowding our schools and streets without paying their share, and we know it. We're living through their painful build-out process and putting up with the dust, filth and noise of construction...and what do we get? Higher taxes. I keep hearing from council members "we'll see the benefit in 15 years." No, I don't believe we will. Wealthy people will continue to tear down homes, split lots and start new abatements, because that's where the incentive is (aka tax shelters). Meanwhile larger, established homes are currently sitting on the market for 1-2 years before finally taking a 30% loss, because no one wants these homes as long as they can build/buy a new Platinum LEED home instead and pay almost no taxes. The transferability of these abatements is another issue. Do abatements need to be fully transferable?? This program is slaughtering our property values and discouraging rehab. We can't justify putting more money into our non-abated homes.

Encourage only REHAB in these neighborhoods if you care about this city and put the 'new build' incentives in neighborhoods that need it. Residents are begging for this and we have been for a while now. I live in a beautiful, established home that requires upkeep, and I feel the only way for me to get a fair tax shake is to move to Indian Hill...and I'm hearing this conversation a lot. I also don't feel I can invest another cent in my home because of the plummeting property values around me. I have younger kids and also feel I can't utilize Kilgour now because it's too crowded with new abated residents...and getting worse as new subdivisions continue to pop up without generating the additional tax revenue needed to support them. I feel betrayed by my city every day this continues to go on, and I'm not alone. The tension in our neighborhoods is becoming palpable. It's time to admit this program is being abused in Hyde Park and Mt. Lookout and close the floodgates on new build abatements.

- Contributed to high level of development which is increasing density, changing character of neighborhood, reducing the supply of 'affordable' homes and substantially reducing the tree population (ironic given many of the homes receiving LEED certification clear the lots of existing trees). They also appear to be shifting the tax burden (of levies which raise a set amount of money) to existing homeowners.
- My taxes and other have to pay more to support the developers and people moving into overpriced property. Million dollar properties are getting abatement & I get tax increases to support them.
- Homes with character are torn down - ones built look like could be built in any suburb in the US. People then leave after their tax abatement is up - showing disregard for those who choose to live here - forever. the neighborhood feels and is "used"
- Tax abatement should not apply to new construction... especially not at the 500-1 million dollar price tags.
- I think they shift the burden for schools and infrastructure to existing homeowners and raise taxes for existing residents while making very expensive new development more affordable for people who can already afford very expensive homes and creating high profits for developers who aren't paying their share for infrastructure. They are also causing my neighborhood to become less and less affordable for working class and middle class families as property values increase artificially because of the abatements. I think abatements in Mt. Lookout are also encouraging the development of hilltops and other areas that aren't environmentally sustainable and are causing mudslides and other damage than the rest of the city's taxpayers have to pay to clean up.
- Good homes are being torn down everywhere so developers can build new homes so people don't have to pay taxes. Our schools are losing tax money, and we are losing green space.
- Older homes have been torn down and replace with several (2-6) new homes where each new home goes for 2-3 times the original home's value. These million dollar homes are getting a tax abatement. Anyone that can afford a million dollar plus home certainly can afford the taxes associated with it. It is not fair that those in older homes have been property tax and those that have the means to pay are getting away of paying minimal tax for their property. I would like to see tax abatements removed for Mt. Lookout and Hyde Park.
- Many tear downs. Rising taxes for the rest of us. Ridiculous tax abatements for million dollar homes. This is not what tax abatements are for. Should be used in blighted areas to encourage new development for people who truly need the help.
- People don't want to buy homes that are older and don't have the abatements. It is

harder to resell a home without abatements. the tear downs change the nature of the neighborhood

- Taking down beautiful old homes. They are building houses that get a tax break and I'm paying all the taxes.
- The abatement has been abused by investors and developers. It has led to the destruction of homes, slicing up of lots, and cramming in of new housing, all of which affects traffic patterns and overcrowd the schools while contributing nothing to the cost of dealing with this. And it's not stopping! It makes no sense to build half a million dollar luxury homes that will add nothing in taxes while ruining the costs, property values, and taxes of other families. Moreover, the abatement has completely taken ownership of the neighborhood out of the hands of its residents. We had no say in the sudden chopping down of lot after lot, the destruction of sidewalks and inconvenienced traffic patterns, etc. People had no say in watching blocks nearly razed (see Grace Ave), so they could live next to torn-up sidewalks and constant truck noise -- all to make money for someone else while negatively impacting their own home value.
- Tax abatements have encouraged the tear downs of homes that have been replaced with homes that don't look and feel that they belong in the neighborhood. In some instances the quality of the new homes is suspect. There is lost tax revenue for schools and other city services that are being provided to the new home owners. If someone can afford a million dollar home they can afford to pay their full share of taxes.
- In Mt. Lookout it seems that any 2 bedroom 1000sqft home around \$200k that comes on the market will be bought by a developer turned into a 3000sqft home around 900k. The smaller homes are often rentals, so it seems available rental properties are reduced. Kilgour is one of the least ethnically and financially diverse schools in CPS and the recent year trend shows less diversity. https://dashboard.cps-k12.org/dashboard/public/school_summary.aspx?school=Kilgour Kilgour lowest percentage among 8 years Economically Disadvantaged in 2017-18 at 13.1% percent, 8 year range of 13.1-18.2%. Lowest percentage among 8 years Minority Students in 2017-18 at 27.5% percent, 8 year range of 33.6-27.5%.
- single houses being torn down and one or more houses being added to lot/ destruction of some historic homes/ destruction of green spaces/people without tax abatements required to make up the deficit in tax revenue
- Less green space, more cars, out of character new homes, dislike between new owners and existing residents, failure of the city to enforce building laws
- The original purpose of the abatements was to encourage investment in parts of the city where buildings were in disrepair and dangerous to people living in them. The abatements have been used to teardown beautiful homes full of character to shoehorn in McMansions for the uber wealthy. This drives up property prices and prices out middle class citizens who have lived in their homes for decades. Taxes should be based upon the price people paid for their homes, not on some artificially inflated rate, designed hand-in-hand between the government and contractors. How about forcing those developers to actually rebuild housing in Avondale and Price Hill, that would be priced in line with the needs of the people in those areas, for every tear down of a \$500k house to put up 2 or more \$1.5 Million monstrosities. And if you can afford a \$1.5 Million house, you can afford the taxes.
- Older, cheaper homes are being bought and torn down for million dollar homes.
- Makes existing housing stock less desirable/more difficult to sell.
- The only people who know how to take advantage of the tax abatements are in real

estate or development. It's ridiculous how they exploit the tax abatements for a neighborhood that does NOT need them. They jack up the prices of houses artificially and justify it by saying that the houses are tax abated. Meanwhile, the rest of us who actually LIVE in the neighborhood suffer the consequences of higher taxes while they get away with higher profits after the sale. THIS ABATEMENT MAKES NO SENSE FOR MT LOOKOUT AND HYDE PARK! GET RID OF IT!

- They've caused people to tear down old homes and build new. They destroy and tear down old trees and pollute the streets. Then the houses don't fit and the neighborhood doesn't like the people who moved in because they disrespect the character of the neighborhood for their own financial gain. Our taxes continue to increase while they pay none. And the biggest irony is they can afford to pay taxes if they live in Mt Lookout! Stop tax abatements here. There's plenty of neighborhoods who need new homes and owners who need the abatement. This is not one of them.
- Why do rich people get tax abatement on high-priced homes? That causes the property taxes for the rest of us to go up, which causes financial strain for the average American... The idea of abatement is wildly abused in Mt. Lookout, Hyde Park, and Oakley.
- - Has lessened the look and feel of neighborhood (big and new, but not usually in keeping with the area style) - falsely increased the value of surrounding homes - has changed expectations for what one should get in a home
- nice, expensive homes being torn down so rich people can build another home on the same lot and pay little to no taxes while those of us who have lived here for 20+ years keep seeing their taxes go up. Tax abatements should be only for those neighborhoods that need incentives for development. Hyde Park and Mt Lookout are not those neighborhoods. People who had afforded a \$500k home do not need tax abatements. It's taking from the poor and giving to the rich.
- Beautiful historic houses which give our neighborhood it's charm are being torn down and replaced with oversized track houses. While this is happening little or no effort is being made by the developers to compensate the neighbors who have to go with sidewalks, deal with closed streets and oversized trucks blocking parking and streets, mud (lots of mud), noise, debris being left in no construction yards and general loss of peace. That give our neighborhood it's charm.
- Escalates property values higher than natural inflation, makes unaffordable for lower incomes
- Beautiful homes have been torn down and replaced by modern homes that don't fit the architectural style of the neighborhood. Lots are being subdivided; large homes have been placed on lots without regard for lot lines. All these factors will decrease the value of the original homes in Mt Lookout.
- The new construction sales (with taxes abated) appear to be averaged in with all other comparable sales, resulting in a higher assessed value from which we are taxed.
- 1. New homes built do not as a whole have the same look and feel of classic HP/ML homes. 2. Influx of tax abated property increases strain on schools, roads, sewers and weren't not getting the tax basis to handle those increases. 3. Yearly increases on property taxes cause those of us who would upgrade into a larger home (we have lived in ours for 5 years and would like to move to a larger property) but can't yet because we have to also account for massive additional increase in property tax (and continuing increases). 4. Overall, it's patently inequitable. Why should someone who can afford to buy a \$1M house pay fewer taxes than someone in a \$250K house? Makes no sense.
- The noise due to constant construction, traffic disruptions are a big problem. I am hearing

that the older homes are having trouble selling because everyone wants new construction now. It makes me sick that our neighborhood is being pillaged by these greedy developers and realtors.

- Mt Lookout does not need incentives like so many other neighborhoods that could benefit greatly from tax abatements. If there is going to be development - have it city neighborhoods that will prosper as a result. Don't congest and destroy Mt Lookout when you have so many other neighborhoods that would flourish and grow as a result of tax abatements and development.
- I see numerous homes being taken down and replaced by unattractive new homes out of character with the neighborhood and getting huge tax abatements. If a person can afford a \$1 million home, he/she can afford to pay full taxes on the house.
- My property taxes have tripled since moving into this neighborhood seven years ago. The new tax abated houses also change the character of the neighborhood.
- Overpopulating areas that didn't need an incentive to attract people to live in these areas causes a strain on the infrastructure (overcrowding schools, higher traffic, more houses to protect for police/fire, etc.) without tax money to help. Plus anyone wanting to sell their home that doesn't have an abatement is up against the houses that do. It is also my personal belief that looking at cluster housing is just unappealing and takes away from the beauty of the neighborhood.
- The tax abatements have led developers to destroy older properties and do lot splits with massive dwellings without extra land that do not belong here
- Tax abatement invite developers to come in with NO REASON OTHER than to exploit poorly designed zoning regulations to extract value out of a property, leaving the community to deal with it.
- false inflation of property taxes means existing homeowners are subsidizing the taxes of the abated homeowners who generally own properties that our much higher value / have higher incomes
- Full disclosure: I have a construction abatement on my 1920's Tudor home (we renovated three years ago). If the home next to me would have used a construction abatement, it would have been restored; instead it was torn down and 5 homes are sandwiched in there BECAUSE THE INCENTIVE IS GREATER TO TEAR DOWN. HUGE homes - all tax-abated for 15 years (new build LEED). Our privacy has been destroyed. We have water issues and four year construction issues (after-hours), workers living on property; overgrown weeds, dust, harassment by workers.
- 1 house replaced by multiple dwellings in a city that already has an overtaxed infrastructure is irresponsible. The city seems to encourage this although they are not reaping a tax benefit due to abatements.
- The new development would proceed even without the abatement. So the abatement is simply reducing tax revenue and placing more burden on homeowners with original (often historically significant) housing stock.
- Many of our lovely neighborhood homes have been torn down and replaced by 2 houses. We have not only lost the charm of Mt Lookout but we have lost a tax paying neighbor. The millionaires who move in are robbing us of money for schools, etc. The gap can only be filled by increasing taxes for the rest of us.
- 1. Neighbor (a retired bank president), bought a house in 5-2016, tore it down, built a larger house, and has apparently paid no prop. Tax in 2017, 2018, 2019. This just increases burden on the rest of us. 2. Developers are buying house, squeezing multiple houses onto lot. Often, the mega-houses are unattractive.

- I can't think of one positive thing that the tax abatements have done for my neighborhood.
- It's a joke. Unlike some other neighborhoods that do need it, Mt. Lookout doesn't need property tax abatements to encourage investment in housing. The abated houses are \$1.0+ Million homes and whoever is buying that doesn't need an abatement either. I spend a ton of money and sweat equity restoring and maintaining my 100 year old home by myself (not using contractors because I worked in construction) yet I'm paying several times more in property taxes than someone who has a brand new and larger house. Getting an abatement for work I do myself is a lost cause because I don't have contractor invoices and paperwork to prove the investment cost and get the abatement. It should be easier for a homeowner investing their own time, energy and resources in their own property (isn't that what you really want to encourage?) to get an abatement than it is for a developer. The only ones making out on this in Mt. Lookout are the developers who, for the most part are not good neighbors. They tear down good houses, try to make ridiculous lot splits; they tear up the streets and sidewalks, take years to finish their projects that can and should be finished in months leaving an eyesore in the neighborhood for years. And with rare exception, the houses they build are too densely packed, too grossed up in architectural proportion and use building materials prevalent in West Chester subdivisions, not in Mt. Lookout. Many of these homes do not fit in the neighborhood and some are poorly constructed.
- We are currently experiencing over development in areas never meant to be developed with lot splitting resulting in overcrowding and housing prices that are strictly out of reach for the average buyer. Overdevelopment is contributing to the tragic loss of green space that has made our neighborhood desirable in the past.
- Developers are razing homes in the area & building homes which do not fit the character of the neighborhood and subdivide property if possible. The tax incentive gives them a selling advantage over older existing home on the market. If a buyer can afford \$500k plus homes paying full property value is in order. The original purpose of abatement was for revitalizing neighborhoods in need of help, not developers with any regard for our older neighborhoods that just want to make a buck on the new homes with no regard to the neighborhood.
- Tearing down existing homes to build new homes in established and well maintained neighborhood hurts the integrity and feel of the neighborhood. Further having the tax abatement means the city doesn't get the tax revenue it would have received but for the tear down which means my taxes will be increased to compensate.
- Directly impacts the older homes values. My understanding the abatement program was designed for blighted areas. Mt. Lookout does not fall in that category. Use to be Anderson was the competition - new homes with all the new amenities and not paying City of Cincinnati taxes. That was okay because they lost the convenience and neighborhood attributes, Abatement gives the new homes all the perks at OUR EXPENSE!!
- I know of many people that move out of the neighborhood to avoid the high property taxes, or who buy a tax-abated home to escape paying taxes. Single family homes are knocked down to build multiple homes, with the buyers being incentivized by the tax-abatement. The builder is just trying to profit where they can, and the
- Tax abatements aren't needed in Mt. Lookout. We already have a desirable area that people want to live in. Developers don't need that kind of incentive to build - and mostly, overbuild. It crowds the area, increases traffic, hurts the character of the area and causes

more problems with things like landslides. They are now building a 7 housing development near me, replacing 3 existing houses. How they can even physically fit that is beyond me.

- The really expensive places get abatements. I pay more than someone with a house 3 times the value.
- Wow. Where to begin. People with plenty of means are getting amazing breaks on their taxes. Several new homes are being crammed onto lots that had one home. The costs to provide services in the city and county are not going down but the bill is being divided among fewer people. It's like we're having ten people for dinner but only 8 are paying and the two not can afford it. The abatement program was poorly thought out which given the incompetency of our local government isn't too surprising.
- Old homes taxes rising and have difficulty selling
- I didn't get any breaks for buying my house. I had to finance my purchase without any help. The properties with tax rebates would have sold without the abatements but not given the developer's such high profits. It only aids the developers profit line.
- It's causing houses to be torn down rather than lived in/repaired. Eliminate abatements and Leed in neighborhoods with average income or property values over a certain amount
- The longtime homeowners are being forced out by rising taxes
- Neighbors pay less real estate tax than us and their homes are valued at 2-3 times more. The new houses typically take up a much higher percentage of the lot. My neighbor gets an abatement for energy efficiency and leaves their garage door open all year round. Night and day.
- Tearing down old homes to build new homes rather than remodeling the old homes is affecting the ascetic of the neighborhood. Also larger expensive homes are not selling because of the large tax bills.
- I feel like the tax abatements encourage developers to tear down beautiful, charming old homes and build West Chester-style McMansions in their place. If you're lucky they just build one home. If you're unlucky you get the mini subdivision on Herschel that has no character or charm and ruins the look and feel of the neighborhood. I feel like the abatements encourage people to sell to developers rather than potentially a young couple looking for their first home or someone who would rather fix up an older home or maintain the charm of an old home.
- Others are paying more to offset some paying none. Developers able to acquire homes and then tear them down. Also puts homeowners that don't have one at disadvantage trying to sell home against ones that have. No one in a house over \$500,000 should ever get an exemption. Highly desirable neighborhoods like Hyde Park, Mt Lookout, and Oakley properties should be exempt from tax abatements. Should apply to areas like Evanston that is trying to draw people to live there. This causing overcrowding at schools when can tear down 1 historic house and build 5 in its place or tear woods and build 40-50. It has caused huge traffic problem on roads as Linwood is full at all times of day leading people to fly down residential roads like Herschel.
- This neighborhood is not one where tax abatements are necessary and investors are placing their money here when other areas of the city need the investment much more.
- They've distorted the free market. Recently a woman in Mt Lookout who built a new \$900,000 home told the Mt Lookout Community Meeting folks that she built the home but if it weren't for the tax abatement she couldn't afford the taxes. Think about this statement. How backward is this? It's like saying I bought a new Mercedes but can't

afford the car payments. Government screwed around with housing and we all know it blew up on our economy in 2008. We are en route doing the same thing w abatements. We need to follow the simple but clear rules of SUPPLY & DEMAND. In HP ,Mt Lookout, Clifton etc., demand is greater than supply— yet we are creating more demand by offering unneeded abatements we're throwing jet fuel on a bonfire. It also creates an unfair marketplace. Developers are beating John & Mary Smith to purchasing homes as many developers are either realtors or work closely w realtors. Lastly, why should we subsidize the wealthy building their 1.5 million dollar dream home in Hyde Park?

Answer: We shouldn't. And if we are, we should have our heads examined.

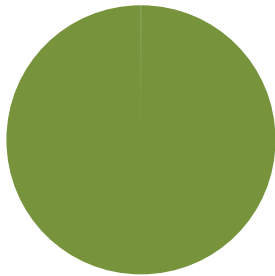
- So many neighbors constantly talk about "new ugly" houses/developments in Mt Lookout. Those in abated houses (paying little to Nothing) talk about going to dinner at Boca and their new Audi SUV, and comment on how they love their new house, all the while we their neighbors are paying \$20,000 in taxes and NOT going to Boca and Driving new Audi SUV's. Animosity galore. Use your 3rd grade "what is right and what is wrong" deductive skills and you will stop tax abatements in Mt Lookout and Hyde Park
- Developers have bought 3 properties on our one short block and crammed in houses which don't meet code
- It has caused the taxes to increase for all of us. Ours has risen to over \$12,000 and on the day the city announced a \$34 million shortfall I received a report that said the tax abated properties amount was \$34 million. So the tax is being paid by those of us who continue to live in the neighborhood. When tax abatements are discussed among neighbors and friends, the universal question is "Why does someone living a million dollar house need a tax abatement. I hear people who are doing that brag about their good fortune and rather than get in a tit for tat discussion, I make myself turn and walk away.
- The abatements encourage tearing down of old homes and creation of large homes for wealthy people who get tax abatements.
- I moved in in 1995, there were 13 houses on spacious lots with large trees and green spaces. We have combined sewers and until recently maybe 3 or 4 storm drains, no curbs. My house is from 1904 according to the tax data. The footprint has changed once before I bought the house. I have totally rehabbed 2 bathrooms and removed a third one. Just other regular maintenance for the most part. Since I moved in one large lot was divided to build a large new home. Two old homes were destroyed, their lots divided into small parcels and 5 new homes were built. All with tax abatements. The sewers are old the street is small the traffic has increased, each new home has 2 cars, the trees are gone and I fear the sewers are overloaded. The street has parked cars all the time. When we have big rains the water washes down drives, through yards to seek the lowest points. It's certainly changed and I would say not for the better. There are many reasons Mt. Lookout is a popular place and one of them was the greenery and beauty of old homes with large lawns and mature trees. I think the tax abatement provisions have spoiled a lovely in the city neighborhood. It makes me very sad.
- I am concerned that tax abatements have encouraged the demolition of existing homes and lot splitting.
- The infrastructure in my neighborhood is deteriorating and not able to handle the influx of new mega-homes on small plots of lands.

I am not aware of any impact (14 responses)

- Have not seen many improvements or other visible impact due to new homes/tax abated homes.

- No need to elaborate
- I don't know what the impact will be! I would say that the new homes constructed have been planned out very well. The architecture of buildings that I have noticed seem to fit in very well with existing homes. However, I don't know how the tax abatements will affect our property taxes in the future. I believe tax abatements give developers and builders an advantage to ask a much higher selling price which will affect surrounding property values. I hope abatements will not result in higher evaluations of existing homes. Existing home owners, especially, seniors who have been in their homes for a long period of time will be hurt the most. Maybe a longevity discount should be given when calculating a new property tax base. Abatements are given over a too long of a period. Most homeowners buying these homes probably will not stay the full abatement period. Abatements should not be transferrable so the true value of a home will be reflected in the future sale price.
- There has been a lot of tear downs and rebuilds in the general neighborhood. Our street is relatively new with some homes build before abatements (1999) and some with abatements. Some lower price properties are being torn down and replaced with high priced properties. This is not necessarily an improvement. It over inflates the prices on homes who don't have to pay their fair share of property taxes and devalues homes that are paying their fair share.

Mt. Washington

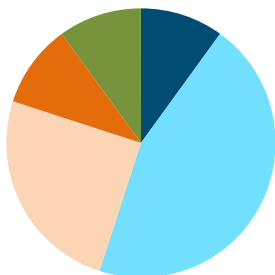


I am not aware of any impact (1 response)

- No comment

Not aware of impact: 100%

Northside



Very Positively (2 responses)

- I was able to purchase my first home because of a tax abatement. Current property taxes by neighborhood should be a crime.
- It gave me the chance to build a cottage for my 92 year old mother rather than go into a facility

Very positively: 10%

Positively: 45%

Negatively: 25%

Very negatively: 10%

Not aware of impact: 10%

Positively (9 responses)

- There are many renovations resulting in abatements, my house included. The abatements are a great selling point for all age groups.
- Allowed some young folks to purchase in our neighborhood
- They've promoted redevelopment of vacant and abandoned single-family houses as well as derelict buildings like the American Can that sat vacant for over a decade.
- Many homes in Northside are being rehabbed after years of neglect by absentee owners and the City/code enforcement. I am not convinced that all these rehabs would not have happened without an abatement, though certainly some may not have happened. However, the effect is that wealthier newcomers pay lower tax amounts than longtime residents, while longtime residents get stuck with a higher tax bill now that their new neighbors' homes are bringing up values neighborhood-wide. Seems to be punishing those who stayed, took care of their homes, and paid their taxes diligently in favor of subsidizing people moving back into the city.
- Tax abatement have incentivized rehabbing homes like the home I own which was previously abandoned and a blight on the neighborhood. My family brings our financial and intangible gifts to the neighborhood and make it a better place to live. Tax statements are part of that incentive for us to move to a neighborhood which still has issues and challenges.
- I think higher income owners have ultimately made the area safer. Police response has increased and gang activity has somewhat moved away.
- Encouraged property improvement, reduced blight
- The can lofts apartments are iconic and tax abatements made it possible
- Houses that were run down are being rehabbed, which increases property values.

Negatively (5 responses)

- Many homes in Northside were tax abated to encourage renovation of older/abandoned properties. Since that time, the market has become extremely competitive and prices have skyrocketed. There is no need for the abatement any longer. However the tax abatement is still in place, and now all the new homeowners aren't paying in to the tax system causing a lack of resources.
- I think tax abatements contribute to over-inflated home prices, because they allow people to buy homes they wouldn't otherwise be able to afford. I would imagine tax abatements also contribute to funding shortages for public schools, resulting in the need for more levies.
- The tax burden is slowly being shifted city wide away from the wealthier and newer homeowner to those with lower incomes who have been around long enough to miss out on these tax loopholes.
- It is the general loss of revenue to schools and local governments when many people are stuck in poverty addiction etc. I am for improvements aimed at the population we actually have, not those folks we'd rather have living here.
- well, the abatements started out as a positive, but then everything shifted so fast and there was no mechanisms/money to purchase 2 families, 4 squares and other larger apartment complexes and KEEP them for the low-income \$400 and less for two bedrooms...now a lot of low-income have been pushed out

Very Negatively (3 responses)

- Seniors and people with disabilities are being forced out as subsidized house flippers destroy the community.
- They don't pay taxes and our taxes are increased
- It is causing people to flip houses, they then charge ridiculously high prices for houses so pushing out the middle income folks, have not seen many of these high end owners showing up to participate in our community. Then they move and try to flip their houses. And what is this doing to funding our schools? And why do these people not have to pay property taxes when I have paid for years. I remodeled my house, could have applied for a tax abatement but chose not to because I'm willing to do my share. Use these in lower price hill, Fairmount and camp Washington.

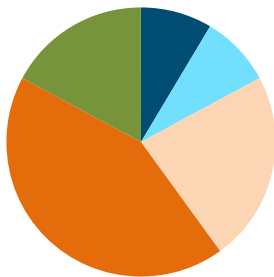
I am not aware of any impact (1 response)

- I have only owned my home for a year and am still getting acquainted with my neighbors. I personally do not feel informed enough yet to say.

Oakley

Very Positively (3 responses)

- Tax abatements have beautified our neighborhoods in Oakley. It has allowed for my family and other young families to purchase older homes that have been remodeled. The abatements have allowed for early century homes to keep up with the 21st century.
- There are many run-down houses that could be fixed up, but the expense of a large scale renovation and property tax could be cost-prohibitive. Lower property taxes or abatements could possibly also increase the number of owner-occupied homes which would be favorable.
- Houses torn down & replaced with non-conforming styles. Way too many condos, apartments, & townhouses. Plans for more on the old Trail-mobile & Kenner property. The in-frastructure can't handle it either. Plus we have to make up shortfall in taxes. Not good planning at all, just catering to a selfish group



Very positively: 9%
Positively: 9%
Negatively: 23%
Very negatively: 43%
Not aware of impact: 17%

Positively (3 responses)

- They are great for drawing new construction to the area
- The abatements have encouraged growth and development. I think the majority of issues are when a single family has been torn down & they replace with multiple dwellings. This can be managed through other codes.
- No comment

Negatively (8 responses)

- It keeps bringing in very expensive houses 500k-650k, and prices alot people out of being able to buy in the area.
- Our taxes have gone up a lot
- Made our property taxes rise a lot

- Make out home values go way up
- There are mini mansions being built all over Hyde Park and Oakley after they tear down a property and build this mansion. That isn't benefitting anyone but the wealthy.
- Within the price range of the neighborhood, the abatement is unnecessary and unfair to those who pay full taxes.
- The tax abatements are on new or newer homes that are expensive. These houses are not required to pay their share of taxes but the older/established homes are being faced with property tax increases every year
- Houses torn down to build high income houses.

Very Negatively (15 response)

- People who build mansions worth near a million dollars get long tax abatments and then the middle class bears the onus of the leftover tax bill. In less than 5 years owning my home in Oakley my property taxes have gone up 50%. If this keeps up then I can't see us being able to stay in our current neighborhood. Our tax bill is almost as high as our mortgage payment.
- People are buying and tearing down perfectly good homes on streets that are vibrant and building much bigger more expensive homes and NOT PAYING properly taxes. These are people who can clearly afford to buy elsewhere and pay more. However our neighborhood is being taken over and it's causing those who've lived here for years to pick up the slack and pay far more than our fair share if the taxes. If our homes were dilapidated and we needed people to come in and fix up the neighborhood that would be different. This tax break is hurting us and our neighbors immensely.
- I can't afford taxes because of all the abated houses. New Houses are selling for 600k. Oakley, Hyde Park, Mt lookout doesn't need abatements. Our neighborhood doesn't need revitalized and we're just subsidizing the rich with these abatements.
- It's very unfair that developers will destroy a neighborhood and don't have to pay taxes and then when things fall thru leaves vacant land/buildings and then don't keep up the property. Us as homeowners suffer and still have to pay taxes.
- Granted people on our street have "flipped" their homes; HOWEVER due to rising taxes I will be forced to sell. What "rebates" i.e. homestead etc. doesn't help!!!!
- Abatement sin desirable neighborhoods like Oakley do nothing but encourage tearing down homes, squeezing multiple homes on lots and they mean the rest of us have to pay more taxes while those in million dollar homes pay even less. There is no reason to incentivize building new homes in already desirable neighborhoods.
- All these "flipped houses" are using cheap material and getting a tax abatement on. They have no accountability if something happens to that property. This is going to hurt the taxpayers who have to make up for that.
- At least 4 houses on my street have been torn down and replaced with \$500,000+ homes; the sidewalks are a mess during construction, and the new houses don't fit in with the neighborhood's character.
- It's terribly unfair that I'm paying more in taxes than most the half million dollar homes in my area. I have 5 rooms and an unfinished basement. My house is very small and the fanciest thing in my house is my dishwasher. No granite counter tops or stainless steel appliances! Plain Jane!
- The abatements have been going on too long now. It seems the folks that have lived in the area the longest are paying, via property taxes, to support the need for upgrade of all the infrastructure. I am afraid as I get older and my income becomes fixed, that I will not

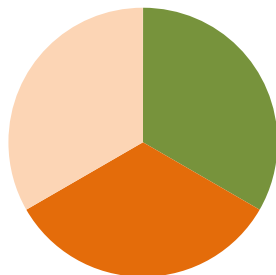
be able to stay in my home because of property. Taxes and utilities. Oakley has become too crowded with vehicles and it is dangerous to drive or walk in the area at certain times,

- We just purchased a new home and with that purchase we are benefiting from a tax abatement on the improvements of our new house, completed by the previous owners. We still pay a considerable amount of property taxes each year. I take serious issue with \$500k+ houses that come with \$200-300k tax abatements. Any person who can afford a house at that price must also pay their fair share of taxes. Tax abatements on new construction homes in neighborhoods like Hyde Park, Mt. Lookout and Oakley have become welfare for the rich. It is also incentivizing developers and buyers to tear down old homes and build new ones, often out of character with the neighborhood. The city, and more importantly, its residents, need that money for infrastructure improvements, investments in our public school system, and subsidies for those aforementioned seniors and those with disabilities who cannot afford their taxes. I understand the need for these abatements in neighborhoods that are struggling, but they are not at all working for anyone in HP/ML/Oakley except for rich developers and rich buyers.
- Everyone else is burdened to pay the fair share of the abated taxes. School taxes are extremely high and if all homes were taxed to their full value everyone else would be able to pay less. As the value of homes in my neighborhood rises new homes are being built for \$600k+ and not paying taxes. My neighborhood (Oakley) is an extremely popular neighborhood and there is no need for abatement incentives here.
- I think it is disgusting that high-income individuals purchase new construction in highly desirable areas and receive tax abatements. Why should I subsidize homeownership for these individuals? The Oakley housing market is brisk - we don't need incentives for people to come live here. It also encourages the destruction of historic homes. Tax abatements should be for those struggling in our communities - not a loophole that subsidizes people that can obtain half-million dollar plus mortgages.

I am not aware of any impact (6 responses)

- I am not aware of direct impact relating to abatements, but am concerned that newer residents and/or developers could be skirting payment of their fair share when it comes to taxes.

Other (Fairfax)



Very negatively: 33.33%
 Negatively: 33.33%
 Not aware of impact: 33.33%

Negatively (1 response)

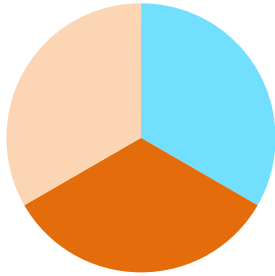
- The tax burden of these abatements then fall on the rest of the tax payers in the neighborhood. Also a lot of these properties are high price point properties of people who can afford these taxes!!

Very Negatively (1 response)

- Most people in our village have lived here for generations but as they become senior citizens they often struggle with paying the taxes that they have paid for decades. Then someone comes in and buys a new home and doesn't pay taxes. Property taxes continue to climb and will eventually lead to fore closures once tax abatements run out. The new homes are built so close to other houses, it makes our village look not like the once charming place it once was...

I am not aware of any impact (1 Response)

Over-the-Rhine



Positively (1 response)

- OTR was one of the most distressed communities when the tax abatement law was passed. It made sense for this to help distressed communities, but quite unnecessary for Mt. Adams, Hyde Park, Mt. Lookout and probably even OTR now that the market forces are strong

Positively: 33.33%

Negatively: 33.33%

Very negatively: 33.33%

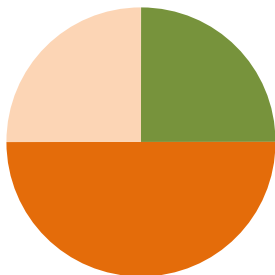
Negatively (1 response)

- I have noticed a large disparity in selling prices between the condos in OTR with 10 year abatements, vs. those whose abatements are close to running out. I have also been shopping for a house in Northside, and a tax abated house will typically sell for \$60,000-\$80,000 more than a comparable non-abated house in the same location. I think tax abatements at one time were needed, but are causing way more harm than good in the current housing market.

Very Negatively (1 response)

- Large developers are given tax abatements, as well as other large public subsidies, to build high-end housing that don't serve the needs of existing residents. This in turn drives up property taxes and rents for existing residents. The slumlord who owns my building was given a tax abatement, yet they raise rent 3% annually while the building falls further into disrepair. The loss of tax revenue is also detrimental to those who depend on public services and public schools. Ultimately they enrich already wealthy and politically connected developers at the expense of existing residents which furthers the divide between the rich and poor, and drives more of the existing community into poverty and homelessness.

Pleasant Ridge



Negatively: 25%

Negatively (1 response)

- Why are we paying high taxes on our home with a value of \$150k so someone in Hyde Park or Walnut hills can live in a completely redone house when they have tons of money?

Very Negatively (2 responses)

- Increases property values beyond reality. Encourages tear downs which destroy community cohesiveness. Hurts the community by giving Cincinnati fewer dollars for needed services. Rewards speculators while adversely impacting

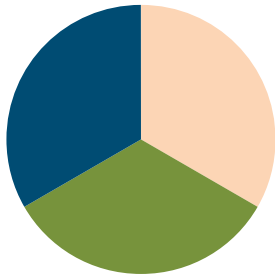
Very negatively: 50%

Not aware of impact: 25%

seniors who want to stay in their homes but must shoulder the taxes being saved by younger rich people.

I am not aware of any impact (1 response)

Spring Grove Village



Positively: 33.33%

Negatively: 33.33%

Not aware of impact: 33.33%

Very Positively (1 response)

- They've made houses redone by our CDC more attractive to buyers

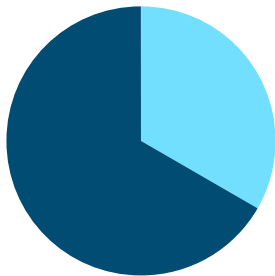
Negatively (1 response)

- When developers tear down good homes, revalue the lot only then build an expensive home with huge tax abatement, it lowers the city's tax revenue used to help all neighborhoods.

I am not aware of any impact (1 response)

- Not sure. I know they helped incentivize recent renovations by the VDC, but don't know much more about their implementation and extent within the neighborhood residential properties and businesses. I'd like more information on this at a neighborhood specific level but don't know where to loo

Walnut Hills



Very positively: 33.33%

Positively: 66.66%

Very Positively (2 response)

- New houses are being built and old, vacant one are being rehabbed, partially due to the abated taxes. I would not have purchased my house without the tax abatement.
- They are encouraging the redevelopment of long vacant buildings that would have not been feasible without them.

Positively (4 responses)

- When I purchased my condo it was tax abated. I enjoyed being able to pay for home improvement projects instead of paying taxes. During that time taxes increased but I didn't monitor it since I wasn't paying for it. When the abatement expired it happened to coincide with several unrelated expenses in my life and I was caught off guard by how much taxes now cost. My home is no longer easily affordable.
- There have been good results but it is starting to change. More irresponsible developers are coming.
- Abatements make it economically viable for people to redevelop neglected buildings and

can encourage business investment. However, there would be less of need for this if taxes are kept at levels that are not excessive.

- Tax abatements enable the financing package to make it feasible for a developer to do a project.