



March 19, 2024

Cincinnati Planning Commission and City Councilmembers:

Mt. Airy Community Urban Redevelopment Enterprise (CURE) is the Mt Airy neighborhood's Community Development Corporation. Our organization is focused on the strength and revitalization of the Mt Airy business district and the nearby community. Together, our board has discussed at length the current proposals and measures that have been assembled to create the most recent reform suggestion nicknamed "Connected Communities". **I write today to voice CURE's full support of the Connected Communities proposal.**

Zoning reform and building code reform are a key element to mitigating the housing crisis and addressing both the costs and limited options for people in Cincinnati and folks looking to move to our region. The density and parking revisions that have been suggested will be excellent steps toward lowering the cost of construction and creating more development opportunities in the city.

While many of the benefits of the current proposal do not directly affect our neighborhood, we are hopeful that Connected Communities will be used as a first step towards future reforms and city-wide improvements that equitably benefit each and every neighborhood. We are very familiar and fully support any proven methods to allow missing middle housing, and urge you to also consider expanding point access blocks (single stairs) as an amendment to our local building code. We are happy to partner with the City of Cincinnati and any other organization to help bring about additional development reform.

Sincerely,

Scott Hand, AIA, LEED AP BD+C  
Mt Airy CURE Board President and Architect  
[info@mtairycure.com](mailto:info@mtairycure.com)  
708-539-5511



# Human Services Chamber of Hamilton County

To Whom It May Concern:

3.22.2024

The Human Services Chamber of Hamilton County (HSC) is a 100+ member-based organization that strives to serve as the unified voice of the nonprofit sector. It is rare for us to endorse initiatives so when we do we want to make sure that they are ones that positively impact all of our members and their varied missions.

To that end, it is our pleasure to endorse the City of Cincinnati's "Connected Communities" initiative and the policies that may result from the goals contained therein.

Councilmember Reggie Harris first presented "Connected Communities" to our Housing Committee on February 7 and then again at our Policy Committee on March 20. It was at this latter meeting that the membership moved and unanimously voted to recommend endorsement of the initiative to the HSC Board of Directors.

The recommendation was also then unanimously approved by the HSC Board of Directors.

The HSC supports "Connected Communities" for numerous reasons, but one of the most principle is that, if actualized, the policies recommended in the initiative would make it easier to develop all kinds of housing throughout the city, thereby making more housing available for those who are most adversely impacted by our housing crisis and who our agencies most frequently serve. In fact, we were most heartened and moved by Councilmember Harris' clearly communicated prioritization of low-income Cincinnatians in his presentation of the plan.

The HSC would like to thank Councilmember Harris for his time, the Mayor for championing "Connected Communities," and the entirety of Cincinnati City Council for their efforts to make our city a more equitable and livable place for everyone.

Sincerely,

Mike Moroski

Jamie Steele

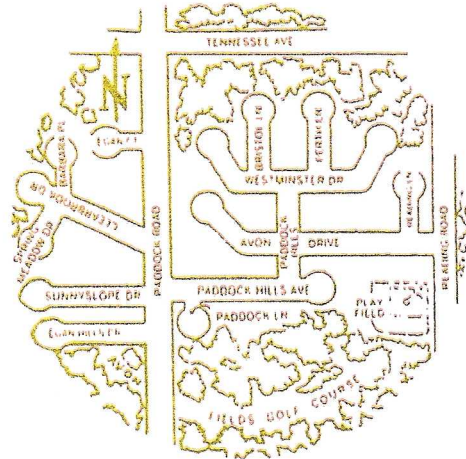


# Human Services Chamber of Hamilton County

Executive Director

Board Chair

# the paddock hills assembly



P.O. Box 16028 · Cincinnati, Ohio 45216  
*A Community Working Together*  
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April 7, 2024

**Dear Cincinnati City Council,**

After educating our neighbors and having a lengthy discussion with them on the details, we are writing to express our firm opposition to the proposed zoning changes for Paddock Hills as part of the Connected Communities initiative. While we appreciate the City's goal of increasing housing affordability, the current proposal subsumes our entire neighborhood as we are entirely within a half mile of Reading Road and would have numerous negative impacts on our neighborhood and on the City as a whole.

**Our primary concerns include:**

- **Loss of Neighborhood Character:** The proposed changes allowing 2-3-4 family dwellings in currently single-family areas would fundamentally alter the historic and architectural character of Paddock Hills.
- **Parking Issues:** Parking is already a major concern in Paddock Hills. Eliminating minimum parking requirements would exacerbate this issue, creating safety hazards and hindering access for emergency services.
- **Density and Infrastructure:** The proposed increases in density in multi-family areas, without a corresponding plan for infrastructure improvements, could strain essential services and negatively impact quality of life.
- **Reduced Regulations:** The proposal regarding reducing regulations lacks specifics. The current regulations were introduced for good reasons. While simplifying the regulations may be valuable, simply reducing or abandoning them for the sake of expediency would have long term negative effects.
- **Improper Process:** Concerns have been raised about whether this effort is following the City Charter process for introducing new legislation including iterations with the Planning Office and direct communications from them to the communities impacted.

*"An interactive community of integrity and commitment"*

**Alternative Solutions:**

We believe there are alternative solutions to achieve increased housing affordability without sacrificing the unique character of Paddock Hills. We urge the City Council to consider:

- **Targeted Incentives:** Explore financial incentives for developers to create more affordable housing options within the existing zoning framework.
- **Focus on Underutilized Areas:** Prioritize development in areas with existing infrastructure capacity and a higher potential for density increases.
- **Community Input:** Work collaboratively with neighborhoods to develop solutions that address affordability concerns while respecting the character of established communities.

**Impact Beyond Paddock Hills:**

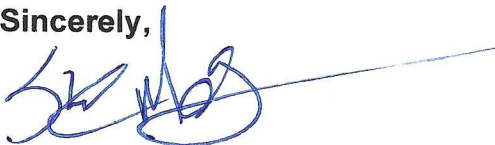
Paddock Hills is a unique, beautiful Cincinnati neighborhood. Starting in 1919 a wide variety of Tudors, Dutch Colonials, Cape Cods and homes influenced by Frank Lloyd Wright were built here. Since 1968, its natural and organic economic and racial integration has been a source of pride for the City.

But we are not the only unique neighborhood in Cincinnati. A one-size-fits-all approach to zoning reform will not effectively address the diverse needs of different city neighborhoods and would, over the long term, irrevocably alter them.

**Call to Action:**

We urge the City Council to reconsider the proposed zoning changes in Connected Communities. We believe a more nuanced approach that considers the specific needs of each community and prioritizes resident concerns is necessary. We are eager to work with the City to find solutions that achieve affordability goals while preserving the history and livability of Paddock Hills.

Sincerely,



**Steve Munday, President of the Paddock Hills Association,  
On behalf of the Board of Trustees and the Citizens of Paddock Hills**

cc:

Mayor Aftab Purva  
Vice Mayor Jan-Michele Lemon Kearney  
Council Member Victoria Parks  
Council Member Anna Albi  
Council Member Jeff Cramerding  
Council Member Reggie Harris  
Council Member Mark Jeffreys  
Council Member Scotty Johnson  
Council Member Seth Walsh  
Council Member Meeka Owens  
City Manager Sheryl Long  
City Planning Director Katherine Keough-Jurs

## Halt, Andrew

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**From:** Keough-Jurs, Katherine  
**Sent:** Wednesday, April 17, 2024 11:19 AM  
**To:** Halt, Andrew  
**Subject:** FW: [External Email] Paddock Hills Position on Connected Communities

Please place in the correspondence file. Thanks!

---

**From:** Paddock Hills Trustee <paddockhillssassembly@gmail.com>  
**Sent:** Wednesday, April 17, 2024 11:13 AM  
**To:** Harris, Reggie <reggie.harris@cincinnati-oh.gov>  
**Cc:** Long, Sheryl <Sheryl.Long@cincinnati-oh.gov>; Keough-Jurs, Katherine <Katherine.Keough-Jurs@cincinnati-oh.gov>; #COUNCIL <#COUNCIL@cincinnati-oh.gov>; Ricksecker, Gus <gus.ricksecker@cincinnati-oh.gov>; Fambro, Keizayla <Keizayla.Fambro@cincinnati-oh.gov>; Willingham, Jack <Jack.Willingham@cincinnati-oh.gov>; Weber, William <William.Weber@cincinnati-oh.gov>  
**Subject:** Re: [External Email] Paddock Hills Position on Connected Communities

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Mr. Harris,

Thank you for your thoughtful and thorough response to our letter regarding Connected Communities. There are a few points that deserve comment.

- 1) Loss of Neighborhood Character: "All of our neighborhoods have a mix of 2-3-4-unit dwellings embedded into their fabric ..." Paddock Hills has and welcomes multi-family housing in our areas zoned as RN. That is, in fact, *part* of the character of our neighborhood. We do not welcome it in our SF zoned areas for the reasons stated in our previous letter.
- 2) Parking Issues: "There is no evidence to support that an increase in parked cars will create 'safety hazards' or 'strain essential services,'..." One is, to say the very least, incredulous. While I am sure some government agency somewhere has spent the money to quantify the obvious, I will simply state it. Less parking (and a reduction in minimums will result in less parking than would otherwise be present), means more cars in the surrounding neighborhoods, which means more traffic from more people not familiar with our neighborhoods, which means more potential accidents and more difficulty for Fire, Ambulance and Garbage vehicles to get through our narrow, residential streets not designed for this volume. Please tell me more about Residential Parking permits and "other measures".
- 3) Density and Infrastructure: One will certainly welcome proceeds from the Railroad Sale being used to improve infrastructure and City Services, but there is nothing in this legislation that covers this. Passing one without the other is a non-starter. Also, increasing density to increase tax base to increase infrastructure to support increased density is a bit circular.

4) Reduced Regulation: It is a general neighborhood concern that zoning variances are routinely given favoring builders over community members. It is in these “rubber-meets-the-road” interactions with the City where Neighborhood-City trust is made or lost. That said, please clarify where this is in the draft legislation. The only things I have found appear to be changes to the Zoning Appeals process that seem contradictory. In one spot it says things must be appealed through the Common Court of Pleas. In other places it still seems to refer to an obligation of the Zoning Board of Appeals. Please direct me to the relevant portions.

5) Improper Process: This was not an accusation. It was a statement: “Concerns have been raised...” We had received no communication from the City Planning Commission on Connected Communities until a few days *after* our letter was sent to City Council. This seems at variance with correct practice as I currently understand it. I am still learning about the City Charter legislative process and welcome your point of view.

As President of the Paddock Hills Assembly, it is my job to educate and represent my neighbors and their point of view on policies to the City. I have issued several emails to our community and hosted a well-attended Community Council meeting in March where we discussed the proposed Connected Community policy in detail. We discussed and voted on each aspect. While not unanimous, an 80-90% majority of those present voted to oppose each aspect. In all of these dealings I have faithfully and factually represented the proposed policy to the best of my ability. I will accurately relay the arguments you made in your letter to our neighborhood in our next meeting.

One is aware that many other neighborhoods are also objecting to various aspects for various reasons. One size policy, by definition, does not serve the diverse needs of a diverse community. Now it is your job to hear these opinions and weigh them significantly in your decision making. A more nuanced, tailored approach is needed.

For your consideration,

**Steve Munday**  
**President**  
**Paddock Hills Assembly**  
[paddockhillsassembly.org](http://paddockhillsassembly.org)

On Thu, Apr 11, 2024 at 4:51 PM Harris, Reggie <[reggie.harris@cincinnati-oh.gov](mailto:reggie.harris@cincinnati-oh.gov)> wrote:

Steve –

Please see attached our response to the letter our office received. It’s been a hectic week, so thank you for being patient.

Additional engagement opportunities for Connected Communities can be found [here](#), and a full copy of the ordinance can be found [here](#).

Best,

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**From:** Paddock Hills Trustee <[paddockhillsassembly@gmail.com](mailto:paddockhillsassembly@gmail.com)>  
**Sent:** Sunday, April 7, 2024 6:45 PM  
**To:** #COUNCIL <[CityCouncil@cincinnati-oh.gov](mailto:CityCouncil@cincinnati-oh.gov)>  
**Subject:** [External Email] Paddock Hills Position on Connected Communities

Some people who received this message don't often get email from [paddockhillsassembly@gmail.com](mailto:paddockhillsassembly@gmail.com). [Learn why this is important](#)

**External Email Communication**

City Council Members,

Please find the attached letter from Paddock Hills regarding our position on Connected Communities. An individual response that considers the details of our letter would be appreciated.

**Steve Munday**

**President**

**Paddock Hills Assembly**

[paddockhillsassembly.org](http://paddockhillsassembly.org)





West End Community Council, P.O. Box 14335, Cincinnati, OH 45250

Date: 4/18/2024

Notice: West End Community Council Opposition to Connected Communities

On April 9, 2024, the West End Community Council executive board met and discussed Connected Communities' lack of disparate-impact safeguards for minority-segregated census tracts. The executive board voted unanimously to formally **oppose** Connected Communities as proposed.

On April 16, 2024, the West End Community Council general body met at the Lincoln Recreation Center, 1027 Linn Street (with the meeting also open to virtual attendees). The discussion included the following facts:

- 1) The plan's proposed boundaries exclude significant portions of majority-white census tracts throughout the city.
- 2) **The plan gives developers extra incentives to develop low-income, income-restricted units within the plan's boundaries regardless of current concentration levels of those types of units or the level of racial segregation.**
- 3) The City of Cincinnati reported to HUD in its current consolidated plan that "The Metro Bus Service and Family Poverty Rate map illustrates a correlation to low-income poverty rates residing along the bus stops" (2020-2024 Con Plan, p. 68).
- 4) The plan disproportionately targets predominantly black, segregated census tracts on these bus transit routes.
- 5) There is a current HUD administrative complaint against the City of Cincinnati for the historic and present-day discriminatory concentration of income-restricted housing in segregated majority-black census tracts.
- 6) That federal complaint states "Almost 82% of the combined total of all LIHTC and HUD assisted rental units in Cincinnati are in concentrated Black or African American census tracts in Black neighborhoods while only 18% of these units are in predominantly White census tracts in White neighborhoods."
- 7) The federal complaint states "the population receiving federally supported low-income housing in Cincinnati is approximately 90% Black and minority according to City records and HUD records."
- 8) The plan does **not** use incentives (zoning relief) or funding-allocation methodologies to steer income-restricted housing **away** from minority-segregated census tracts and **towards** white-majority census tracts.
- 9) The plan's foreseeable disparate impact will violate the Fair Housing Act as set out in 24 C.F.R. §§100.500 (a), 100.70(a), (d)(5) and the plan's reliance on the use of HUD PRO Housing funds and other federal funds for the affordability component will also violate Title VI of the 1964 Civil Rights Act. 42 U.S.C. § 2000d; 24 C.F.R. §§ 1.4(b)(2)(i); 1.4(b)(1)(iii); 1.4(b)(3), and other laws.
- 10) The lawyers who quantified the past discrimination and filed the complaint are career civil-rights attorneys who won a precedent-setting Fair Housing Act case at the U.S. Supreme Court.
- 11) There is an Enquirer article that documents the City of Cincinnati's failure to protect minority communities from disparate-impact (hard copies were available at the meeting) with legal citations, empirical data, and analysis: <https://www.cincinnati.com/story/news/2024/03/21/residents-accuse-cincinnati-of-discriminatory-housing-over-decades/72615326007/>

***A motion was made, seconded, and unanimously passed by the general body for the West End Community Council to formally oppose Connected Communities as proposed.***

Please accept this notice as a formal documented opposition to Connected Communities from the West End Community Council.

Respectfully,



Christopher Griffin  
President  
West End Community Council

Personal Note:

On April 12, 2024, Councilmember Reggie Harris sent a Connected Communities “call to action” email that stated “the NIMBY (not-in-my-backyard) opposition has already begun to take root, and we need your help...” The West End Community Council voted to request, and successfully obtained, an Urban Parking Overlay to remove parking requirements in our business district—a rarity in the city. The West End Community Council also voted to support hyper-density (multiple buildings over 20 stories) when presented by the developer. It would be a **malicious** use of **misinformation** to demonize legitimate civil-rights-based opposition as NIMBYism. The plan cannot allow historic segregation patterns to be solidified and exacerbated by discriminatory market forces and incentives from the City of Cincinnati. The plan must have safeguards to not allow or incentivize new income-restricted units in majority-black census tracts already saturated with those types of units.

My father was born in the West End and raised there until the age of eight. He and my other relatives were forced to move due to the construction of the Interstate 75 through his minority-segregated neighborhood. He came back to the West End and lived in a unit in Richmond Village (Arts Apartments) for 27 years. He and my brother were kicked out of that home for earning too much money after low-income developers with the support of the City of Cincinnati converted all 248 units (21 buildings) to 0-60 AMI%, in a minority-segregated census tract without a single home ownership unit. The City also supported the construction of two separate Tender Mercies buildings (57-unit 821 Flats, and 62-unit Slater Hall) on adjacent property lines on both sides, a new concentration of 367 contiguous units all within the past five years using public funds. This is called discrimination and I intend to prove it in court. Connected Communities simply further incentivizes this type of discrimination without a single anti-segregation, anti-concentration safeguard.

I’ve lived my whole life surrounded by the results of disparate impact on my black community from discriminatory actions by the City of Cincinnati. I’ve lost count of how many friends I’ve lost to violent crime. My sister’s 15-year-old son recently had a bullet graze his head during a drive-by shooting across the street from my apartment. I’ve walked by vacant storefronts for almost my entire life—a natural outcome when municipal actions intentionally lower the average median income of my neighborhood below \$15,000 by design. They say it takes a village to raise a child. Well, the municipal government decided to make the majority of inhabitants in my segregated village those in our society who failed to make at least 40% below the average median income for a host of reasons (lack of skills, lack of education, mental health conditions, lack of parenting, lack of motivation, etc.). You simply look the other way as the kids here in the village you designed are forced into segregated schools with zero socio-economic mixing because of your failed policies. You and your political predecessors share a large portion of the blame for their negative statistical outcomes including their violent deaths.

You may not fully understand the unintended consequences of your decisions or the lengths I am willing to go to end the City’s disrespect and discrimination against me, my family, and my community. The HUD administrative complaint should have served as a wakeup call for you, but your zeal for Connected Communities illustrates a failure of basic comprehension, a further embrace of discriminatory practices, and perhaps a premediated move to placate high-voter-turnout white census tracts that don’t want poor blacks living among them.

References:

Page 4 and 5 of the HUD administrative complaint’s statement of evidence paints a clear picture why it would be discriminatory for Connected Communities to incentivize new income-restricted units (including LIHTC) in the West End (and other minority communities like it) while excluding large portions of majority white-census tracts from the same incentives.

The chronology of the LIHTC allocations that the City approved, sponsored, and provided funding for in the historically Black and racially segregated West End neighborhood shows the perpetuation of that segregation. From 2011 to 2021, the number of LIHTC units in the West End nearly doubled.

**West End LIHTC allocations by year and number of units**

| Neighborhood | LIHTC Total Number of Units: | Credit Allocation Year: | Cumulative Number of LIHTC units in tract |
|--------------|------------------------------|-------------------------|---|
| West End     | 3                            | 1991                    | 3   |
| West End     | 28                           | 1991                    | 31  |
| West End     | 54                           | 2001                    | 85  |
| West End     | 114                          | 2002                    | 199                                       |
| West End     | 148                          | 2002                    | 347                                       |
| West End     | 58                           | 2003                    | 405                                       |
| West End     | 56                           | 2003                    | 461                                       |
| West End     | 91                           | 2004                    | 552                                       |
| West End     | 59                           | 2004                    | 611                                       |
| West End     | 106                          | 2005                    | 717                                       |
| West End     | 98                           | 2007                    | 815                                       |
| West End     | 70                           | 2009                    | 885                                       |
| West End     | 87                           | 2011                    | 972                                       |
| West End     | 57                           | 2012                    | 1029                                      |
| West End     | 67                           | 2014                    | 1096                                      |
| West End     | 223                          | 2017                    | 1319                                      |

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|  |     |      |      |
|--|-----|------|------|
| West End                                   | 62  | 2019 | 1381 |
| West End                                   | 21  | 2021 | 1402 |
| West End                                   | 348 | 2021 | 1750 |
| Total LIHTC units as of 2021               |     |      | 1750 |
| Total HUD assisted rental program units    |     |      | 2173 |
| Total LIHTC/HUD assisted rental as of 2021 |     |      | 3923 |

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WEEKEND, 1D

**City accused of misusing federal housing money**



Ten West End residents and advocates submitted a complaint to the Department of Housing and Urban Development accusing Cincinnati city leaders of systemic discrimination against poor, Black neighborhoods. PHIL DIDION/THE ENQUIRER

**Advocates allege Cincinnati leaders used funds to boost subsidized housing in poorest neighborhoods**

Sydney Franklin and Victoria Moorwood Cincinnati Enquirer | USA TODAY NETWORK

Cincinnati city leaders misled federal housing officials in an effort to cram more subsidized housing in the city's poorest, Black neighborhoods, a federal complaint argues. • Ten West End advocates, including community council leaders, property owners and a former city council candidate, submitted the complaint Monday to the Department of Housing and Urban Development, also known as HUD. They allege the city misused federal funding for years to steer low-income housing to these communities. Cities are supposed to spread out these projects to promote area income diversity under the Fair Housing Act and federal regulation.

As a result, they say, efforts to revitalize the neighborhoods stagnated, leaving residents to cope with the ills common in low-income areas of poverty. Residents who live in these places suffer from food insecurity, high blood pressure, lower life expectancy and the city's highest rates of gun violence.

The group wants the city to stop funding income-restricted housing in the West End and other poor, Black neighborhoods, and in-

stead direct these projects to Cincinnati's wealthier, white areas. They also want the city to fund a private, nonprofit housing agency to both monitor the city's and county's use of federal public housing funds and help low-income tenants find units in desegregated parts of town.

The Enquirer provided the complaint and

See HOUSING, Page 6A

**"What Cincinnati has done to a very thorough degree is use a variety of programs to bring about the same result: build more publicly-assisted housing. They've done this almost exclusively in Black communities despite the city's incredibly high degree of segregation."**

Laura Beshara Lead litigator for the federal complaint



Darbi Boddy has been absent from school board meetings for several weeks due to a protection order against her by another school board member. CARTER SKAGGS/THE ENQUIRER

**Darbi Boddy removed from Lakota school board**

Missed all meetings after stalking protection order

Madeline Mitchell Cincinnati Enquirer USA TODAY NETWORK

The Lakota Local Schools Board of Education voted to oust Darbi Boddy during a special meeting on Wednesday.

Boddy, whose tenure has been controversial since she joined the board in 2021, has been absent from board meetings since Nov. 20, 2023, due to a civil stalking protection order. Isaac Adi, another school board member, was granted the order against Boddy in September after he said she became aggressive and confrontational towards him.

"I have honestly not met a single person who believes that Isaac needs to be protected from me," Boddy wrote in a statement to The Enquirer after Wednesday's meeting. "Even those who like the outcome, know that it was a corrupt process that removed me."

Under state law, school board members who are absent from board meetings for 90 days can be removed "if such absence is caused by reasons declared insufficient by a two-thirds vote of the remaining members of the board."

Board President Julie Shaffer said the resolution to remove Boddy was brought forth "in an effort to create a fully functional school board."

Boddy was not at Wednesday's meeting. Adi abstained from the vote, and the three other members voted in favor of the motion.

Boddy told The Enquirer that the board's decision is a First Amendment

See BODDY, Page 4A

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## Housing

Continued from page 1A  
statement of evidence to city spokesperson Mollie Lair on Monday. She said Wednesday the city had no comment.

### Complaint says low-income housing too concentrated in Black neighborhoods

Nearly 82% of the city's low-income housing is crowded into over a dozen majority-Black neighborhoods, per the complaint. Census tracts within those neighborhoods contain poverty rates above 30%, according The Enquirer's census-backed Neighborhoods Report Card.

The complaint also alleges that, in a 2019 report required by HUD, the city failed to identify some of these neighborhoods as Black in order to build more subsidized housing there.

Concentrating low-income housing in these neighborhoods could be considered a civil rights violation since it can perpetuate segregation and limit housing choice. Under federal law, cities are discouraged from approving funding for new projects in impoverished minority neighborhoods already inundated with low-income housing. This defines the Fair Housing Act of 1968, which was the first federal law to prohibit housing discrimination on the basis of race.

West End Community Council president Chris Griffin says the complaint is a last resort. Heplead to the City Council and Mayor Aftab Pureval, both with statistics and harrowing stories about life in the West End, the city continues to direct funds to subsidized rentals in his community.

"I can tell you what's good and bad for my neighborhood," he said. "At the same time, I know we have less than 10,000 residents and our voting percentage is down. I don't think that's enough reason not to listen to somebody like me."

The firm behind the complaint, Dallas-based Daniel & Besha, P.C., has a track record of representing similar cases, including a U.S. Supreme Court victory for the Fair Housing Act in 2015. Lead litigator Laura Besha called Cincinnati's city housing act "beyond any remediated carelessness."

"It's a race to the bottom in Cincinnati in that the city is solely focusing on building out communities that are all or almost fully subsidized," she said.

### 'Somebody looked the other way'

The city and developers use federal funding to build low-income housing through several sources including:

- Community Development Block Grants, known as CDBG funds, are used to rehabilitate housing, assist homeownership and improve infrastructure, among other things. HUD typically gives Cincinnati over \$1 million annually, which the city uses a portion of to finance between four to 12 projects each year.

- The HOME Investment Partnership Program is usually used by cities to rehabilitate or build new low-income rentals or homes in partnership with area nonprofits. It can also be used for low-income rental assistance. HUD usually does out upwards of \$3 million to Cincinnati each year to fund this work.

- Low-income housing tax credits, administered by the state's Ohio Housing Finance Agency, provide developers or landlords with tax benefits ahead of construction. Mayors and city councils are encouraged to support project applicants with letters. Since 2020, 15 Cincinnati projects have been awarded \$24.3 million in annual tax credits, according to data from the Ohio Housing Finance Agency.

According to the complaint, Cincinnati's administration knowingly approved federal funding from these various programs to steer affordable housing to low-income, Black communities, and therefore away from white, non-Hispanic neighborhoods where affordable housing is typically harder to build.

From 2019 to 2021, for example, more than 80% of affordable housing projects were built in the West End, Walnut Hills and Avondale – historically Black communities with poverty rates above 40%, Lawyer Mike Daniels described these neighborhoods as "communities under siege" by the local government.

"What Cincinnati has done is a very thorough degree is use a variety of programs to bring about the same result: build more publicly-assisted housing," Besha added. "They've done this almost exclusively in Black communities despite the city's incredibly high degree of segregation."

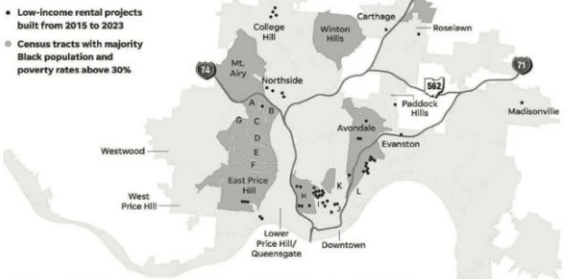
According to the city's five-year consolidated plan submitted to HUD, many of these communities are targeted specifically for CDBG funds because they are places where the city is strategically reinvesting money and resources. HUD's Affirmatively Furthering Fair



Developed by local nonprofits Over-the-Rhine Community Housing and Tender Mercies, the 62-unit Slater Hall was funded through the city's Affordable Housing Trust Fund. It sits behind a daycare and local recreation center.

### Where Cincinnati has funded low-income rentals since 2015

Here's where the city used federal funding to build over 50 low-income rental projects over an 8-year period.



- A. Villages at Roll Hill
- B. South Cumminsville
- C. Milvale
- D. English Woods
- E. North Fairmount
- F. South Fairmount
- G. East Westwood
- H. West End
- I. Over-the-Rhine
- J. Penitence
- K. Mt. Auburn
- L. Walnut Hills

SOURCE: Enquirer research. Sydney Franklin, Victoria Moorwood and Michael Nyerges / THE ENQUIRER



"If I had intentions of buying a house, it would have been when I was 20 years old, or certainly not at the age of 69 because it's a whole lot more than I personally can handle and afford," said Melvin Griffin, a displaced former West End resident who is part of the complaint. LIZ DOUGLAS/THE ENQUIRER

Housing Guidebook, updated every five years, cites improving access to jobs, transportation, education and the need for private investment, retail and grocery stores as part of community revitalization plans.

Federal money can also be used by cities to promote homeownership in renter-heavy communities. The complaint claims Cincinnati has historically failed to do this, furthering the city's racial wealth and home ownership gaps.

What Cincinnati does is not unusual, according to HUD data. "The checks and balances are supposed to be in place to stop this from happening," Galen G. Gordon, who owns a single-family home in the West End's Betsi-Longworth Historic District, said. "Somebody looked the other way and checked the box so we could say we have affordable housing in Cincinnati."

**Is this illegal?**  
Not only could the city be held accountable for violating Title VI of the Civil Rights Act of 1964, which prohibits the use of federal program funding to discriminate based on race, but it could also face violations within the Fair Housing Act.

In addition, the city could dually be condemned for not following multiple

federal regulations including enacting ordinances, policies and permitting rules that restrict or deny housing opportunities because of race.

City governments aren't the only entities responsible for upholding fair housing standards. Since they jumpstart projects, developers, real estate agents and eventually landlords must adhere to them, too.

Kim McCarty, 56, a West End homeowner of nearly 30 years knows this: "Make no mistake, the alleged civil rights failure falls squarely on the city," she said, "but it is the symbiotic relationship between the area's low-income housing developers that solidifies segregation."

### Two decades of saying 'We have a problem here'

Over the past two decades, city officials have publicly acknowledged Cincinnati's issue with concentrating poverty in Black communities multiple times. In 2001, former Mayor John Cranley's administration passed an impact ordinance meant to more strictly govern the city's approval process for low-income housing tax credits and use of federal block grants.

That ordinance, still under effect according to the complaint, calls for the

opposition of new projects in poor, Black neighborhoods unless they are dedicated to serving the elderly.

In 2012, the city published its community-driven 10-year plan for Cincinnati, which outlined goals to evenly distribute affordable housing throughout all neighborhoods and eventually approve public funding for mixed-income-only projects.

The city again cited concentration in a 2014 report to HUD, listing it as a barrier to fair housing.

As recently as January, Mayor Pureval announced during a press conference that reforming the city's zoning code could help give all residents more housing options, reduce rents and stop concentrating poverty. The rezoning proposal is currently under a community engagement period until it is expected to be voted into law this summer.

Despite all of this, the number of low-income housing projects in the West End alone has nearly doubled since 2012.

**Has this happened in other cities?**  
Successful litigation accusing cities and counties of concentrating poverty is rare, but the issue has gone to the highest courts in the United States.

• The most well-known case, still ongoing today, started in 1966 when six Black tenants of a Chicago public housing project filed a class-action complaint and a lawsuit against the local housing authority. The result of it was the establishment of the country's first-ever nonprofit to help voucher tenants find desegregated housing options.

• Another case in the 1980s brought by thousands of low-income Black residents against nine West Dallas suburbs, the city's housing authority and the nation's HUD also led to the creation of a similar fair housing organization and a \$22 million fund to create more units in predominantly white areas of Dallas.

• In 2009, New York's Westchester County was sued for misrepresenting its efforts to end segregation in white communities while securing federal housing funds. Along with a hefty settlement, the county was forced to spend \$52 million to develop 750 affordable housing units in neighborhoods with small Black and Latino populations.

Six years later, the U.S. Supreme Court ruled that, under the Fair Housing

Continued from previous page

Act, people can challenge government policies that have a discriminatory effect without having to prove discrimination was the intent. That high-profile, precedent-setting case came to the Supreme Court thanks to Daniel and Besha, the lawyers who filed West Enders' complaint.

Homeowner Noah O'Brien, 44, noted the importance of getting expert, out-of-state legal counsel for a complaint of this magnitude. "That's what makes this case different," he said. "The city has to know that this is not a little thing, and it's not going away... it's a lot harder to disregard [our lawyers] the way they have disregarded us."

### Recently funded projects in the West End

Adding more affordable housing isn't inherently bad. Cincinnati needs almost 50,000 more units to serve roughly the city's 84,000 low-income individuals, according to the National Low Income Housing Coalition. Local officials have made it clear they are committed to addressing this. But it matters where those units are built.

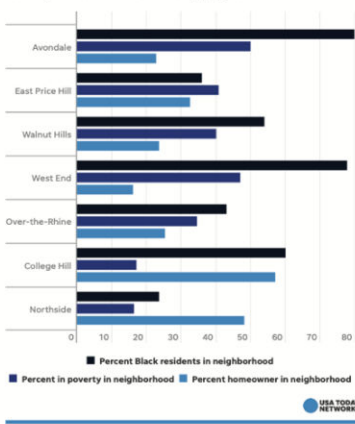
In Cincinnati's West End neighborhood, where 78% of residents are Black, over two-thirds of all housing is reserved for low-income people, according to Enquirer research.

Development on these low-income rental units hasn't slowed there. Slater Hall, a permanent housing complex for formerly homeless individuals with addictions or mental health disorders, warranted construction earlier this year in a census tract that already houses 22 other income-restricted buildings and no homeowners.

West End Community Council leaders begged city officials not to move forward with Slater Hall, emails obtained by The Enquirer reveal. City Council announced it would use money from its new Affordable Housing Trust Fund to build the complex on the same day it pledged these funds wouldn't further concentrate subsidized housing.

Neighborhood leaders again clashed with the city and the Cincinnati Metropolitan Housing Authority when the six-tiered wanted to add more low-income housing units in the form of a federally-funded Choice Neighborhoods community.

### By the numbers: Cincinnati's neighborhoods with the largest federally-funded low-income housing projects



■ Percent Black residents in neighborhood ■ Percent in poverty in neighborhood ■ Percent homeowner in neighborhood

In 2023, the city approved federal funding for more affordable housing in West End, Over-the-Rhine and East Price Hill.

### The cost of segregation

Cincinnati's segregation dates back to its founding, but the federal complaint shines a light on how current affordable housing policies may make the division between Black and white residents a matter of life and death.

For the first time since he started coaching the program eight years ago, Larry Collins had to cut his older baseball player's summer season short last year due to an increase in shootings near their practice fields across the West End and neighboring Queensgate. "A few kids are fearful about where

"No one is safe down here. No one has an exemption," she said. "It doesn't matter who you are or how long you've been down here. Bullets don't have names on them."

Melvin Griffin, 71, was displaced from his West End rental of 27 years after it was rededicated into very-low-income housing. He now lives in Roselawn – a roughly nine-mile drive away from friends and family – where he's overwhelmed with the upkeep of his single-family home and worries about his safety. Just last week, a UPS driver was shot and killed blocks from Griffin's house.

The financial future of a neighborhood is also at risk as wealth gaps also widen. Outside, private developers are less likely to build in areas with lots of low-income housing, so it's up to nonprofit developers or community development corporations to shoulder the burden of building.

### 'The city is going to get sued.'

"What's next?"

HUD could take weeks or months to review the complaint and conduct a fair housing investigation into the city's actions. Whether or not the agency charges Cincinnati with discrimination, the lawyers are confident that the residents behind the complaint can take the issue to federal court.

"For context, it's not like we're hiding anything," Chris Griffin said. "We told [the mayor] last year that the city is going to get sued."

A federal investigation isn't all the group is seeking. In the West End and neighborhoods like it, Griffin and the others want the city to:

- Stop approving zoning changes or providing tax abatements for low-income housing credit projects.
- Use funding and resources to build playgrounds, recreational facilities and improve infrastructure while trying to lure retail and grocery stores typically found in other neighborhoods.
- Use federal dollars to build single-family homes and city resources to develop low-income housing.
- Correct the imbalance, the group also wants the city to collaborate with suburban neighborhoods and cities to make room for more affordable housing in wealthier, white areas. Low-income residents in racially-segregated areas would have priority in renting these units.

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Continued on next page

[Mayor.Aftab@cincinnati-oh.gov](mailto:Mayor.Aftab@cincinnati-oh.gov)  
[ClerkOfCouncil@cincinnati-oh.gov](mailto:ClerkOfCouncil@cincinnati-oh.gov)  
[katherine.keough-jurs@cincinnati-oh.gov](mailto:katherine.keough-jurs@cincinnati-oh.gov)

801 Plum St  
Cincinnati, Ohio 45202

RE: CONNECTED COMMUNITIES

Dear Mayor Aftab Pureval, Council Members and Katherine Keough-Jurs,

As the current President of the North Avondale Neighborhood Association (NANA) and a resident deeply invested in the future and well-being of Cincinnati, specifically the North Avondale community, I must express my strong opposition to the Connected Communities ordinance currently under consideration. NANA recently voted and published their opinion on the following statement "North Avondale opposes moving forward with the Connected Communities proposed ordinance. The City of Cincinnati must provide the data and impact analyses that will allow for meaningful review, public participation and approval by the community council of the impacted neighborhoods".

**My Concerns on the Plan Include:**

1. The proposed change in zoning. Specifically, the elimination of single-family homes, and relaxed height restrictions and setbacks.
2. Reduction in parking requirements without a robust public transit system.
3. The Connected Communities proposal lacks safeguarding of neighborhood character resulting in the destruction of the unique charm of our community.
4. An accelerated decision, a sham of a public engagement process. The proposed ordinance was already drafted and sent to the Mayor on April, 17, 2023. In addition, the original plan was written by the Urban Land Institute on June 22, 2021 therefore, our comments and participation cannot be meaningful.
5. The plan does not consider community-driven development for North Avondale's historic, architectural and cultural preservation.
6. Potential impact on the environment, greenspace, police, fire, sewer, storm water and water mains have not been considered in the plan.

Additionally, I believe the following points need to be addressed prior to any council vote on Connected Communities.

1. Unintended Consequences – A more recent Urban Land Institute study found that less restrictive zoning regulations increased housing supply, but not for renters and low income peoples. Also, detrimental increases in housing density led to less affordability and increased incidents of crime.

Though I agree that increased investment in subsidy programs and affordable housing development is necessary, these zoning changes will only exacerbate the problem by further concentrating poverty and promoting higher cost rentals/ increased homeownership costs in the Connected Communities areas by driving out the affordable housing opportunities.

2. Fairness - Existing homeowners have purchased and invested in their homes under the current zoning regulations. Arbitrarily changing these zoning regulations after the fact to allow multi-family housing in historically single family neighborhoods will decrease their property values and neighborhood dynamics that may have appealed to them when they chose to live in a particular neighborhood.
3. Absentee Landlords - Unfortunately Cincinnati has a horrible history with out of town investors and landlords. These zoning changes will only exacerbate this issue and increase the potential for out of town investors dividing-up single family homes as investment opportunities. Unless the zoning requires owner-occupancy for an extended period of time, this will occur (unlikely legal to do so).

North Avondale stands as an economically, ethnically and socially diverse neighborhood that needs to be protected from a plan that does not consider these values. I hope that the city will respect my concerns and not move forward until my concerns are addressed.

Sincerely,

Sarah Koucky  
President  
North Avondale Neighborhood Association



April 24, 2024

Via email: [planningi@cincinnati-oh.gov](mailto:planningi@cincinnati-oh.gov)

City Planning Commission  
Cincinnati, Ohio

Dear Members of the City Planning Commission

Affordable Housing Advocates supports the goal of the Connected Communities proposal to reduce barriers to multifamily housing development and to increase housing options around neighborhood business districts and major transportation corridors.

While these transit and density focused changes are useful to promote housing options and livable neighborhoods, Connected Communities lacks meaningful ways to close Cincinnati's affordable housing gap for lower income households. As you know, over 25,000 very low-income households are living in housing that is unaffordable and in poor condition. As a result of the affordable housing gap, they are in constant risk of losing housing or are already homeless, in shelters, doubled up or on the street because.

AHA urges the City to incorporate critically important affordable housing policies into the Connected Communities proposal:

1. Affordable housing inclusion tied to City support: Multifamily rental housing benefiting from relaxed zoning requirements and City tax abatements should be required to include a meaningful proportion of units affordable to low-income households.
2. Accessibility and visitability requirements: robust standards promoting inclusion and access for people with disabilities are essential to new city-supported developments, especially in business districts and along transit corridors.
3. Protections against displacement: As zoning changes are relaxed, redevelopment will likely displace and disadvantage some long-term residents. Connected Communities must include strong eviction protections for tenants, financial assistance for legacy homeowners, and financial relocation assistance for displaced residents.

In addition, the City must fully fund the affordable housing trust fund annually with emphasis on housing development for very low-income households. The zoning incentives of

**Affordable Housing Advocates**  
P.O. Box 19316, Cincinnati, OH 45219  
[staff@affordablehousingcincinnati.org](mailto:staff@affordablehousingcincinnati.org)

*Mission: To promote the availability of high quality, safe, accessible, affordable housing in the Greater Cincinnati Area.*



April 24, 2024

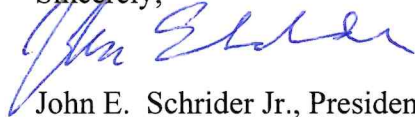
Page 2

Connected Communities as proposed will not be sufficient to facilitate housing development for this sector of the housing market.

If the City of Cincinnati expands the Connected Communities proposal with these best-practice policies, we can achieve the goal of vibrant and inclusive neighborhoods and close the housing affordability gap.

Thank you for considering AHA's comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Schrider Jr.", written in a cursive style.

John E. Schrider Jr., President  
Affordable Housing Advocates

CC Mayor Pureval and Cincinnati City Council Members  
Katherine Keough-Jurs

## Urbancsik, Jesse

---

**From:** College Hill Forum Community Council <info@collegehillforum.com>  
**Sent:** Thursday, April 25, 2024 5:07 PM  
**To:** Cincinnati City Planning  
**Cc:** Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Johnson, Scotty  
**Subject:** [External Email] Fwd: Opposed to College Hill Connected Communities plan

**Categories:** SH

You don't often get email from info@collegehillforum.com. [Learn why this is important](#)

### External Email Communication

City Councilmembers and City Planning and Engagement team,

See below forwarded email from two College Hill residents expressing **opposition to the Connected Communities legislation**. Please add their email to the packet to be presented at the May 17th Planning Commission meeting, added to City Council public record, as well as read publicly at the June city council meetings in which the Connected Communities legislation is being presented for votes (currently scheduled for June 4th and June 5th).

We have removed their personally identifiable information to allow them to remain anonymous.

Communications Committee Chair  
College Hill Forum Community Council  
[info@collegehillforum.com](mailto:info@collegehillforum.com)  
(513) 770-9588

----- Forwarded message -----

**From:** <REDACTED>  
**Date:** Thu, Apr 25, 2024 at 4:22 PM  
**Subject:** Opposed to College Hill Connected Communities plan  
**To:** <[info@collegehillforum.com](mailto:info@collegehillforum.com)>

Cincinnati needs more rental property, but the Connected Communities proposal for College Hill is an incredibly short-sighted strategy.

The plan is disconnected from the obvious reality that we would lose more than the marginal single-family homes. This would be bad for the neighborhood's diversity, property values and the city's tax base. Part of the attraction of College Hill has long been that it feels less crowded than many urban neighborhoods. The plan would obviously destroy that feeling.

The region also need more good-quality single family homes, but this plan would make that shortage worse. Our older housing stock needs homeowners who are willing to invest in their buildings and land,

but that would stop. Furthermore, there would be an exodus of homeowners , driving down property values.

Finally, all renters deserve to live in less crowded conditions than what this plan would provide.

The city abounds with vacant business and industrial property where apartments could be built with decent space.

Jeff and Margaret **REDACTED**

College Hill

## Urbancsik, Jesse

---

**From:** College Hill Forum Community Council <info@collegehillforum.com>  
**Sent:** Wednesday, April 24, 2024 10:40 PM  
**To:** Kelly, Ben  
**Cc:** Cincinnati City Planning  
**Subject:** Re: [External Email] Fwd: Connected Communities plan

**Categories:** AW

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Ben,

Thank you for replying on behalf of Council-member Victoria Parks, who is a College Hill resident herself.

To clarify the emails from the College Hill residents that were forwarded to her office yesterday, the concern is that previous Connected Communities engagement events were: (1) not “responsibly” communicated as opportunities for the purpose of drafting legislation and (2) not perceived as “honest” engagements due to the conceptual nature of the content. In fact, many feel that the 2023 engagements were intentionally misrepresented as “education” sessions to learn how city zoning works (similar to annual sessions the City conducts to learn how city budgets work) and not represented as being for the purpose of drafting actual legislation changes.

Several community councils (College Hill included) did not learn about the draft legislation efforts until it was released just two weeks ago, despite the document having a datestamp showing a transmittal of April 17th, 2023. Because community councils were not properly informed about the 2024 sessions via “direct” communication or intentional notices about these so-called Engagement Sessions, community councils were not able to inform the broader neighborhood to influence participation, nor able to participate as representatives of the broader neighborhood. The small engagement sessions, over a short period of time, with targeted / limited outreach has given residents the impression that the participants were hand-selected in an effort to “skew” the feedback and engagement data. As an example, the College Hill event you have listed below was merely a Pop-Up event held at a limited capacity coffee shop that opened in late 2023, as opposed to being held at a larger venues such as the College Hill Recreation Center.

It is for this reason we have received emails from College Hill residents stating opposition and/or requests for more time (ie. “real” engagement) in an attempt to express their concerns. Please include their original emails as community feedback to be included in the May 17th City Planning Commission hearing packet as well read aloud at both the two June Council meetings you mentioned below: (1) the June 4th Equitable Growth and Housing Committee meeting and (2) the June 5th City Council meeting.

Thank you in advance for your compliance to this request,

Communications Committee Chair

College Hill Forum Community Council

---

On Wed, Apr 24, 2024 at 3:39 PM Kelly, Ben <[ben.kelly@cincinnati-oh.gov](mailto:ben.kelly@cincinnati-oh.gov)> wrote:

Hi there,

Thanks for reaching out. It's important that each citizen fully get the opportunity to understand any legislation passed by Council.

Over the last three years, Council has hosted community engagement sessions to hear about people's opinions on housing. That resulted in Connected Communities, which was outlined by the Mayor in detail in January (<https://www.wvxu.org/politics/2024-01-29/aftab-pureval-zoning-reform-housing-density-connected-communities>). The city then held engagement sessions specifically about these proposed reforms on the following dates:

2/20 (Bond Hill)

2/28 (Price Hill)

3/12 (Zoom)

3/14 (College Hill)

3/20 (Northside)

3/21 (Avondale)

3/23 (Downtown)

3/27 (Madisonville)

4/11 (UC)

Public conferences will also be on Zoom on 4/25 and 4/30.

The full text of the legislation was released in early April. This was discussed in the Equitable Growth and Housing committee meeting at City Hall on 4/23, where citizens had the opportunity to speak as well.

The City Planning Commission will meet on 5/17 at City Hall where public comment will be held and Commission members will vote on the ordinance. It will then be discussed in at least three Council meetings in June. It will be introduced in an initial Council meeting early June, discussed at the Equitable Growth and Housing meeting the following week, and then later that week will have a final vote at a full Council meeting.

If the resident has any questions regarding the proposal or the schedule they are more than welcome to reach out to any Council office. Hope this helps, thanks!

**Ben Kelly**

Communications and Policy Coordinator, Office of Councilmember Victoria Parks

Office: (513) 352-5210

---

**From:** College Hill Forum Community Council <[info@collegehillforum.com](mailto:info@collegehillforum.com)>  
**Sent:** Tuesday, April 23, 2024 5:47 PM  
**To:** Cincinnati City Planning <[planning@cincinnati-oh.gov](mailto:planning@cincinnati-oh.gov)>  
**Cc:** Kearney, Jan-Michele <[jan-michele.kearney@cincinnati-oh.gov](mailto:jan-michele.kearney@cincinnati-oh.gov)>; Parks, Victoria <[victoria.parks@cincinnati-oh.gov](mailto:victoria.parks@cincinnati-oh.gov)>; Albi, Anna <[anna.albi@cincinnati-oh.gov](mailto:anna.albi@cincinnati-oh.gov)>; Johnson, Scotty <[scotty.johnson@cincinnati-oh.gov](mailto:scotty.johnson@cincinnati-oh.gov)>  
**Subject:** [External Email] Fwd: Connected Communities plan

External Email Communication

City Councilmembers and City Planning & Engagement team,

See below forwarded email from a College Hill resident expressing **potential opposition to the proposal if unable to receive additional time to thoroughly review the proposal prior to a final vote.**

We have removed their personally identifiable information to allow them to remain anonymous.

Communications Committee Chair

College Hill Forum Community Council

[info@collegehillforum.com](mailto:info@collegehillforum.com)

(513) 770-9588

----- Forwarded message -----

From: **Jane REDACTED** <redacted>

Date: Tue, Apr 23, 2024 at 5:31 PM

Subject: Connected Communities plan

To: [info@collegehillforum.com](mailto:info@collegehillforum.com) <[info@collegehillforum.com](mailto:info@collegehillforum.com)>

Hi,

I would like more time to understand this proposal, if possible. Otherwise, I don't think I would support it as presented.

Thanks,

Jane REDACTED

## Urbancsik, Jesse

---

**From:** College Hill Forum Community Council <info@collegehillforum.com>  
**Sent:** Tuesday, April 23, 2024 5:47 PM  
**To:** Cincinnati City Planning  
**Cc:** Kearney, Jan-Michele; Parks, Victoria; Albi, Anna; Johnson, Scotty  
**Subject:** [External Email] Fwd: Connected Communities plan

**Categories:** AW

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Communications Committee Chair  
College Hill Forum Community Council  
[info@collegehillforum.com](mailto:info@collegehillforum.com)  
(513) 770-9588

----- Forwarded message -----

**From:** Jane REDACTED <redacted>  
**Date:** Tue, Apr 23, 2024 at 5:31 PM  
**Subject:** Connected Communities plan  
**To:** [info@collegehillforum.com](mailto:info@collegehillforum.com) <[info@collegehillforum.com](mailto:info@collegehillforum.com)>

Hi,

I would like more time to understand this proposal, if possible. Otherwise, I don't think I would support it as presented.

Thanks,  
Jane REDACTED



2400 Reading Rd Suite 201B  
Cincinnati, Ohio 45202

American Baptist  
Churches, USA  
Miami Association  
Archdiocese of Cincinnati  
Cincinnati Islamic Center  
Disciples of Christ – SW Ohio  
Diocese of Southern Ohio  
JCRC of The Jewish Federation  
Ohio River Valley District  
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Congregations  
Religious Society of Friends  
of Greater Cincinnati  
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**David Tietsort**

Treasurer

**Margaret A. Fox**

Executive Director

**Holly Toensing**

Office Manager

March 21, 2024

Chair of Equitable Growth and Housing Committee  
& Committee Members  
City Council of City of Cincinnati  
Cincinnati, Ohio

Re: Changes Needed for Connected Communities to Work Locally

Dear Chairperson Jeff Cramerding, Vice Chair Reggie Harris  
and Committee Members,

MARCC, the Metropolitan Area Religious Coalition of Cincinnati, an interfaith coalition of judicatories (denominations), Delegates Council met last Wednesday, March 13. The topic was “Affordable Housing Is Still Knocking at Our Door.” The Connected Communities proposal came up, and its concept of “filtering,” as a way to create affordable housing. MARCC’s understands that “filtering” is when potential homeowners move into newly developed market rate housing. When they sell their housing, they leave behind a slightly less expensive home, for others to purchase. This continues down as others purchase or move until the home(s) or rental complex becomes “affordable housing” for individuals and families who are of low and moderate incomes.

Once understood, one delegate in attendance placed a comment in the chat about the term “filtering” as used by city council members in their zoning density plan. The delegate stated - “If you have not yet read Race & the City, a book promoted by Melanie Moon all over the city, there is a chapter explaining the first city plan in the nation, created in Cincinnati in the 1920s. Filtering is exactly what the city fathers (and they were all fathers, I might say) promised then. We have 100 years of experience now with filtering and it clearly has not worked as the theory implies.” Filtering is just another name for trickle-down theory, benefiting the well-off in the hope a little bit might help the truly needy.

MARCC recommends the following changes to improve the Connected Communities plan.

- Developments receiving a benefit need to include a meaningful percentage of affordable housing or pay into the housing trust fund.
- Developer plans must show affordable rental units of no more than 50% and below the AMI and assign half to 30% AMI and lower income levels.
- A “displacement clause” in the wording of the Connected Communities that states “to receive zoning benefits, individuals or families must not be displaced from their existing homes.”

These changes will ensure the Connected Communities proposal addresses the City’s need for affordable housing. It’s what we need.

Respectfully,

Margaret A. Fox  
Executive Director

# The Mount Adams Civic Association

P.O. Box 6474 | Cincinnati, Ohio | 45206

April 22, 2024

Mr. Byron Stallworth  
Chair, City of Cincinnati Planning Commission  
801 Plum Street  
Cincinnati, Ohio 45202  
[planning@cincinnati-oh.gov](mailto:planning@cincinnati-oh.gov)

## **Re: Connected Communities proposal**

Dear Mr. Stallworth:

As elected directors and officers of the Mount Adams Civic Association (“MACA”), the recognized Mount Adams Community Council under Cincinnati Municipal Code, we take seriously our responsibility to serve as a two-way conduit of information between the City and our neighbors. As you know, this function of Community Councils is particularly important with regard to Zoning Code provisions, as referenced in Section 111-1 of the Municipal Code.

As residents of one of Cincinnati’s oldest and most iconic neighborhoods, a neighborhood that itself grew out of a need for more affordable and varied housing options during the initial boom days of our City in the nineteenth century, we are truly grateful for the efforts by you, your staff and the City Council to explore paths to growing Cincinnati’s population, increasing access to middle housing, increasing access to public transportation and supporting vibrant neighborhood business districts such as ours. This is a critical exploration and we can appreciate the desire to enact real change at a pace that matters.

Nevertheless, we must register our objection to the process in the formulation and presentation of the Connected Communities proposals. That process is in violation of Article VII, Sections 6-9, of the Charter of the City of Cincinnati and the City Planning Commission Rules and Regulations.

- Under the Charter, the Planning Commission is given the responsibility to consider and formulate proposals for amendment of the City’s zoning code. The Planning Commission is then to vote on what recommendation to make to the City Council. This process appears to have been reversed in Connected Communities. It is instead the City Administration that has formulated the proposals for your consideration, and then has presented them to you on an artificially truncated timeline to require you simply to comply.

# The Mount Adams Civic Association

P.O. Box 6474 | Cincinnati, Ohio | 45206

- We attach your own rules, found on the City's website headed "Procedure to Initiate a Change of Zoning." You will note the wide disparity between your procedures set forth on your website and the Connected Communities proposal. For example, your "Summary of Zone Change Process," begins with the admonition "Preliminary Step: *All petitioners* (emphasis added) are encouraged to discuss the proposed change of zoning with the officially recognized Community Council for the neighborhood in which the change in zoning is requested." This has not been done. The City Planning Department never initiated contact with MACA to discuss Connected Communities. Instead, it was MACA that initiated contact with the Planning Department, after having discovered that the Planning Department was meeting with selected communities in the City under the rubric of "Pop-up presentations." The City then unilaterally canceled the meeting we had set up, at least partly on the notion that this opportunity had been presented as a "forum." If a forum was not the intention, we are left wondering precisely what mode of discussion The City Planning Department had in mind for either itself or its Petitioners and we still await this opportunity.
- You will also see that the time frame set forth in the schematic attachment on your website is being ignored. Your timeline envisions a consideration process of up to twenty-four weeks. The Connected Communities proposal presented to you for ratification allows only four weeks. We believe strongly that your Commission should be afforded the time to follow its own rules and procedures.

Overall, we recognize the difficult position in which you appear to have been placed: to introduce and advance such a sweeping zoning change on such an aggressive timeline while following your well-established rules and procedures. We ask simply that the members of this Commission ensure that the requirements of the Municipal Code, the rules and regulations of the agencies of the City, and the laws of the State of Ohio are observed when considering the Connected Communities proposal.

At such time as the Connected Communities proposal is formally discussed with Community Councils as your rules prescribe, we believe you would hear a diverse range of views from our community and others along with insightful questions unique to each neighborhood. As your procedure presumably intends, this engagement could ultimately strengthen the plan, build support for the work you are doing and increase the long term odds of success for the Connected Communities vision. Short of that opportunity materializing, or some convincing explanation as to why we have misinterpreted the process, we instead are left to help the Mt. Adams community understand how the prescribed zoning procedures are not being followed by this Commission or our elected officials.

# **The Mount Adams Civic Association**

P.O. Box 6474 | Cincinnati, Ohio | 45206

For our part, we intend to educate our neighbors on the plan and the process and invite a discussion on this topic at our first available general meeting of the Mount Adams Civic Association on Tuesday, May 7 in the community room of the Holy-Cross Immaculata Church, 30 Guido Street, at 7 p.m. with a Board meeting immediately preceding at 5:30 p.m. As a means of engaging the Community Council, as your rules seem to intend, we invite you or your petitioner to join us for a discussion of the planned changes at one or both of these meetings.

We thank you for your consideration of this letter,

Sincerely,

## **The Officers and Directors of the Mount Adams Civic Association**

Frank Obermeyer, President  
Chris Kendall, Secretary  
Deborah Weinstein, Treasurer  
Judi Cettel, Director

Ginny Corsini, Director  
Nic Covey, Director  
Tina Russo, Director  
Steve Vogel, Director  
Dan Weinstein, Director

CC: Hon. Aftab Purval, Mayor, City of Cincinnati  
Members of the City Planning Commission  
Members, City Council, City of Cincinnati

Attachment



## PROCEDURE TO INITIATE A CHANGE OF ZONING

**PROCEDURE TO INITIATE A CHANGE OF ZONING.** Purpose: This is an abstract of rules and regulations concerning rezoning property in the City of Cincinnati.

# PROCEDURE TO INITIATE A CHANGE OF ZONING

**Purpose:** This is an abstract of rules and regulations concerning rezoning property in the City of Cincinnati. It has been created as a means of simplifying the explanation of the process and is not the officially adopted rules of the City Council or City Planning Commission. The officially adopted regulations are contained in the City Charter, the Cincinnati Municipal Code, and the City Planning Commission Rules and Procedures.

## Initiation of a Zone Change

A request for a change of zoning may be initiated by one of the following methods:

1. Petition to City Council
2. Petition to the City Planning Commission
3. By a member of City Council

The process for each method is outlined below.

### 1. PETITION TO CITY COUNCIL (City Charter Article VII-6, Cincinnati Municipal Code 111-1).

A property owner, or owners, may petition City Council for a change of zoning on the property. The petition is submitted to the Department of City Planning and Buildings. The following materials are required in the submittal:

- Petition – Two copies of a petition to City Council (attached)
- Description- One hard copy and one digital copy of a metes and bounds description of the area to be rezoned.
- Plat – One hard copy and one digital copy of a plat reproduced from an original drawing (no auditor plats accepted at any scale), not to exceed 30 x 30 inches, at a scale of at least one inch equals one hundred feet (1:100), showing:
  - Street right-of-way lines
  - Existing zone lines
  - The last name of the owner of each property
  - The dimensions of the property being petitioned
  - Area of proposed rezoning shall be shaded in or crosshatched and the zone change stated in the legend.
  - Scale (1:100, 1:50, 1:20)
  - North arrow
- Fee: a non-refundable filing fee of \$1,500.00 for all changes in zoning. Checks should be payable to the “City of Cincinnati.”
- An additional fee of \$3,000 as well as a Concept Plan and Development Program Statement are also required in the event of a Planned Development (PD) District. (See Chapter 1429 of the Cincinnati Zoning Code).

### 2. PETITION TO CITY PLANNING COMMISSION [Rules and Procedures for the Cincinnati City Planning Commission Article VIII Section 1(B)].

A. A majority of owners of twelve or more contiguous properties may petition the City Planning Commission for a change of zoning on their property provided that they are all within the zoning district which they desire changed and that they supply the City Planning Commission with the following materials as required by the rules of the Commission.

- A Petition to the City Planning Commission requesting a change of zoning signed by a majority of owners of twelve or more contiguous properties stating the present zone and the requested zone, along with the purpose for the requested change.
- A plat or map showing the area covered by the petition.

B. The City Planning Commission may authorize the staff to present a report and recommendation on a proposed change of zoning where no petition exists. The City Planning Commission as an official action of that body must make such authorization.

### 3. ZONE CHANGE INITIATED BY A COUNCILMEMBER. A City Council member may initiate a change of zoning on any property in the City, as an elected member of City Council. Such action or motion is referred to the City Planning Commission under the requirements of the City Charter.

## SUMMARY OF ZONE CHANGE PROCESS

After the request is filed:

**Preliminary Step:** All petitioners are encouraged to discuss the proposed change of zoning with the officially recognized Community Council for the neighborhood in which the change of zoning is requested. Most Community Councils will request a formal presentation and conduct a vote at a meeting of the full Community Council. This can take place any time after the request is filed, and is recommended to occur prior to the recommendation to City Planning Commission. In most cases, this activity occurs between Steps 1 and 2. **A delay in this activity can cause delays further in the process.** *(Time varies depending on petitioner/Community Council)*

### **Step 1: Staff Conference (Approximately 2 – 4 weeks)**

The staff of the Department of City Planning and Buildings will schedule a Staff Conference to discuss the zone change and gather information. Staff will notify the petitioner, the agent, all property owners within 400 feet of the proposed change, and the local community organization. Interested parties will be invited to attend the Staff Conference or send written statements concerning the proposed change. Notices must be mailed at least 14 days prior to the Staff Conference.

### **Step 2: City Planning Commission (Approximately 4 – 6 weeks)**

A written staff report including the summary, statements, staff analysis, and a recommendation is presented to the City Planning Commission. Notice of the Planning Commission meeting is sent to the petitioner, the agent, all property owners within 400 feet of the proposed change, and the local community organization, as well as all parties who participated in the Staff Conference in person, by phone, email, or in writing. Those persons are given an opportunity to speak to the subject after the staff presentation is made. The City Planning Commission votes to either approve or disapprove the proposed change of zoning.

### **Step 3: City Council (Approximately 4 – 14 weeks)**

Planning staff requests an Ordinance from the Solicitor's Office. *(Ordinance preparation can take 2 – 4 weeks)*. Planning staff transmits City Planning Commission's recommendation along with the Ordinance to City Council and asks for the Clerk of Council to schedule a Public Hearing. The Public Hearing must be scheduled at least 14 days from the date of the first day of publication in the City Bulletin. *(Transmittal and schedule of public hearing can take 2 - 4 weeks)*.

The Neighborhoods Committee of City Council will hold a public hearing on the proposed change. The same persons notified for the Staff Conference and Commission meeting will be notified by the Clerk of Council for the Council hearing. The Neighborhoods Committee will vote and make a recommendation to City Council. This may occur at the public hearing, or if desired by the Chair of the Neighborhoods Committee, at a later meeting. *(Recommendation can take up to two weeks if the item is held until a later calendar date.)*

City Council will make the final decision on all zoning petitions. (If the City Planning Commission fails to approve a zone change, City Council must have at least a two-thirds vote (6) of all members to overrule such failure to approve and adopt the proposed zone change).

The zone change goes into effect 30 days after the approval of the Ordinance by City Council. The zoning map is not changed until that time, and no permits can be acted upon for construction or uses that require the new zoning designation. An Ordinance that is approved as an Emergency Ordinance goes into effect immediately.

### **Step 4: Planned Development Districts (Approximately 2 – 6 weeks)**

In the event that the change of zoning features a Planned Development (PD) District, the Final Development Plan must be approved by City Planning Commission. A Staff Conference is not required but Community Council notification is.

See Attached Application and Flow Chart

**PETITION FOR CHANGE OF ZONING OF PROPERTY  
LOCATED IN THE CITY OF CINCINNATI, OHIO**

To: The Honorable Council of the City of Cincinnati

Date: \_\_\_\_\_

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the \_\_\_\_\_ Zone District to the \_\_\_\_\_ Zone District.

Location of Property (Street Address): \_\_\_\_\_  
\_\_\_\_\_

Area Contained in Property (Excluding Streets): \_\_\_\_\_  
\_\_\_\_\_

Present Use of Property: \_\_\_\_\_  
\_\_\_\_\_

Proposed Use of Property & Reason for Change: \_\_\_\_\_  
\_\_\_\_\_

Property Owner's Signature: \_\_\_\_\_

Name Typed: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Agent Signature: \_\_\_\_\_

Name Typed: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

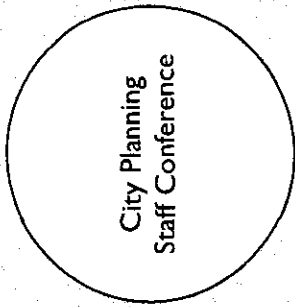
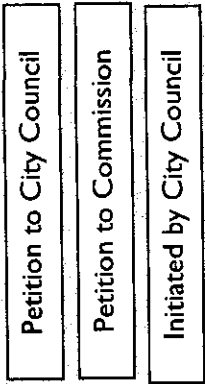
Please Check if the Following Items are Attached

Application Fee \_\_\_\_\_      Copies of Plat \_\_\_\_\_      Copies of Metes and Bounds \_\_\_\_\_

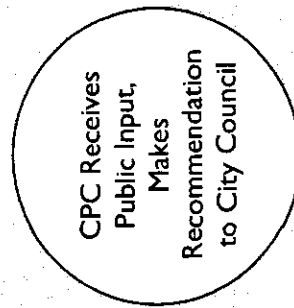
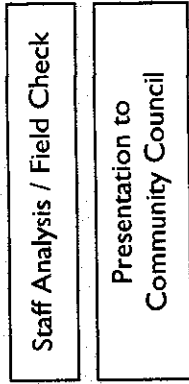


# City of Cincinnati Zone Change Process

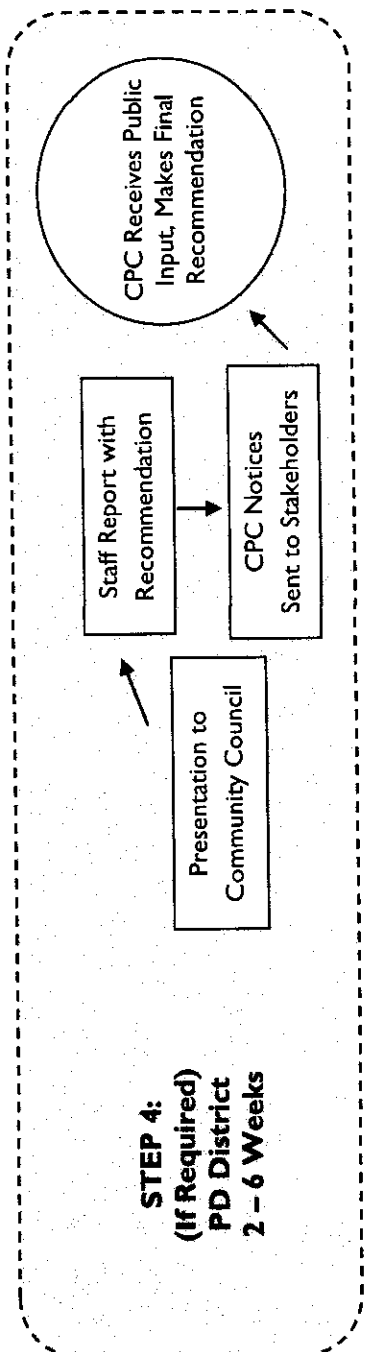
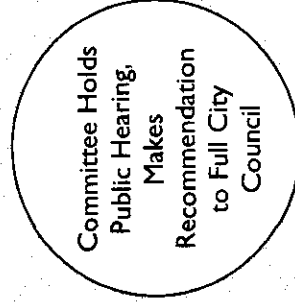
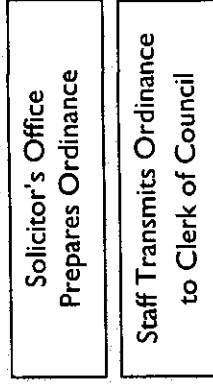
## STEP 1: Staff Conference 2 – 4 Weeks



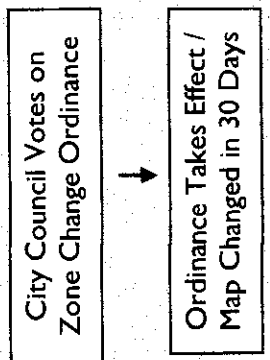
## STEP 2: City Planning Commission 4 – 6 Weeks



## STEP 3: City Council 4 – 14 Weeks



## STEP 4: (If Required) PD District 2 – 6 Weeks





**Darryl Haley**  
CEO & General Manager  
525 Vine St, Ste. 500  
Cincinnati, OH 45202  
[DHaley@go-metro.com](mailto:DHaley@go-metro.com)  
513-632-7690

April 29, 2024

The Honorable Aftab Pureval  
Mayor of Cincinnati  
801 Plum Street  
Cincinnati, Ohio 45202

**Re: Letter of Support for the City for Cincinnati's Connected Communities Initiative**

The Honorable Mayor Aftab Pureval,

I am writing to convey support, motioned and approved by Metro's Board of Directors, for the City of Cincinnati's Connected Communities Initiative.

Connected Communities is a visionary plan designed to strategically change the trajectory of housing growth and meet the needs of residents at all stages of life. By adopting a people-focused approach to land use and zoning, the plan has an opportunity to build a more accessible, diverse, and sustainable community, with transit-oriented development as a key solution to Cincinnati's housing issues.

Since the passage of Issue 7 in 2020, Metro has implemented impactful initiatives from within the Reinventing Metro Plan, all designed to increase access and improve the quality of life for residents within the Greater Cincinnati region. A transformative component of the plan is the introduction of Bus Rapid Transit (BRT) along the Hamilton Avenue and Reading Road corridors. Currently in its planning phase, the selected BRT corridors align directly with a large portion of the Connected Communities plan.

BRT systems are known to play a vital role in fostering economic development by improving accessibility, stimulating investment, creating jobs, supporting small businesses, attracting tourists, reducing transportation costs and congestion, and creating more affordable housing. These economic benefits and the social and environmental advantages of public transit make BRT a desirable option for urban mobility and sustainable growth.

When combined with a BRT system, the tactics within the Connected Communities plan, including reformed zoning regulations that promote increased development and density where most appropriate, human-centered design principles, expanded affordable housing options, and revitalized neighborhood business districts, create diverse communities that will be connected to job centers, educational institutions, and essential services.



Ultimately, the implementation of Connected Communities and BRT support a shared vision that will enhance mobility, increase economic development, reduce the cost of living, and ensure Cincinnati and the people who live here can thrive for decades to come.

Sincerely,

A handwritten signature in black ink that reads "Darryl Haley". The signature is fluid and cursive, with the first name "Darryl" and last name "Haley" clearly distinguishable.

Darryl Haley  
CEO and General Manager

Metro

CC: Kreg Keese, Chairman, SORTA Board



April 24, 2024



**Mayor Pureval and Members of City Council, City Planning Commission, and the Department of City Planning & Engagement:**

On April 11, 2024, the Zoning Committee of the Hyde Park Neighborhood Council received the draft Connected Community ordinance with a transmittal date of April 17, 2023. **Based on our initial review, we are writing to request an immediate response to an error in the transmittal document.** We also have questions about the transmittal.

**Error requiring immediate response**

The 70 pages of maps in the draft ordinance are missing a critical map for Hyde Park, Oakley, and Mt. Lookout. According to the overview map at the beginning of Appendix A, map K5 should show key parts of Hyde Park, Oakley, and Mt Lookout. However map K5 is an erroneous duplicate of map L5.

HPNC, other affected community councils, and all residents and business owners are unable to review the proposed legislation until a corrected transmittal is provided.

HPNC asks that a corrected transmittal be provided that includes the missing map (K5) and that the City extend the proposed timelines so that stakeholders have time to review the corrected transmittal.

**Questions about transmittal date and incorporation of public feedback**

1. We note the date on the transmittal letter is April 17, 2023. Is this date correct? If not, what is the correct date? If it is correct, why was the draft ordinance not shared with the public for 360 days?
2. Representatives of the City administration and City Council members have stated that they have been collecting feedback from the public during engagement sessions and that this feedback would be considered when legislation was drafted. How can feedback provided during the last 360 days have been considered if the draft legislation was transmitted on April 17, 2023? Can the City confirm that the community engagement that has happened during the last year has not led to any changes to the proposed legislation?
3. Does the City have any plans to incorporate the citizen feedback received since April 17, 2023 before the Public Staff Conferences to be held on April 25 and April 30, 2024, and the Planning Commission meeting on May 17, 2024? Would this citizen input be included in the legislation or presented as an appendix?

Sincerely,

Tommy McEvoy, President  
email: [hpncpres@gmail.com](mailto:hpncpres@gmail.com)

*CC: The Enquirer, WVXU, local TV stations, community council presidents*

May 2<sup>nd</sup>, 2024



Camp Washington  
Urban Revitalization  
Corporation

City of Cincinnati  
Attn: Planning Commission  
RE: Connected Communities Ordinance

To Whom It May Concern,

My name is Sidney Prigge and I am the Executive Director for Camp Washington Urban Revitalization Corporation (CWURC). Since 1975, Camp Washington Urban Revitalization Corporation (CWURC) has served as the community development corporation in the Camp Washington neighborhood. CWURC has implemented, supported, and initiated numerous community development projects that support the Made in Camp neighborhood plan. I am writing this letter to state that Camp Washington Urban Revitalization Corporation supports the proposed ordinance changes in coordination with the Connected Communities initiatives.

Throughout our time in the Camp Washington Community, we have spent countless hours and dollars:

- Writing parking variance letters of support for property owners in our neighborhood business district and residential areas to reduce the parking requirements for their projects.
- Petitioning for a Parking Overlay to reduce parking requirements.
- Implementing the Urban Mix zoning in our neighborhood business district to create more diverse opportunities for commercial and residential.
- Writing letters of support for property owners to receive variances for multifamily housing in the Neighborhood Business District
- Advocating for more opportunities for density in the neighborhood to support neighborhood businesses.
- Promoting pedestrian centered design through traffic calming studies, bus shelter installations, and the gateway design

All the above projects would have been allowed under the proposed zoning changes, which would have saved us time and money to use toward project implementation. CWURC is excited to see the progress that will happen without the extra hurdle of zoning variances and zoning restrictions. I want to restate that Camp Washington Urban Revitalization Corporation strongly supports the proposed changes and encourages the Planning Commission to move the proposal forward without further delay. Our neighborhoods and City have waited long enough for progressive change, and this is the first step!

Thank you for your time and for considering these zoning changes.

A handwritten signature in black ink that reads 'Sidney Prigge'. The signature is written in a cursive, flowing style.

Sidney Prigge  
Executive Director  
Camp Washington Urban Revitalization Corporation

**CWURC**  
2951 Sidney Avenue  
Cincinnati, OH 45225  
513 542 1637  
[www.cwurc.org](http://www.cwurc.org)

We are building a neighborhood of industry, artistry, and community.  
**Camp Washington Urban Revitalization Corporation |**



May 3, 2024

Cincinnati Planning Commission  
City of Cincinnati  
805 Central Avenue  
Cincinnati, OH 45202

Dear Commissioners:

Cincinnati is on the upswing; after decades of losing population, the trend has finally reversed with our beloved city gaining over 12,000 residents between 2010 and 2020 and we continue to grow. Thanks to this influx, our city is on the precipice of enjoying a new vitality city-wide. New residents are moving to neighborhoods day after day, from Westwood and CUF to College Hill and Madisonville, many of whom are attracted to our historic neighborhoods for their walkable streets and emerging business districts. If we are going to accommodate this growth and build the people-centered neighborhoods so desired, we must update our zoning code to create the opportunities to do so. As representatives of 4 community development entities, we encourage you to support the passage of the Connected Communities legislation.

Longtime Cincinnatians and new residents are rethinking how they want to live. They want more choice in housing and transportation. They want to live in neighborhoods where there are vibrant local business districts, good access to schools and work, amenities, and green spaces within walking distance. Yet all the aforementioned hinges upon a neighborhood's ability to provide adequate living spaces for the number of people it takes to support a neighborhood-level micro-economy. All neighborhoods should be thoughtfully designed to meet the needs of neighborhood businesses, current residents, and future neighbors.

As housing costs explode, people are also rethinking the kind of housing they prefer. Some desire single-family homes on smaller lots while others wish for condominiums, townhomes, single-story floor plans, and smaller-scale apartment homes. Many of our neighbors cannot find ANY housing they can afford. Shifts in markets, attitudes, and preferences require Cincinnati to adapt to the next generation if we want to keep growing (and we do).

To meet this moment, we need to update the land use playbook – the zoning code. Unlike many other midwestern cities, Cincinnati was built for this. Our historic building patterns have always included two- three- and four-family housing mixed into neighborhoods all over the city along with single-family homes and apartments. You'll find this mixture in every neighborhood if you look around. Varied housing types are needed to keep people in the city and to invite newcomers with diverse needs. As the city responded to suburbanization in the 1960s and 70s, and the need to accommodate cars, we lost this diversity of housing types due to a restrictive zoning code focused on separating housing types. Today you could not rebuild the many kinds of housing that are already available in most of our neighborhoods where well-known business districts and other amenities are able to exist, or easily finance the repair and updating of these "non-conforming" buildings.



Connected Communities is a set of zoning code reforms that allow for more housing types, reduced regulatory barriers, human scale development, and process improvements, all designed to help neighborhoods grow. These reforms are focused in areas that will build demand for public transportation and support thriving neighborhood business districts. They provide new options to homeowners, property owners, small and large developers to respond to new housing demand and help create a Cincinnati for the next generation. Ultimately, they help all of us. If we want vibrant Cincinnati neighborhoods that work for everyone at all stages of life, we need fundamental reforms that allow for increased flexibility with residents' physical and financial needs in mind.

In an era of unprecedented population movement, not just in our country, but across the globe, the status quo of yester-year cannot last. Connected Communities is the once in a lifetime opportunity to help every pocket of our city thrive, for our current residents and to adjust for the continuous population growth our region is destined to see in the coming decade.

Our organizations and the groups we represent have been engaged in thoughtful and thorough discussion about Connected Communities for two years. We've participated in hands-on workshops, attended small and large public meetings, engaged with staff in coffee shops, seen repeated presentations, filled out multiple surveys, enjoyed the dynamic web site addressing address-by-address questions. The Planning staff should be commended for their outreach and engagement efforts. The city has put in the work to get this right.

As a collective of organizations that support community development and neighborhood revitalization in Cincinnati, we support Connected Communities and urge the Commission and City Council to approve this proposal.

Sincerely,

Kristen Baker  
Executive Director  
LISC of Greater Cincinnati/Northern Kentucky

Rosa Christophel  
Executive Director  
HomeBase Cincinnati

Liz Blume  
Principal  
Blume Community Partners

Joe Huber  
President & CEO  
Cincinnati Development Fund



**For Immediate Release:** 5/1/2024

**Media Contact:** Deborah Collins, [media@cincinnatiireia.com](mailto:media@cincinnatiireia.com) 859-803-2406

## **REIAGC Supports Connected Communities and its Goal of more Housing**

**Cincinnati, OH-** The Real Estate Investors Association of Greater Cincinnati (REIAGC) supports the city's efforts to lower the barriers to housing production and thus lower pricing by increasing supply. These limited but crucial changes in Cincinnati's housing policies will keep us attractive to new development and competitive with regional cities. Our members have been a part of community engagements and one on one discussions over the past two years and are pleased with how all the hard work has come together.

Mid-Density housing offers multiple wealth building opportunities. The flexibility of loan options available to these properties (FHA, VA, low down Fannie Mae) make this style housing attractive for residents to use as starter homes while offering part as income generating-house hacking. The natural affordability and ease of management offers a great start to more home-grown, local housing providers. And we are seeing multigenerational families buy them together and allow parents to age in place while still having family members close by.

Finding ways to increase housing within our geographic restrictions will take changes to the status quo and Connected Communities does this in the most efficient and practical way possible. Bureaucratic red tape and inefficient processes slow down the private market and increase costs to housing, often hitting small developers the hardest. Streamlining approvals is a key to affordability.

As we have seen changes in the way we live, work, commute and play, the housing we need has also changed. Reforming our outdated zoning and land use policies to open up housing possibilities is an obvious step. Diverse housing options of varied types, sizes, and prices are important to a healthy city. Allowing our residents to choose housing options that work best for their needs, wants, and financial abilities will help keep Cincinnati's population growing.

Founded in 1976, REIAGC is one of the oldest and largest real estate organizations in the state with over 900 members. Given that 48% of all housing in this local market is rented, we believe our work is critical to the community and an important voice in housing discussions. We would like to thank Councilmember Harris and Councilmember Cramerding for engaging our organization during this process.

###



May 7, 2023

**RE: Cincinnati's Connected Communities Plan**

Mayor Pureval and Members of Cincinnati City Council,

I am writing to express the Cincinnati Regional Chamber's **support** for the Connected Communities policy initiative currently being considered by the Planning Commission and City Council. We commend Mayor Pureval, Councilmember Harris, Councilmember Cramerding, and City Manager Long for their leadership in crafting this sensible proposal. We believe now is the time to capitalize on investments in our transit system, support growth in our neighborhood business districts, and build more housing to accommodate the growth that Cincinnati is experiencing.

We applaud the City of Cincinnati Administration, Planning staff, Law Department, and all other City employees that led an unprecedented and comprehensive public engagement process for the Connected Communities Plan. Over two plus years, there have been 35 community meetings resulting in engagement with over 2,000 residents from 49 different neighborhoods. We have seen how numerous events and meetings have directly informed the legislation being considered.

We believe that Cincinnati's zoning code is too restrictive to meet the growing housing demands across all 52 neighborhoods. The 2020 Census showed Cincinnati's population grew over a ten-year period for the first time in 60 years, yet our housing stock dropped by over 2,300 units in that same period. The Connected Communities plan is the next right step to accommodate the growth that we want to see in Cincinnati.

We have consistently noted that removing unnecessary restrictions from the zoning code will be good for small business owners and will encourage housing and commercial redevelopment. We see that the current restrictions in our zoning code add time and costs to projects, inflating housing costs for the people who live here. The outdated nature of the zoning code becomes more apparent when you consider that in 2023 about 96% of variances were eventually fully approved, and only about 2% were disapproved. These are good projects that the City itself is deeming appropriate, but applicants are forced to unnecessarily add time and cost to their projects to navigate a cumbersome and complex variance process. We should welcome investment in our neighborhoods, which will increase housing opportunities for current and future residents while adding tax revenue for the City.

Additionally, Connected Communities allows us to maximize the potential return on the unprecedented taxpayer investment the region made in its public transit system with the passage of Issue 7 in 2020. Encouraging future housing and small business development along major transit corridors and neighborhood business districts throughout the city will supply more people the ability to live near work, schools, child care facilities, health centers, and small businesses, while cutting down on commute times and traffic congestion, and boosting the productivity and wellbeing of our workforce. Increasing the supply of housing across all 52 neighborhoods in our city will create opportunity for all Cincinnatians.

Finally, more people that live in walkable neighborhoods near thriving business districts can boost small businesses by creating stronger markets for business growth. We believe that Connected Communities will help fill vacant storefronts, offices, and other businesses with new economic activity and will enhance the vibrancy of Cincinnati neighborhoods.

The bottom line: Connected Communities creates an environment for growth, including growth of housing, population, small businesses, and vibrancy. We strongly encourage you to support this bold, sensible solution to achieve a growing and equitable future Cincinnati.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brendon J. Cull". The signature is fluid and cursive, with the first name being the most prominent.

Brendon J. Cull  
President and CEO

cc: Cincinnati City Planning Commission Members



May 4, 2024

Planning Commission and Cincinnati City Council,

Civic Cincinnati is a citizen-led group that believes our city is happier and healthier when it's designed for people and communities. We support the development of people-centric places, a thriving local economy, attainable living, and environmental resilience and sustainability. With already nearly 100 members from all across the city actively engaging with us since our first meeting in September 2023, **we would like to share our wholehearted support for Connected Communities.**

The two topics that dominate our meetings are pedestrian and cyclist safety and housing accessibility. Unfortunately, virtually all of us have been struck or know someone who has been hit by a car. Many of us wonder if our lives are worth the risk of taking that walk or bike ride to the store, which should never be the case in any city. We need to build people-first infrastructure that is at the foundation of resilient, sustainable neighborhoods. *Low-density, car-centric housing is dangerous for children and families who want to spend time outside in their communities.*

Many people, especially renters, are being priced out of the few homes remaining in our dense, walkable centers of activity. It isn't possible to walk or bike to the neighborhood coffee shop when we can't afford to live in a neighborhood that has a local coffee shop. Our kids can't walk or bike to school when school is five miles and a highway trip away. We need more housing options so people at all income levels can live close to where they work and play.

The zoning reforms proposed by Connected Communities will promote more housing, especially around business districts and major bus corridors. This will allow Cincinnatians to live closer to the places we frequent the most, reducing the need to drive and making our communities safer for everyone.

The underlying theme is choice. Many Cincinnatians are being priced out of their homes and forced further out into places where cars are a necessity. Connected Communities is not taking away the choice to live in a single-family home; it is adding more options to already walkable communities. **Connected Communities gives us the choice to make conscious decisions about how we want to live.**

A handwritten signature in blue ink that reads "Ern Tan".

Ern Tan  
President, Civic Cincinnati



May 7<sup>th</sup>, 2024

Hello Cincinnati City Planning Commission,

I am writing to convey NEST's emphatic support for the Connected Communities policy. As a community development corporation, we've seen firsthand the hurdles placed on our community by an outdated zoning code that hinders progress in our local housing market and our Neighborhood Business District.

NEST supports Connected Communities because we believe the changes it proposes will increase the affordability, walkability, and livability of Northside.

The rate at which housing prices have increased far outpaces the rate at which wages have increased. One way to make an impact on the cost of housing is to increase the number of available units in the city, and the changes proposed by Connected Communities will allow for more units to be created. Here's how this would affect Northside:

- Middle Housing- Connected Communities will allow 2-, 3-, and 4-family buildings to be permitted within target geographies, including most of Northside. This increases density, especially close to the Neighborhood Business District, supporting local businesses.
- Reduced Regulatory Barriers- Density restrictions would be removed along major corridor areas, including Hamilton Avenue. This takes advantage of Northside's existing infrastructure, stabilizes local businesses, and supports transit services.
- Parking- The elimination of parking minimums along major corridors will support the walkability of neighborhoods like Northside, encourage the use of public transportation, decrease the cost of development, and allow for more thoughtful building designs.
- Affordable Development- The Affordable Development policy proposal would award future low-income housing development projects that secure federal Low Income Housing Tax Credits (LIHTC) additional regulation "bonuses" that would reduce uncertainty for these projects and allow developers like NEST to create stronger applications for funding. NEST's most recent project that utilized LIHTC was John Arthur Flats which is the first LGBTQ+ affirming senior affordable housing development in Cincinnati.
- Human Scale Development- Human Scale Development policy proposal brings focus to creating places for people, not cars. This invites development that contributes to vibrant, healthy, and walkable communities with increased landscaping and bicycle parking. All things we want to see more of in Northside.
- Process Improvements- Streamlining the regulatory processes within the zoning code would decrease the demand on our staff to navigate projects through the planning process and reduce uncertainty for residents of Northside.

We appreciate the years of community engagement and work that has gone into this effort. The time to act is now to ensure Cincinnati can produce the housing it needs to continue to support neighborhoods like Northside.

Best,

Sarah Thomas, Executive Director

Executive Director

Sarah Thomas

Board of Directors

Pete Metz, President

Laila Ammar, Vice President

Nicole Merrill, Secretary

Will Yokel, Treasurer

Carl Sterner

Rachel O'Malley

Fallon Venable

Addison Shedd

Erin Kline

Vic Mullins

Rob Hinton

Becky Osinski

Vanessa Thurman

Darren Blase

[www.NorthsideNEST.org](http://www.NorthsideNEST.org)

1546 Knowlton Street

Cincinnati, OH 45223

Cincinnati Northside Urban  
Redevelopment Corporation,  
dba NEST, is a 501(c)3  
tax-exempt, tax deductible  
non-profit corporation.



May 17, 2024

Mr. Byron Stallworth  
Chairman, City of Cincinnati Planning Commission  
801 Plum Street  
Cincinnati, Ohio 45202

Chairman Stallworth and Members of the Planning Commission,

I write to you today to support City Ordinances related to the Connected Communities zoning restructure proposals.

At Cincinnati Children's, we are working to ensure that Cincinnati's kids are the healthiest in the nation. A crucial component of achieving that aspiration is the availability of safe, affordable and appropriate housing along with access to healthy food, public transportation, recreation and more. Moving forward with Connected Communities is an investment in the holistic well-being of our children and families, enabling them to live their best possible life.

In addition, Cincinnati Children's is one of the largest employers in the city with over 19,000 employees and growing. The affordability and cost of living differences compared to children's hospitals on the coast allow us to recruit the best and brightest from all over the country who move to Cincinnati, raise their families and become active members of our community. The proposed Connected Communities ordinances will expand density and lay the foundation for a better future for all residents.

Cincinnati Children's and the city of Cincinnati are vibrant and evolving. Now is the time to accelerate our growth by putting tools and incentives in place to encourage new housing development.

Cincinnati Children's supports the Connective Communities proposed ordinances and hopes the Planning Commission will recognize their potential.

Sincerely,

Steve Davis, MD, MMM  
President & CEO  
Cincinnati Children's

May 7, 2024

Dear Mayor Pureval, Members of City Council, City Planning Commissioners:

The University of Cincinnati supports the proposed legislative package, Connected Communities, as it aligns with our growth agenda and vision for a more diverse community.

UC's core belief is that society's next leaders are right here on our campus today. It is our duty and responsibility to prepare them to be successful so that they will thrive in Cincinnati. Our goal is to provide broad access to the life-changing opportunity that higher education can offer. We therefore welcome any qualified student who wants to pursue higher education to do so at UC. The 2023-2024 academic year was the first in our history to surpass 50,000 students and represents a 15% increase since 2017. We expect that number will increase further in the 2024-25 academic year. We have also broken records in the number of degrees we have awarded, with over 12,500 degrees conferred last year.

We have opened our doors wide to attract qualified students who otherwise would not have pursued higher education. We have 9,200 first-generation students — defined as the first in their family to go to college. And, we now have more than 12,000 graduate students. Along the way, our students have become more diverse, with 27% of our population being students of color, an increase of 6% since 2017. Our growth and our increasing diversity is driven by our public mission. From first-generation students breaking barriers in their families, to adult learners looking to advance their career, to veterans who have returned from duty, many are achieving their goals at UC. Ultimately, this builds a stronger workforce for our businesses, state and nation.

Connected Communities is a visionary and innovative policy proposal that will help Cincinnati grow into a more accessible, people-focused, diverse, healthy and connected community. This legislation also supports our values of inclusion, innovation, and impact. We applaud the work and intentional community engagement and recognize that bold changes such as this require bold leadership.

UC takes seriously our commitment as one the city's largest employers to ensure Cincinnati remains a safe and thriving community for our students, faculty and staff to live, learn, work and play. Our \$10.6B in economic impact would not be possible without our many partnerships with the City of Cincinnati, and we look forward to growing alongside you for generations to come.

Sincerely,



Neville G. Pinto  
President,  
University of Cincinnati

## HPNC Connected Communities Analysis & Survey Results

HPNC invited the members of our email distribution list to complete a survey with 3 specific questions about Connected Communities and to provide any the comments on the proposal.

We received 237 responses, with overwhelming opposition to higher density housing near business districts, opposing loosening parking requirements, and allowing higher density housing along Madison Rd (our Tier 2 Transit Corridor). Specifically, the results were:

- 76.5% opposed to allowing higher density housing – 2, 3, or 4-family units – within ¼ mile of our two Business Districts (Hyde Park Square & Hyde Park East).
- 78% opposed eliminating parking requirements for existing building renovations, new residential buildings and small commercial buildings within ¼ mile of our two Business Districts, and lots fronting on Madison Rd, and would reduce residential requirements to 1 off-street parking space per unit.
- 63.1% opposed permitting higher density housing – 2, 3, or 4-family units – on lots fronting on Madison Rd (our Tier 2 Transit Corridor).

Among the minority that favored more density within ¼ mile of NBD, one or more respondents wanted new housing to be:

- Truly affordable, not multimillion condos.
- Allow for a more diverse community
- Offer more options for empty nesters
- Make it easier for young families to move to Hyde Park
- Support better public transit
- Provide more options to rent

But multiple respondents expressed concern that East Hyde Park cannot take any more density due to the lack of parking. The existing multifamily housing is a supported and valued part of the community, but transit is not good enough to allow more people to be added without more parking.

Among the 76.5 to 78% that oppose more density in single family zoning districts and reduced parking requirements, there is strong opposition based on reviewing these responses, HPNC's review of Connected Communities, and our engagement on these issues, the most important reasons HPNC and Hyde Park residents oppose Connected Communities are presented below. Specific comments received from our survey are listed in italics.

- **Flooding and Sewer Backups.** Hyde Park residents and businesses experience flooding and sewer backups during extreme rainfall events. This problem is worsening. Replacing single family homes that have permeable surfaces like grass and trees with multifamily housing that is more likely to have impermeable surfaces due to larger buildings and more parking (even if parking requirements are reduced), will worsen these problems.
  - *With the sewers in the shape they are in (our basement flooded in 2019 and we had over \$50,000 in damage) I think this is very irresponsible adding more people to the incompetent and old sewer system*

- *[...] the storm water situation in Hyde Park is significant. In April, I experienced a significant flooding event behind my home from heavy rains (over 2 feet of water in the yard behind me). Our storm water/waste water infrastructure cannot support more water, either through waste water or storm run-off. The building of multi-family exasperates the storm water issue as there is less green space (i.e. soil and trees) to absorb water leading it into sidewalks, roadways, and ultimately people's homes and businesses.*
  
- **Parking.** There is already a lack of parking in and around Hyde Park Square and East Hyde Park. This negatively affects nearby homes. Adding more housing density will worsen the existing problems for existing homeowners, our business districts, and new residents.
  - *For those that live within 1/4 mile of the Hyde Park business district, this [...] creates a nightmare scenario for parking in what is already an uncontrollable parking environment. Highly against this*
  - *The proposed changes [...] would also most definitely have a negative impact on the quality of life for residents, who would no longer be able to find parking on their own street.*
  - *I live on Michigan Ave between Wasson and Erie. Our street is parked on every day. You cannot get more than one car down the street at a time. Additional housing with no parking would be a nightmare. Further, Madison Road and Edwards/Wasson roads are overloaded with traffic and there is no available parking. Allowing additional housing with no parking is a very bad idea and I can't express how against it I am.*
  - *Our roadways are already strained with traffic and limited parking. Recent modifications to traffic flow on Linwood and Observatory have caused significant delays and re-routed traffic to side streets. City council seems to have a belief that if denser housing and parking restrictions are put in place, more people will rely on public transit and take more cars off the road. I do not think this could be further from the case. Public transit infrastructure is not sufficient enough to have individuals modify their mode of transportation at this point.*
  - *My concern is East Hyde Park. The community already struggles with a lack of parking around its business center. Bus service is limited and unreliable and will only bring more cars to the area with more housing. Other than the traffic on pape the neighborhood is perfect as is as it has a huge mix of apartments (Ravenswood, Tarpis Woods, and others), SFH with middle housing already mixed in and businesses. My concern is people will cash out to developers to encourage tear downs to fit as many properties as on a lot as possible. These changes could ruin one of the best starter home communities in Cincinnati.*
  
- **People move to HP for low-density, single-family homes with high-quality architecture and character.** Connected Communities will undermine the characteristics that make Hyde Park desirable. Increasing density will diminish/harm the property values of those



that bought into these neighborhoods for the existing density. These changes will reduce property values and lead people to leave the City, thereby decreasing both property tax revenue and income tax revenue.

- *Higher density housing is creating higher traffic, accidents, noise pollution, safety issues and ruining the Aesthetics of our existing neighborhoods. We chose to live in this area for a reason [...] This all will cause people to leave the city for other housing.*
  - *Doing this ruins the historic aesthetic of the neighborhood by replacing it with cheaply built, ugly new build houses.*
  - *Packing more people into this area benefits builders and investors not the current residents*
  - *Cramming additional housing into these areas will detract from the reason they are desirable.*
  - *The blind application of a 1/4 mile zoning change without looking at the effect on particular streets in Hyde Park is foolish. Hyde Park has flourished because of its balance between existing single family streets with large homes and smaller and/ or multi-family homes closer than a 1/4 mile or otherwise along busier streets. The proposed change will have a long term negative effect on Hyde Park.*
  - *People want to live in Hyde Park due to architecture, landscape, parks and convenience. These are all at risk with the addition of higher density housing and less zoning regulations. (They do not choose to live here because they want high density housing.)*
  - *We live in a time when many baby boomers will be passing and many of the properties in Cincinnati will be turning over. Housing will be coming available. All of that multi-family going up in Oakley will prove to be a mistake in 25 years.*
- **Connected Communities expands developer rights and will lead to more variances that will further undermine existing zoning and aesthetics.** When the concepts underlying Connected Communities were introduced, we were told that if zoning was updated, there would be less need for variances. Now that the legislation has been introduced, there is nothing in the legislation that will make it less likely that developers will seek variances. Rather, under the proposal, developers will be given more flexibility to increase density, have lower parking requirements, and in some cases, be able to increase height. This gives developers more ways to increase profit and allows them to continue applying for and receiving every variance they seek. The failure of Connected Communities to change the process for applying for and obtaining variances, combined with City's clear history of awarding them with almost no exceptions, will further undermine the Hyde Park's most desirable characteristics while subsidizing the transfer of wealth (in the form of existing homeowner's property values) to developers so they can increase their profits by putting more units on a property than would otherwise be allowed by zoning. These negative impacts will be further magnified by the City's tax abatement system (including its recent revisions) which will further incentivize developers to tear down existing homes and seek variances as described above. The proposed additional flexibility along with the

existing abatements and variances represent a uncompensated “taking” from existing homeowners.

- *Stop giving developers undeserved gains on the backs of long time residents.*
  - *Stop tearing down existing homes with trees and green space in order to build denser housing with 2, 3, and 4 variances which increase profits for developers while infringing on the property rights and property values of existing home owners that have to live in the shadow of these abominations.*
- **Connected Communities will reduce property values, leading Hyde Park residents to leave the City of Cincinnati, and lead to a reduction in property taxes and income taxes.** Continued and accelerated undermining of property rights will diminish/harm the property values of those that bought into these neighborhoods. Concerns about these “takings” and declining property values may lead people to leave the City, thereby decreasing both property tax revenue and income tax revenue.
    - *This is ridiculous. We've been considering moving out of the city we've loved in our entire lives. This could be the final straw.*
    - *The Hyde Park community presents a charming village-like ambiance, right in the middle of the city. If that atmosphere is destroyed by overcrowding of dwellings, cars, and people, Hyde Park will be much less pleasant and less desirable. Property values will decrease, causing the city to lose income from property tax. Increased density of low-value properties will not improve the community. Why damage one of the few thriving areas of the city? If Hyde Park deteriorates, its residents will move to more pleasant surroundings in the northern suburbs, Indian Hill, or northern Kentucky.*
    - *The city is attempting to destroy charming neighborhoods where a significant amount of tax revenue is raised which is going to drive residents out. I am 100% against the 1/4 mile buffer proposal from city council and heavily against the proposal as a whole.*
- **Citizen Feedback has not been incorporated into the proposed legislation.** On April 29, 2024, HPNC sent a letter to the Mayor, Council, Planning Commission, and City Planning & Engagement asking how the Connected Communities legislation with a transmittal date of April 17, 2023 could incorporate citizen input from the 360 days between April 17, 2023 and the day it was released on April 11, 2024. We have received no response about how citizen input has been incorporated since April 17, 2023. Please explain to the Citizens of Cincinnati if their input during the intervening 360 days has been ignored.
- **Proposed ordinance continues to have errors.** In HPNC’s April 29, 2024 letter, we also asked that Map K5 in the proposed ordinance be updated. While a supplemental set of maps with a correct version K5 was provided, the original ordinance still has not been corrected. How can City Planning Commission, City Council, or citizens be expected to evaluate and respond to proposed legislation that continues to have an error?

May 8, 2024



**Mayor, City Council, City Planning Commission, and Department of City Planning & Engagement:**

On April 11, 2024, Hyde Park Neighborhood Council received the draft Connected Community ordinance. Since that date Hyde Park Neighborhood Council has spent a significant amount of time reviewing the ordinance, discussing the contents as a Board, and soliciting feedback from the Hyde Park community.

***Based on our comprehensive review, and the community feedback summarized below, we, HPNC, are writing to request that the Connected Community ordinance, as currently drafted, not be approved by the City Planning Commission, and not be approved by City Council.***

HPNC distributed a survey to our community with 3 specific questions about the ordinance. We received 237 responses, with overwhelming opposition to higher density housing near business districts, to loosening parking requirements, and to allowing higher density housing along Madison Rd.

Specifically, the results were:

- 76.5% opposed to allowing higher density housing within ¼ mile of our two Business Districts.
- 78% opposed eliminating parking requirements for existing building renovations, new residential buildings and small commercial buildings within ¼ mile of our two Business Districts, and lots fronting on Madison Rd, and would reduce residential requirements to 1 off-street parking space per unit.
- 63.1% opposed permitting higher density housing on lots fronting on our Tier 2 Transit Corridor.

In addition to the 3 questions, we provided an open comments box. After full analysis, we identified the following themes of opposition, with which we are aligned:

- HP has a large number of 2, 3, 4-family and larger units, built prior to current zoning code and considered legally established non-conforming uses. HP is a fully built-out community with little, if any, vacant land for development.
- The existing multifamily housing is a supported and valued part of the community, but transit is not sufficient to allow additional development of multi-family properties that do not include parking.
- Flooding and sewer backups during extreme rainfall are a frequent occurrence. The magnitude of this issue is worsening due to climate change and replacing single family homes with multifamily homes will replace grass and trees with larger buildings and more impermeable surfaces.
- Hyde Park already has a balanced mix of single and multifamily properties. Increasing the density further will undermine the characteristics that make Hyde Park desirable. Increasing density could diminish the property values of those that bought into these neighborhoods for the existing density, leading people to leave the City and lower tax revenues for the City.
- When the concepts underlying Connected Communities were introduced, we were told that if zoning was updated, there would be less need for variances. Now that the legislation has been introduced, there is nothing in the legislation that will make it less likely that developers will seek variances.

Please see the attached survey summary that includes the voices of Hyde Park residents.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tommy McEvoy".

Tommy McEvoy  
President, HPNC

Encl: HPNC Connected Communities Analysis & Survey Results



Mayor Aftab Pureval  
801 Plum St  
Cincinnati, OH 45202

Byron Stallworth, Planning Commission Chair  
801 Plum St  
Cincinnati, OH 45202

May 9, 2024

Mayor, Council and Planning Commission:

On behalf of the American Planning Association, Ohio Chapter (APA Ohio), we are writing to express our support for the Draft Connected Communities Legislation, to be presented to Planning Commission in May 2024.

APA Ohio supports the use ADUs, allowing 2-, 3-, and 4-family buildings in single-family zones, relaxing parking minimums, allowing more density along transit lines and regulatory bonuses for development of affordable housing, pedestrian-oriented design and other innovative tools that allow a community to develop in a manner consistent with its goals and objectives. Zoning is an essential tool for regulating land uses and carrying out the goals and objectives of a community's comprehensive and/or land use plan. APA Ohio strongly encourages communities without zoning to consider adopting such regulations in accordance with a comprehensive plan. Please visit the APA Ohio Policy Platform for more information at [www.ohioplanning.org/policyplatform](http://www.ohioplanning.org/policyplatform).

Connected Communities will promote transit-oriented development, affordable and middle housing, and reduce regulatory barriers allowing for more equitable and accessible development in Cincinnati's neighborhoods. Focusing development on business districts and major corridors, creates more flexibility to allow diverse housing types that are currently hindered by the city's zoning code. Landscaping and parking changes will ensure developments fit the context of the neighborhood there are in. By adopting Connected Communities, the City is aligning its policies with the needs of the community and residents.

Please do not hesitate to contact me if you have additional questions.

Sincerely,

Eric Anderson, AICP  
President, APA Ohio

Christine Dersi Davis, AICP  
Executive Director, APA Ohio



Cincinnati Planning Commission  
City of Cincinnati  
805 Central Avenue  
Cincinnati, OH 45202

May 7, 2024

Dear Commissioners:

My name is Stephanie Collins, and I am the Executive Director of Westwood Works, a CDC in Westwood. In a unanimous vote, our Board of Directors voted to support the Connected Communities legislation (minus John Eby, who recused himself from the vote and made no comment.)

Throughout our time in the Westwood Community, we have dedicated time and energy to:

- Writing parking variance letters of support for property owners in our neighborhood business district and residential areas to reduce the parking requirements for their projects.
- Dealing with zoning regulations in our neighborhood business district that keep us from moving forward on projects that will create more diverse opportunities for commercial and residential spaces.
- Advocating for more opportunities for density in the neighborhood to support neighborhood businesses.
- Promoting pedestrian centered design through traffic calming studies, bus shelter installations, and gateway design.

All the above projects would have been allowed under the proposed zoning changes, which would have saved us time and money to use toward project implementation. Westwood Works is excited to see the progress that will happen without the extra hurdle of zoning variances and zoning restrictions. Our organization believes that neighborhoods thrive through growth, both in population and economically. Development is critical for both of these areas to grow, and current regulations are stifling development. I want to restate that Westwood Works strongly supports the proposed changes and encourages the Planning Commission to move the proposal forward without further delay. Our neighborhoods and City have waited long enough for progressive change, and this is the first step! Thank you for your time and for considering these zoning changes.

A handwritten signature in cursive script that reads 'Stephanie Collins'.

Stephanie Collins  
Executive Director  
Westwood Works, Inc.

Cc: Board of Directors, Westwood Works  
Mayor Pureval  
Cincinnati City Council



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## MT. WASHINGTON COMMUNITY DEVELOPMENT CORPORATION (MWCDC)



May 6, 2024

Cincinnati Planning Commission

Mt Washington CDC strongly supports the zoning relief proposed by the Connected Communities policy changes as presented by the Cincinnati Planning Department. This will allow thoughtful growth in housing to provide the residential density so desperately needed and asked for to support our neighborhood businesses.

Revising the current zoning codes and processes is overdue and greatly appreciated by those of us working every day to revitalize our business districts, engage our current residents and encourage development of greatly needed housing density to attract new residents.

Recently, Mt. Washington was able to attract a new business who purchased a building on Beechmont that did not have the required parking. They subsequently had to purchase a lovely 2-story duplex behind them on Beechcrest, a small residential street. Their intent was to tear down perfectly good – and currently rented – residential housing to build a surface parking lot. The neighbors of course objected – rightfully – and a protracted battle ensued in the community. This was not a great way to welcome a new business to our neighborhood nor the proper use of needed housing. As a result of the underlying parking requirements, the building was put back on the market (and sat empty) while the business moved to another location. Had there been the relief provided by Connected Communities, this would not have been an issue.

As a CDC, we balance the challenge of providing “feet on the street” to support our businesses while at the same time, having the variety and depth of businesses that our current and new residents want and need. It’s a balancing act that is often stymied by zoning restrictions that discourage developers and businesses from choosing our neighborhoods. Connected Communities allows for the residential and commercial changes we want to create.

Sincerely  
*Wendy O'Neal*

Wendy O'Neal, President  
MWCDC



## COLLEGE HILL COMMUNITY URBAN REDEVELOPMENT CORP.

May 9, 2024  
Cincinnati Planning Commission  
City of Cincinnati  
805 Central Avenue  
Cincinnati, OH 45202

Dear Commissioners:

My name is Emmanuel Karikari, and I serve as the Chief Executive Officer of the College Hill Community Urban Redevelopment Corporation (College Hill CURC). I am writing to express our organization's support for the proposed ordinance changes in line with the Connected Communities initiatives.

Over the years, our team has dedicated extensive resources to revitalizing the College Hill business district, notably through efforts such as securing variances for multi-family housing projects, advocating for increased density to support our local businesses, and enhancing pedestrian safety and walkability through various urban design improvements such as traffic calming interventions and streetscape enhancements.

The adoption of the proposed zoning changes would validate and accelerate our efforts by eliminating the need for numerous zoning variances and restrictions, thus saving us considerable time and resources that could be better utilized towards project implementation.

We at College Hill CURC are enthusiastic about the potential progress these changes will bring. We strongly urge the Planning Commission to advance this proposal without further delay, as our community and city eagerly await these progressive developments.

Thank you for your consideration and for your time.

Sincerely,

Emmanuel Karikari  
Chief Executive Officer  
College Hill CURC  
6060 Hamilton Ave,  
Cincinnati, OH 45224

City Planning Commission and Department of City Planning & Engagement:

The board of the Mt. Lookout Community Council (MLCC) commends our City's Administration and Legislators for taking on important and complex issues facing Cincinnati. However, we believe that the Connected Communities legislation in its currently drafted form would exacerbate existing challenges in Mt. Lookout. The legislation ignores the unique needs and circumstances of each of Cincinnati's 52 neighborhoods. Our specific, existing challenges are long-held concerns that MLCC has been trying to address for many years.

The MLCC has spent considerable time and effort educating our residents and business leaders on the Connected Communities proposal, and collecting their input to inform our position on the issue. MLCC hosted two public meetings dedicated to the topic. We received feedback via email and Facebook. All told, we heard from 145 Mt. Lookout residents and business leaders. The feedback has been clear and almost universally in opposition to the legislation as currently drafted (we received only 1 message of support). **Accordingly, the MLCC board unanimously opposes the Connected Communities proposed legislation as currently drafted for the following reasons.**

- 1. Existing Diverse Housing Options:** Mt. Lookout currently offers diverse housing options with many middle housing units in the legislation's targeted zone.
  - MLCC requested, but was unable to secure, an analysis of our current single-family and middle housing inventory in the Connected Communities targeted area from DCED. As a result, MLCC board members walked the Mt. Lookout target area (¼ mile surrounding our NBD) and conducted our own audit of current housing stock. Approx. 47% of units are middle housing today, with 53% single family homes.
  - Within ¼ mile of our NBD there is already significant and varied RM zoning allowing multi-family housing.
- 2. Overburdened Sewer/Stormwater Infrastructure:** Our neighborhood currently faces flooding, sewer backups, and related challenges stemming from overburdened and inadequate infrastructure. We believe the increase in density will only further overburden the system.
  - With each major storm in the area, our residents and businesses incur significant damage due to flooding. The most recent instance of this occurred on April 2, 2024. Multiple Mt. Lookout businesses and many residents were impacted, with some sustaining tens of thousands of dollars in damage. Several businesses were forced to close for an extended period.
  - Increasing Mt. Lookout's density footprint will significantly increase sewage output, while reducing the permeable surface area (trees, foliage, and natural ground cover) critical to proper stormwater drainage.
  - The legislation is in opposition to stated goals of the 2023 revised Green Cincinnati Plan.
  - While the EPA consent decree has been cited, MLCC has yet to receive any specific information or a commitment to address the long-standing issues, despite repeated attempts to engage with the City.
- 3. Parking:** Our NBD and surrounding residential areas already face parking challenges.
  - Having a car, and adequate parking for it, is very important for our residents to be able to complete basic functions, such as commuting to work or getting groceries. Some of our residential streets cannot accommodate the current on-street parking needs. This legislation will exacerbate that problem.
  - Parking is a primary concern for business leaders. While increased pedestrian traffic is desirable in our NBD, a majority of people rely on parking to patronize Mt. Lookout. Business leaders routinely hear negative feedback about current inadequate parking. NBD patrons resort to parking in nearby residential streets. Relaxing parking



requirements would be detrimental to existing businesses and would negatively impact Mt. Lookout's ability to attract and retain businesses.

4. **Pedestrian & Traffic Safety:** Increased density will result in greater congestion and traffic in our already busy streets, resulting in increased threat to pedestrian safety.
  - Pedestrian & traffic safety is a frequent topic at MLCC meetings. Three pedestrians have tragically died in recent years on roadways in/around our NBD. Our NBD currently deals with repeated property damage from accidents that thankfully have not increased that fatality number.
  - Inter-neighborhood commuters already cut through Mt. Lookout's narrow residential side streets, such as Paxton Ave and Herschel Ave, in order to avoid the current congestion in our NBD. This puts residential pedestrians and children at risk. Increasing density will clearly exacerbate these traffic issues.
5. **Lack of Engagement with Critical Stakeholders:** In our conversations with **Stormwater Management Utility (SMU)** and **Cincinnati Public Schools (CPS)**, we were surprised by the lack of engagement they have had in the legislative process.
  - The absence of a clear strategy to address the effect of this increased density on our public services is concerning. As an example, Kilgour Elementary— Mt. Lookout's neighborhood public school— was built to accommodate roughly 450 students. Current enrollment is approx. 565 students. Increased density will likely further increase enrollment, and there has been no discussion of accommodations for CPS.
6. **Neighborhood Character:** The proposed legislation in its current form will undermine the characteristics that make Mt. Lookout desirable. Increasing density and altering the mix of housing options may diminish property values and negatively impact those who bought into our neighborhood.
7. **Current Zoning Relief Process:** Existing building approval processes (e.g., variances, special exceptions, and site-specific rezoning) allow middle housing, while still allowing the input of residents. Instead, this legislation would permit higher density housing by right, thereby muting the voice of the community. This runs contrary to the fundamental notion of due process.
8. **Housing Affordability:** We believe the legislation will not succeed in achieving the goal of affordable housing in Mt. Lookout.
  - A recent development converted one single-family home to a 19-unit residential building. The developer shared that units start at \$2,500/month.

We welcome the opportunity to collaborate in addressing the shared goals of our neighborhood and the City Administration. To date, we have not been approached by the office of any City administrator or legislator for such an engagement. Clarifying the goals and underlying need for this legislation, while defining clear measures of success, would provide a path for success that seems lacking in its current form. To that end, we invite you to meet with our board, residents, and business leaders prior to voting on the Connected Communities legislation. We are flexible to any date and time, and look forward to organizing this engagement as soon as possible.

Respectfully submitted,



Mike Cheetham  
President, Mt. Lookout Community Council



**DEVELOPMENT + CONSTRUCTION**

REVITALIZING THE PAST, BUILDING THE FUTURE

May 5, 2024

Cincinnati Planning Commission  
City of Cincinnati  
805 Central Avenue  
Cincinnati, OH 45202

Dear Commissioners:

My name is Kai Lewars and I am the Principal and Founder of Kaiker Development + Construction. I am writing this letter to state that Kaiker Development + Construction supports the proposed ordinance changes in coordination with the Connected Communities initiatives.

Throughout our time working in the numerous communities we have served in the Cincinnati area, we have personally and witnessed many of our CDC's spend countless hours and dollars:

- Writing parking variance letters of support for property owners in our neighborhood business district and residential areas to reduce the parking requirements for their projects.
- Petitioning for a Parking Overlay to reduce parking requirements.
- Implementing the Urban Mix zoning in our neighborhood business district to create more diverse opportunities for commercial and residential.
- Writing letters of support for property owners to receive variances for multifamily housing in the Neighborhood Business District
- Advocating for more opportunities for density in the neighborhood to support neighborhood businesses.
- Promoting pedestrian centered design through traffic calming studies, bus shelter installations, and the gateway design

Many of the above projects would have been allowed under the proposed zoning changes, which would have saved us time and money to use toward project implementation. Kaiker Development + Construction is excited to see the progress that will happen without the extra hurdle of zoning variances and zoning restrictions. I want to restate that Kaiker Development + Construction strongly supports the proposed changes and encourages the Planning Commission to move the proposal forward without further delay. Our neighborhoods and City have waited long enough for progressive change, and this is the first step!

Thank you for your time and for considering these zoning changes.

Sincerely,

A handwritten signature in black ink that reads "Kai Lewars". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

**Kai Lewars**

Principal+ Founder

**DEVELOP. MANAGE. CONSTRUCT.**

"Predict The Future By Creating It"



**NEIGHBORHOOD ASSOCIATION**  
representing Clifton Heights | University Heights | Fairview

May 8, 2024

City of Cincinnati Planning Commission  
801 Plum Street, Suite 150  
Cincinnati, OH 45202

Dear Planning Commission and Staff,

The Clifton Heights University Heights Fairview Neighborhood Association (CUFNA) does not support the proposed Connected Communities zoning ordinance in its current form.

We appreciate the intention to create more affordable housing. We also value the information that has been posted on the Connected Communities website as well as the various community meetings that have been offered. The CUF Trustees have been reading the legislation, looking at the story boards, and reviewing the videos on the website. We discussed the Connected Communities pros and cons last evening at a very long board meeting. There are positive elements in the policy recommendations, but we have some very serious concerns about the legislation. The ordinance was only publicly released April 11, 2024; we feel the community needs more time to provide feedback, and the Planning Department needs more time to make changes to the proposed zoning codes based on that feedback.

We agree that the city needs more affordable housing. However, we do not think that the proposed changes account for our neighborhood's needs. A blanket policy change throughout the city does not give enough room for the unique situations that each community struggles to address. In the CUF community, due mostly to the expansion of the University of Cincinnati, we have seen a significant decline in homeowners and a proportional increase in absentee landlords and property investors who are unwilling or unable to remedy code violations. The proposed changes in the Connected Communities zoning code would make an already bad problem worse. Based on our community's experience, property investors will simply divide up the remaining single-family homes for student housing thereby degrading our historic housing stock, and further reducing homeownership.

We have serious doubts about the proposed legislation intent to minimize parking requirements without an increase in public-transit options. Much of CUF is walkable, but many non-residents drive to our community to work or attend school. Parking is a constant problem. We applaud the changes in the Metro Transit system such as the BRT, more bike lanes and engineering safer pedestrian spaces, but there are not enough changes in our transit system to reduce the great numbers of cars. Gradual changes in parking requirements should match the gradual changes that will occur with more transit options.

These are two of our reservations about the proposed changes in zoning legislation. We can expand on changes that we support and changes that we think need modifications, but at this time our most pressing concern is to slow the process. Since this legislation can change the quality of

our community's life for decades or longer it is too important to do quickly. We request that you do not vote to approve the Connected Communities ordinance as it is written at this time.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Neel". The signature is fluid and cursive, with a prominent initial "R" and a long, sweeping tail.

Robert Neel  
CUFNA President

## Urbancsik, Jesse

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**From:** Morgan Ford <Morgan.Ford@HABITATCINNATI.ORG>  
**Sent:** Wednesday, May 8, 2024 5:39 PM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Support from Habitat for Humanity

### External Email Communication

Hello,

My name is Morgan Ford, and I am the External Relations Officer with Habitat for Humanity. I am writing to express our **support** for the Connected Communities Policy initiative proposed by Mayor Pureval, Council Member Harris, and Council Member Cramerding. I have had the pleasure of working with this team as a panelist at the **Connected Communities: Housing Growth and Affordability Summit**, which took place on Saturday, March 23, at the Duke Energy Center.

This initiative would positively impact Habitat for Humanity of Greater Cincinnati. More specifically, relaxed parking requirements would allow us to build more affordable single-family homes. Currently, we are required to add parking, even when off-street parking was not a part of the previous development. This increases our costs directly in materials, but also indirectly by changing the density of our projects resulting in fewer units. One of Habitat's core values is to build homes that respect and blend in with the homes in the neighborhood. Off-street parking requirements impact the design and orientation of the structure and how the homes relate to the surrounding properties. This is a common barrier to our work since we primarily build in scattered infill lots where off-street parking was historically not a consideration.

As you know, there is a huge gap in inventory of moderate affordable homes. Our organization is preparing to scale up to meet the growing demand and is considering higher-density projects such as connected row houses and duplexes. The parking requirements for these kinds of projects are prohibitive in an affordable model. Adding off-street parking such as garages and rear entry alleys can add as much as \$40,000 per unit. Habitat already subsidizes the cost of our homes. To keep homes affordable, our unit cost needs to stay under \$180,000 for new construction.

Policies that increase density along transit routes, and reduce parking requirements, will allow Habitat to build affordable homes for our home-buying partners. I ask that you join me in supporting a bold, sensible solution to a more equitable and sustainable future Cincinnati.

Thank you for your support,

Morgan Ford

(she/her/hers)

**External Relations Manager**

Habitat for Humanity of Greater Cincinnati

c: 513-693-6830

4910 Para Drive, Cincinnati, OH 45237

[www.habitatcincinnati.org/donate](http://www.habitatcincinnati.org/donate)



we build  
**strength, stability,  
self-reliance,  
and shelter**



# Connected Communities Petition

The undersigned respectfully request that you pause the process of passing the Connected Communities ordinance in order to allow residents and community members an appropriate amount of time to analyze the very lengthy proposed legislation, allow the City to provide further information and engage more fully about the changes proposed by the ordinance, and to enable the City administration to hear, gather, assess, and address further feedback and concerns from the community.

There are a number of concerns about the ordinance as written which have not been sufficiently heard or addressed. This zoning legislation is critically important to the future of the City and to the neighborhoods it touches, and it is vital that changes to the zoning code be made with as much thoughtful examination and consideration of the potential benefits and consequences for those communities as needed to achieve positive outcomes.

- The extremely short timeline for approval of the draft legislation prevents honest engagement of affected community members and property owners. The scheduling of Connected Communities legislation to overlap with existing City processes (Budget, Vision Zero, NSP, NBDIP etc.) creates capacity issues and limits residents' ability to engage with each important initiative.
- The draft legislation is singular for all 52 communities. Connected Communities does not take into account the unique differences and needs of our neighborhoods.
- Rather than simplifying the zoning code, the proposed legislation will create 78 new zoning districts with varying restrictions.
- Supporting data and analysis about impacted communities, and upon which the legislation must logically be premised, is inexplicably missing from the public discourse.
- The proposed legislation does little to promote or secure homeownership opportunities in Cincinnati.
- The drafted legislation focuses heavily and intentionally on creating additional rental units as a means of reducing rents without addressing the realities of the existing market forces and profitability in any given neighborhood, without supporting evidence.
- The proposed changes will actually increase segregation, gentrification, and displacement.
- The proposed legislation will compound the problems of poor communities with regard to equitable access to City services, including safety services, and the failure of the City to address existing unlawful building modifications and uses.
- The proposed changes to the zoning code impact the opportunity for development to follow existing City-approved community plans. It undermines the ability of communities or the City to address development in the impacted areas.
- The ¼ mile and ½ mile targeted zones are not consistently applied across the City in the draft legislation maps. There are inaccuracies and inexplicable exceptions.
- In removing parking requirements, the draft legislation exacerbates mobility challenges faced by disabled populations, and could negatively impact aging populations.
- The proposed legislation will create significantly more demand on overburdened City infrastructure and City services.

The undersigned hereby request a full, fair, and appropriate discourse about the proposed Connected Communities ordinance.

|                      |                    |  |                            |                 |
|----------------------|--------------------|--|----------------------------|-----------------|
| Aaron Weiner         | Clifton            |  | Carol L. Alvin             | East Price Hill |
| Abigail Bannerjee    | Mount Lookout      |  | CAROL PARSLEY              | CARTHAGE        |
| Adam Barton          | North Avondale     |  | Caroline Klopp             | Mount Lookout   |
| Adam Koehler         | Mount Auburn       |  | Carolyn Gillman            | North Avondale  |
| Adam Rabinowitz      | (blank)            |  | Cassandra Bullock          | (blank)         |
| Adam Stacy           | (blank)            |  | Cathi Lowry                | Paddock Hills   |
| Adriann Sweeney      | (blank)            |  | Chaitanya Bannerjee        | Mount Lookout   |
| Aisela Allie         | North Avondale     |  | Charleen Lyon              | Clifton         |
| Alessandra Trindle   | (blank)            |  | Charles F. Casey-Leininger | College Hill    |
| Alex Aielli          | (blank)            |  | Charles Kussmaul           | CUF             |
| Alexander Spohr      | Mount Lookout      |  | Chelsea Jones              | Mount Lookout   |
| Alexis Marsh         | Over-the-Rhine     |  | Christine Pantoja          | Clifton         |
| Allen V Kroth        | (blank)            |  | Christopher Koucky         | Paddock Hills   |
| Amanda Ackerman      | Price Hill         |  | Craig A Whistler           | Carthage        |
| Amber Kassem         | East Price Hill    |  | Craig Gauden               | Mount Lookout   |
| Amy Bauknecht        | Paddock Hills      |  | Cristina ogrin             | (blank)         |
| Amy GAUDIO           | North Avondale     |  | Dale Marie Pontz           | CUF             |
| Amy Goetz            | Mount Adams        |  | Dan Santel                 | Paddock Hills   |
| Amy L. Whitlatch     | (blank)            |  | Dan Torbeck                | Mount Adams     |
| Andries van der Bent | Clifton            |  | Dana Brentlinger           | Hyde Park       |
| Angela Mason         | (blank)            |  | Daniel M Watson            | Paddock Hills   |
| Anna Marcinow        | Mount Lookout      |  | David Evans                | West Price Hill |
| Anna Nadicksbernd    | (blank)            |  | David Terrell              | Price Hill      |
| Annie Wagner         | Mount Lookout      |  | Dawn Johnson               | North Avondale  |
| annie williams       | South Cumminsville |  | Deborah Hill Wyght         | Mount Lookout   |
| Ashley Simpson       | Hyde Park          |  | DeBorah Reed               | Northside       |
| Barbara Bell         | Carthage           |  | Dee Bardes                 | Hyde Park       |
| Barbara Boylan       | Northside          |  |                            |                 |
| Barbara Dimmitt      | Mount Lookout      |  |                            |                 |
| Barbara Giambra      | (blank)            |  |                            |                 |
| Barbara Sliter       | Mount Washington   |  |                            |                 |
| Belle Walsh          | Mount Airy         |  |                            |                 |
| Ben Pantoja          | Clifton            |  |                            |                 |



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| Douglas Jose         | Mount Lookout        |  | Denise emmett       | Price Hill      |  |
| Dr. Andrea Anater    | North Avondale       |  | Dennis Shiels       | (blank)         |  |
| Ed Gutfreund         | Spring Grove Village |  | Diane Shank         | (blank)         |  |
| Eileen Frechette     | Spring Grove Village |  | Diane Garrity       | Paddock Hills   |  |
| Eileen Sabatalo      | Mount Lookout        |  | Donald Swain        | Paddock Hills   |  |
| Elizabeth Goodman    | Linwood              |  | Douglas Alan Sanker | Paddock Hills   |  |
| Elizabeth Harlamert  | Hyde Park            |  | Jacqueline Sieve    | Mount Lookout   |  |
| Elizabeth Plas       | Hyde Park            |  | James Barrett       | Mount Lookout   |  |
| Elizabeth Stoehr     | Mount Lookout        |  | James Conlin        | Mount Lookout   |  |
| Elizabeth Swain      | Paddock Hills        |  | James Fisk, Jr.     | Mount Lookout   |  |
| Elizabeth whitehead  | Oakley               |  | James Kershaw       | (blank)         |  |
| Elizabeth Wolf       | (blank)              |  | James Petera        | (blank)         |  |
| Ellen McGrath        | Westwood             |  | Jane Hamilton       | College Hill    |  |
| Emily Fox            | (blank)              |  | Jane Perry          | (blank)         |  |
| Emma Kitzmiller      | (blank)              |  | Janet Buening       | Hyde Park       |  |
| Eric Buhrer          | East Price Hill      |  | Janice Noga         | Mount Lookout   |  |
| Eric Fox             | (blank)              |  | Jason Barnes        | North Avondale  |  |
| Eric Friedmann       | Mount Lookout        |  | Jason Lipps         | Mount Lookout   |  |
| Francine Buescher    | North Avondale       |  | Jason Rich          | North Avondale  |  |
| Gary Wollenweber     | Hyde Park            |  | Jason Wood          | Oakley          |  |
| Geoffrey Gulley      | Pendleton            |  | Jason Wurth         | Paddock Hills   |  |
| Geoffrey Parker      | Mount Lookout        |  | Javier Arguello     | Mount Lookout   |  |
| Gillian Sella        | Clifton              |  | Jay Kratz           | East Price Hill |  |
| Graeme McDonic       | Mount Lookout        |  | Jennifer A. Ryder   | Mount Lookout   |  |
| Graham Garrison      | Mount Lookout        |  | Jennifer C Jose     | (blank)         |  |
| Grant Szabo          | Hyde Park            |  | Jennifer Hoverman   | Mount Lookout   |  |
| H D Alan Lindquist   | Clifton              |  | Jennifer schulte    | Paddock Hills   |  |
| Hamid R. Eghbalnia   | Mount Lookout        |  | Jennifer Stoll      | (blank)         |  |
| Heather Rottenberger | East Price Hill      |  | Jennifer Turner     | Hyde Park       |  |
| Helen Swartwout      | West Price Hill      |  | Jennifer Vasquez    | Pendleton       |  |
| Henry M. Huber       | North Avondale       |  | Jessica Baldrige    | Paddock Hills   |  |
| Jacklyn Bryson       | Downtown             |  | Jessica M Anderson  | Clifton         |  |
| Jacqueline Edmerson  | Bond Hill            |  |                     |                 |  |

|                      |                   |                            |                   |
|----------------------|-------------------|----------------------------|-------------------|
| John Gregory Watkins | Paddock Hills     | Jillian Powell             | (blank)           |
| John Hebbeler        | Mount Lookout     | Joe Groh                   | Oakley            |
| John K Seibert       | North Avondale    | Joe Tallarigo              | (blank)           |
| John Twachtman       | Clifton           | John Andrew Fredlock       | Paddock Hills     |
| John Wolverton       | (blank)           | John Brannock              | Mount Lookout     |
| Jonathan Allred      | Oakley            | John Galvin                | Paddock Hills     |
| Jonathan Egel        | Mount Lookout     | Leigh Peterson             | Hyde Park         |
| Jonathan Wolf        | Mount Lookout     | Leonard Small              | Paddock Hills     |
| Joseph Bohache       | North Avondale    | Lina Orr                   | Paddock Hills     |
| Joshua Freid         | Mount Lookout     | Linda Vanvolkenburgh       | Madisonville      |
| Joyce Steiner        | Clifton           | Linda Wheeler              | (blank)           |
| Judith Schechter     | (blank)           | Lindsay Krammes            | (blank)           |
| Julia Critser        | Mount Lookout     | Lisa A Ellerhorst          | Westwood          |
| Julia Rothe          | East Walnut Hills | Lisa Buck                  | Pleasant Ridge    |
| Julie Nichols        | Paddock Hills     | Lisa Haglund               | Clifton           |
| Julie Rimer          | Mount Washington  | Lisa Warren                | (blank)           |
| Justin Jeffre        | Clifton Heights   | Lora Johnson               | Mount Lookout     |
| Karen Ball           | West Price Hill   | Lori petty                 | Mount Adams       |
| Karen Noonan         | (blank)           | Lyn E Small                | Paddock Hills     |
| Karoline Weidman     | (blank)           | Lynn Hughes                | (blank)           |
| Katelyn Meagher      | Westwood          | LYNNE STONE                | Paddock Hills     |
| Katherine King       | Mount Lookout     | M Hanley                   | (blank)           |
| Kathleen Grant       | Paddock Hills     | Mackenzie Radziewicz       | (blank)           |
| Kelly Hibbett        | Westwood          | Maila Crist                | Mount Lookout     |
| Kyle McGrath         | Paddock Hills     | Marc W. Katz               | Paddock Hills     |
| Lanie Spaedy         | (blank)           | Margaret (Maggie) L Shreve | Northside         |
| Laura Fremeau        | Mount Lookout     | Margaret Bruck             | College Hill      |
| Laura Hamilton       | West Price Hill   | Margaret Venishel          | Columbia Tusculum |
| Laura Monahan        | (blank)           | Margy Waller               | Over-the-Rhine    |
| Lauren Parker        | Mount Lookout     |                            |                   |
| Laurie Willcox       | Columbia Tusculum |                            |                   |
| Leigh Gaines         | Oakley            |                            |                   |

|                          |                 |                       |                  |
|--------------------------|-----------------|-----------------------|------------------|
| Marian Bernstein         | (blank)         | Nancy Sullivan        | East Price Hill  |
| Marijo O'Connell         | Hyde Park       | Natalie Goodwin       | (blank)          |
| Mark Ventura             | College Hill    | Nzingha Dalila        | Bond Hill        |
| Mark Visconti            | North Avondale  | Ollie D. Turner Jr.   | Paddock Hills    |
| Martha Fellerhoff        | Clifton         | Ollie Turner          | Paddock Hills    |
| Martin Kuhn              | Clifton         | Paige Scheidler       | Oakley           |
| Mary Ann Prokop          | Mount Adams     | Pamela Faber          | Price Hill       |
| Mary Dudrow              | (blank)         | Pamela Gruesser       | Mount Lookout    |
| Mary Jo Bazeley          | West Price Hill | Patrice Ryan          | Mount Lookout    |
| Mary Lumb                | Oakley          | Patricia Clasgens     | Hyde Park        |
| Mary M. Croft            | East Price Hill | Patricia Fisk         | Hyde Park        |
| Mary P. Venable          | (blank)         | Patricia Schneider    | Pendleton        |
| Marycarol hopkins        | Paddock Hills   | Patrick Dreier        | East Hyde Park   |
| Matt Lippowitsch         | (blank)         | Patrick Goodman       | Linwood          |
| Matt Ruehl               | North Avondale  | Patrick Minges        | (blank)          |
| Matthew Cornell          | North Avondale  | Penny Poirier         | Mount Lookout    |
| Maura Wolf               | North Avondale  | Peter J Trudeau       | East Price Hill  |
| Melanie Rhea Moon        | Evanston        | Pres. Pamela J. Adams | North Fairmount  |
| Michael A. Hauser        | East Hyde Park  | Randall Sharp         | (blank)          |
| Michael Buescher         | (blank)         | Randolf M. Rosenthal  | (blank)          |
| Michael DeFrancesco      | Clifton         | Rebecca Hyde-Nordloh  | Mount Lookout    |
| Michael Mooney           | North Avondale  | Rebecca Ray           | North Avondale   |
| Michael Nichols          | Paddock Hills   | Renacha Murrell       | Walnut Hills     |
| Michael R. Burke         | Mount Lookout   | Richard Rimer         | Mount Washington |
| Michael Rawlings         | (blank)         | Richard Stoll         | (blank)          |
| Michelle Schwenkner      | (blank)         | Robbie Dorger         | Hyde Park        |
| Mike Powell              | Mount Lookout   | Robert A. Florez      | Clifton          |
| Moira Morgan             | Hyde Park       | Robert Brodbeck       | Mount Lookout    |
| Montiel Teresa Rosenthal | East Price Hill | Robert Linz           | Clifton          |
| Mr Peter Lumb            | Hyde Park       | Robert Thomas         | Mount Lookout    |
| Mudeber sulayman         | Westwood        | Ryan Grafton          | Madisonville     |
| Myra Greenberg           | Over-the-Rhine  | Ryan rybolt           | Hyde Park        |
| Nancy Buono Fluharty     | Clifton         | Ryan Sieve            | Mount Lookout    |

|                              |                  |                      |                 |
|------------------------------|------------------|----------------------|-----------------|
| Ryan Wenstrup-Moore          | Mount Lookout    | Teri Shannon         | (blank)         |
| Sally Brooks                 | Mount Washington | Thomas D. Croft      | East Price Hill |
| Samantha Louder              | North Avondale   | Thomas Gamel         | East Price Hill |
| Sandra Witt                  | Hyde Park        | Thomas S. Grant      | Paddock Hills   |
| Sara Keebler                 | (blank)          | Timothy Lon Smith    | Mount Lookout   |
| Sarah Aielli                 | (blank)          | Timothy Spitzmueller | North Avondale  |
| Sarah Gutfreund              | Hyde Park        | TJ Smith             | Mount Airy      |
| Sarah H Koucky               | North Avondale   | Todd Farmer          | Paddock Hills   |
| Sarah Hebbeler               | (blank)          | Tom Gutfreund        | Hyde Park       |
| Sarah Rich                   | North Avondale   | Toni Alterman        | Clifton         |
| Sarah Vogelpohl              | (blank)          | Troy McAndrews       | Oakley          |
| Scott Hoverman               | (blank)          | Tyler Tatum          | (blank)         |
| Scott Jay Lucas              | Paddock Hills    | Uri sella            | Clifton         |
| Sean Saville                 | Paddock Hills    | Valerie Pérez        | (blank)         |
| Shannon Sanker               | Paddock Hills    | Victor Rodriguez     | Carthage        |
| Sharon Brodbeck              | Mount Lookout    | Vlad cotarlan        | (blank)         |
| Sharon Buring Stuard         | (blank)          | Wayne West           | (blank)         |
| Sheila Rosenthal             | East Price Hill  | William Rosenthal    | East Price Hill |
| Shelley Dumoulin             | North Avondale   |                      |                 |
| Sherri King                  | West End         |                      |                 |
| Shirley Rosenzweig           | Pendleton        |                      |                 |
| Solomon and Jeannette Taylor | Paddock Hills    |                      |                 |
| Stephanie P. Schlagel        | Paddock Hills    |                      |                 |
| Stephanie Rudy               | Mount Lookout    |                      |                 |
| Steve Deiters                | Oakley           |                      |                 |
| Steve Munday                 | (blank)          |                      |                 |
| Steven Massie                | Mount Lookout    |                      |                 |
| Stuart J Mahlin              | Hyde Park        |                      |                 |
| Susan A. McDonic             | Mount Lookout    |                      |                 |
| Susan Buring                 | Clifton          |                      |                 |
| Susan Conner                 | Paddock Hills    |                      |                 |
| Taylor Hatch                 | Oakley           |                      |                 |

## CONNECTED COMMUNITIES PETITION COMMENTS

Stop closed door votes. All voices should be heard.

This legislation, if passed, is going to further destroy neighborhoods, like Westwood and Price Hill, that have already been overwhelmed by an increased need for low-income rehousing due to gentrification. Too many low-income properties on the west side are owned by slumlords and out of town predators. The plan is supposed to deconcentrate poverty, but, in fact, will concentrate it even more than it already is, with all of the ill effects that come with it. Neighborhoods need to be balanced in order to be healthy, in order to allow all people the opportunity to own property and build generational wealth.

By focusing on the three tier-1 corridors (Glenway, Harrison, WW Northern), this proposal is very much like the 2022 one, which was soundly voted down because enough council members realized how discriminatory it was. That proposal highlighted whole areas of neighborhoods that were already low-income, high density, and high crime areas, largely populated by people of color. With all of the single family, more affluent, white parts of neighborhood being unaffected, it was obvious who was going to feel the effects of increased, density and who was not.

This time around, the same areas are being targeted, but in a way that is less obvious. Instead of highlighting areas, tier-1 streets were chosen. But anyone who knows those streets, knows that they are largely populated by low-income folks and people of color.

The city is saying that because all the business districts in all neighborhoods will be affected, people of all income levels will be able to live anywhere in the city and Cincinnati will no longer be segregated. That will not happen when a one-bedroom apartment in Price Hill rents for \$750 to \$850, but a one-bedroom apartment in Oakley rents for \$750-\$2400 (based on a survey of apartments available for rent on April 26, 2024).

They argue that if there is more housing stock, there will be more competition and housing prices will go down. But with the city simultaneously seeking a multi-million dollar grant from HUD to build low-income (0-\$15,000 a year) housing along those same tier-1 corridors, there will not be a wide range of housing options available in our west side neighborhoods.

Interestingly, the millions of Metro money coming in from Issue 7's passing is also going to be largely spent on those same corridors instead of opening up the entire city to all. A man from Mount Lookout told me there is only one bus stop and one route a day that goes to his neighborhood. Recent research by HUD shows that there is a direct correlation between poverty and the amount of busing available. Why not expand bus lines into areas where they currently do not exist, opening up ALL neighborhoods to all people?

The impending increase in pockets of low income housing makes me wonder if this was not part of the reason behind the merging of District 3 and District 5 police. An overlay of the new District 3 areas just so happens to align with this plan involving the tier-1 corridors and the HUD grant.

This is just another kind of redlining.

Businesses that help make a community valuable are leaving Westwood because of crime/theft. East Westwood is a food desert because Kroger left due to theft. And true to form, a plasma donation center took its place.

Let's be progressive and make Cincinnati honor its diversity of all kinds and make the entire city be open to all people. Let's correct the wrongs of the past.

I am concerned about some of the problematic elements in the proposed zoning changes.

In years past I volunteered for local community input on updating zoning, this is moving too fast

Don't rush these changes. Get citizen input and make sure the community thinks this is a good idea. You weren't elected to pass this policy.

## CONNECTED COMMUNITIES PETITION COMMENTS

|  |
|--|
| I support this petition  |
| This is deplorable proposed legislation  |
| Long-time (25 years) Oakley homeowner/resident/property taxpayer who OPPOSES zoning changes that reduce quality of life for current homeowners/residents.  |
| Please consider including that the 1/4 mile radius around central business districts will completely denigrate the residential streets that are not on main thoroughfares. This will change the landscape of the communities we invested in and call home.   |
| I think a "pause" would allow more neighbors to feel comfortable with the process unfolding. I see the merits of the Connected Communities ordinance, but having a larger tent for the discussion could be very useful.  |
| Connected Communities will be a disaster for our City and all Communities. I don't want multi unit apartment buildings popping up on my street! It will destroy our property values.   |
| This needs more time and community engagement.   |
| I do not want townhouse and and apartments with out parking in the 1/4 mile business districts. It will push parking onto side streets. The setbacks and building heights should not change. Eliminate the tax abatements in high value zip codes!   |
| We need the timeline for the vote to be extended.  |
| More communication and consideration is needed before any kind of vote by City Council. They need to listen to the community members.  |
| We have enough density in the Price Hills as it is! CPS shorted us a school during their Master Plan execution (no Quebec Heights as planned). Carson Elementary was built for approximately 500 students and has 800 students (hallways made into classrooms). Look at vacant buildings for renovation under current zoning for housing the 100 homeless children and their families at that school. Acquire the old Sears and Roebuck (for example) from the California absent landlord and convert housing. One zone (variance) change at a time not the broad brush approach Connected Communities is pushing. |
| There are existing parking problems on residential streets including mine. There is nowhere to park. This will only add to the problem. We also have an outdated sewer system that cause the majority of homes to flood due to backups on my street. Packing more residents in this area will add to the sewer problem too. And we are in the dark blue area. It would be nice if council members had the interest of the current residents who lived in this area for 20 plus years instead of creating more problems. This does not benefit current tax paying residents who have lived here for a long time.    |
| The rushed approval timeline raises concerns about this ordinance. The charges of corruption with regard to development for which several Cincinnati City Council Members have recently been convicted should be in the forefront of citizens' minds.  |
| This is a partial plan at best. It is focused solely on increasing density around bus routes but doesn't take a holistic view of how to transport people on an overall basis or ensure that needed services are in walking or easy bus distance. As an example, I live 2 miles from Hyde Park Plaza. It takes me just a bit over 5 minutes to drive there for groceries. If I was to take the bus, it would take me 35 minutes with a transfer in order to get there. The city needs to start planning more systemically rather than one-shot ideas like this one.   |
| I believe parking space loss could turn out to be biggest flaw in this proposal.   |
| This sweeping zoning legislation has deliberately not been communicated to residents. The mayor and city council don't want to hear what you think. They are in bed with developers who will pay for their re-election campaigns. In addition to these radical zoning changes, the mayor said every suggestion by the Futures Commission is on the table. The mayor and council are open to selling or leasing all of OUR assets: our parks, Lunken Airport, golf courses, etc. They just got \$1.6 BILLION for the railroad, but they are greedy, greedy, greedy and want more money.                             |

## CONNECTED COMMUNITIES PETITION COMMENTS

|  |
|--|
| Let the free markets do their work; government employees have no business fomenting any of the changes outlined in the Connected Communities documents   |
| The city needs to delay any zoning legislation until communication & community input is part of the process.   |
| Fix existing Sewer system problems that flood our homes and overcrowded parking!   |
| You say we have too many renters in the City. Your solution more rental housing! That helps NO neighborhoods. None want more renters they all want homeowners (rent w/ subsidies to own? let's think about it?). Renters are transient and add little to nothing to a neighborhood---thus every community opposes more of them. Home owners invest in properties and communities.  |
| Please consider the environmental impact and loss of old growth trees as well as the water drainage concerns. By overbuilding the already overburdened sewers will be stressed. I own a home and business in this area. Both have had sewer issues and sanitation concerns.  |
| Pause the vote   |
| I spoke at the last Zoom session. Have owned properties in several neighborhoods and have lived all over the city. Let's all take a moment to recognize the citizens that are all saying the exact same thing about the multiple and varied issues that this will make worse. Let's pump the brakes please and try to listen to the people. There are real issues being raised, not just emotional opinions against change.  |
| Please strongly consider this petition to pause the process to allow for all interested parties to investigate and fully understand all of the consequences. Thank you!  |
| Connected Communities as currently designed is a threat to middle class homeowners and will drive them from the city.  |
| Happy to sign.   |
| Follow-up to message sent to council members and mayor earlier.  |
| East Hyde Park (EHP) is an almost perfect community as is. The community has large housing projects (Ravenswood, Tarpis woods and others), middle housing built into its SFH housing stock and businesses. The area has bus service at the UDF but is unreliable and as such not used by the majority of the community. Most people that come to EHP get there in a car and many of the streets surrounding businesses can not support additional cars. Further, a community like EHP would be ripe for developers to tear down high quality starter homes for low quality housing that doesn't fit into the neighborhood. EHP is an almost perfect community that I would hate to see ruined by these policies. If there was good public transit in the area I would be more supportive but in its current state this is a poor plan that doesn't make sense to this specific neighborhood. I am supportive of dense housing along BRT routes or even Madison rd. Those areas make sense for the zoning change as they have transit options to support the lack of parking etc. This should not be a one size fits all solution and the city should consider the needs of each community. |
| I am against the connected communities ordinance!  |
| Social Engineering doesn't work.   |
| I'm mostly concerned about the parking since most of the businesses are destinations not social walking to places.   |
| Much more data needs to be made publicly available (eg occupancy rate of all new multi unit housing built in the last 5 years) to support discussion about need before such an undertaking. The lack of parking requirements is prohibitive for current residents and potential new residents that don't work downtown, not to mention existing businesses.  |
| Please pause the legislation   |
| Please do not ruin our beautiful neighborhood.   |
| Objectives are nice, but I see no logic that making areas directly around business districts in towns will be of some economic benefit or would provide cheaper housing. Without data, I think those business  |

## CONNECTED COMMUNITIES PETITION COMMENTS

districts need incentives to significantly modernize to draw more business with parking! Hyde Park, Mt. Adams, and Mt. Lookout do not need more density, but all need their town squares modernized. And - if you turn my street into a three bedroom street - when I bought for the space and lack of density I will have a significant loss in property value the moment you vote this into existence. This seems absurd.

You are seizing our property rights and applying some version of eminent domain to take away our neighborhood and yards. Blatant age discrimination against us aging baby boomers who need one story floor plans to age in place.

Progress in this city seems to always devastating impact on the working poor and those that have become financially challenged. i.e. retired, fix income etc.etc.

The petition says it well. I want to say again that it gives too much latitude to developers with no accountability for parking for residents of additional new housing and restricts current home owner from maintaining privacy and allows intrusion of unwanted developments near their current properties. Slow down the process and listen more to city citizens. Don't give everything to developers at the expense of individual citizens and neighborhoods!

**NO to CONNECTED COMMUNITIES!**

I'm very concerned that this plan appears similar to the city's first "official plan" in the 1920s. It relied on building more housing for wealthy and middle-class people, assuming that when they vacated their old homes, poor people could move into them. We have a century of racial segregation and increased poverty among communities of color as a direct result of that city plan. Let's not repeat old mistakes!! Build more affordable housing for low to middle income individuals and families.

This complex ordinance has implications that have not yet been fully explained to the citizens of Cincinnati. There appears to be a lack of full understanding by City administration and council, or, even more concerning, an actual effort to mislead. Slow this down and get it right.

Many residents in this area of Cincinnati, already have difficulty parking anywhere near their homes, and certainly not in front of it, because of the lack of off street parking. Too many commuters park on in the Hyde Park area, leave their cars there all day, and jump on the Metro to go into town. Many of the available parking spaces near our home are taken by the area workers, who park in front of our homes, and walk to their nearby employers. Multi-family dwellings with insufficient parking, force their residents to spill out onto the nearby streets, to find parking, thus denying area homeowners from being allowed to park in front, or at least even close to their homes.

Recently, newly placed stop signs were installed in areas that admittedly needed them, but then 1-2 parking spaces had to be eliminated, by no parking within 30 feet.

I'm not opposed to new single family housing, but replacing a home that already has limited parking around it, and replacing it with a multi-family dwelling, just compounds the already insufficient parking on many of our Hyde Park and Mt. Lookout streets, especially within a few blocks of the business districts. Hyde Park and Mt. Lookout homes generate a very high percentage of Cincinnati taxes, and we shouldn't be further inconvenienced by the inability to park near our homes.

I strongly oppose a zoning change that would allow even more residential owners or renters, to occupy multi-family housing, squeezed in to an already crowded housing area!! We can't handle the parking needs in many of these neighborhoods now. Please don't make it worse!!

In some instances in this area, I question how emergency vehicles can respond safely down our narrow streets, particularly those allowing parking now on both sides.

We are already at capacity for ample parking in our neighborhoods. If developers still insist on putting up multi-family building because of your zoning changes, force them to also provide sufficient inside or surface lot parking, to handle the residents and their guests.

Vote these zoning changes down in these well established single family home neighborhoods! Enough is enough! We have no more room to provide 6-8 new parking spaces for a lot, that never needed it before, because of being just a single family residence.

**BUT ME DOWN AS TOTALLY OPPOSED TO THIS PROPOSED ZONING CHANGE.**

Hyde park and Mt. Lookout does not need more multi-family housing, and the additional vehicles that would come with it, looking to squeeze onto already overcrowded streets. Many of the residents here in



## CONNECTED COMMUNITIES PETITION COMMENTS

this area of town, have to currently fight to find a parking place somewhere near their home. Current multi-family housing individuals, unable to park on their own property because of lack of garages or off street parking, are already overcrowding the neighborhoods, to the point of severely inconveniencing current homeowners. Workers employed nearby are also taking those spots in front of many home owners homes, or parking in front of our homes, and jumping on a Metro bus to head into town.

Leave the zoning along! There was a reason many areas of Hyde Park and Mt. Lookout were zoned for only single family homes.

We pay some pretty high property taxes in this area, and shouldn't have to fight to find a spot to park in front of our own homes.

No to any zoning changes!!!

I'm opposed to the lifting of off street parking requirements when building these multi- family buildings. Our neighborhood streets are already at capacity when it comes to parking near many of our homes. We compete with workers parking for the day and walking to their businesses, or jumping on a bus, and hogging a parking place for the day. We should be entitled to ample parking near our homes! We certainly deserve that for the high taxes we pay in Hyde Park and surrounding areas.

Areas zoned as single family residential, should remain protected from these greedy developers who want to disrupt our neighborhood, with 2 & 3 or 4 unit townhouses and apartments, for their own profit, and further inconveniencing those who already have difficulty parking in front or near their homes. Hyde Park and Mt, Lookout are already well established neighborhoods, and don't need additional apartments and townhouses.

Please put me down as completely opposed to this proposed zoning change.

Thank you!

I strongly agree with the concept of more affordable housing at all levels and throughout the city. However, I also agree with all of the concerns listed. In particular, the proposal makes no allowance for two working adults in one household in a city that has NEVER made busriding possible for me, even 50 years ago when I was young, and the proposal does nothing to guarantee rides when buses are not possible. Even Uber is not practical for elders, people with children, going any distance, anyone with handicaps or loads to carry.

We need housing for multigenerational families: adults with kids & a grandparents or two; duplexes with owner-residents in one unit; family houses with an attached or detached one-story unit for an elder, or a college kid. All these need parking color the cars of parents, teens, caregivers, workers, guests, etc. who gives a party and expects their guests to hike to a bus late at night? It's a fantasy, not well thought out, and only practical for certain urban child-free young folks, not the average Cincinnati, & certainly not for most in this neighborhood. It would force me & most of my friend out.

I'm a big fan of each of the City Council members personally, and excited to see the reinvigoration of this city, but I'm not a fan of the rollout and quickness of the vote to push this through. This is at minimum a 4 year, deeply engaged discussion with the community. It comes across as a veiled attempt to push through a short sighted proposal and briefly "engaging" the community as a false flag of City and City Council cooperation. There's plenty of vacant buildings and infill that could be developed (by local families looking to build wealth). Start "surgically" there, and then watch the movement build organically from the bottom up, rather than the top down.

This is very important for our communities and we request more time and community involvement in the review. Communities have voted against this in the past. Our homes and neighborhoods are our largest investments and we have to protect them.

This proposal leans more towards developers and Investor groups

**CINCINNATI IS IN THE TOP 25 MOST SEGREGATED CITIES (GOOGLE) AND THIS PROPOSAL CONFIRMS THE THINKING THAT CONTINUES TO KEEP US ON THIS LIST!!!!**

Please be advised that this progressive change WILL be the CONTINUED downfall of our wonderful city. What is next... take away our green areas (parks and nature preserves). Ownership puts SKIN in the game. Rentals are transient. Rentals are a temporary fix and show a total lack of insight. "Our

## CONNECTED COMMUNITIES PETITION COMMENTS

government at work against us". AGAIN! Let's build a trolley; that will be a big blessing ..... NOT Let's not care that great corporations can leave without a trace (Chquita). We need more corporate entities not less!

Not opposed to Reading and Paddock road corridors. am opposed to changing the residential section of Paddock Hills

Please take time to listen and respond to the concerns of community members before proceeding.

Please pause this ordinance

It's obvious this initiative did not originate from the affected communities to address their individual concerns. It appears to be a solution to an unarticulated problem cooked up by professional planners who consider actual involvement by the locals an insult to their expertise.

Reading Road is 13 miles long. Most of it would benefit (or not be harmed) by the proposed zoning change allowing apartments in single family neighborhoods.

The historic communities of North Avondale and Paddock Hills are exceptionally ill suited to this proposal as their unique character will be destroyed by dropping in 4 family buildings next to 100 year old single family houses.

A carve-out for the 4 blocks of N Avondale and 3 blocks of Paddock Hills that front Reading Road, along with the 1/2 mile interior sections of those neighborhoods, is therefore warranted.

I am NOT in favor of the proposed changes

These zoning changes are massive and the city is pushing them through with virtually no engagement and I think that is intentional. If this is truly a good idea, slow it down, go out to all the community councils and answer all the questions that have been asked and not answered. To do anything less is deliberate obfuscation and we must stop you.

This is a very serious issue that requires a lot more input and discussion. It will have lasting impacts for many of us residents for years to come.

The current property owners are getting taxed out of their own homes. Currently the city expects 38% of the population to take on 62% of the cities renters in terms of schools, levies, etc. As a west end business and homeowner, I live amongst gun violence, blight and crime, yet my property taxes are over 1000.00 a month. Thats 210.00 more than my mortgage payment. We are drowning in low income; over 80%, and this is only going to add further segregation and a concentration of intentional poverty. As you're creating new homes, you are intentionally pushing me and middle income home owners out of ours.

Our community council has not been presented with the proposal nor have we voted on it. I've, personally, felt disengaged from the discussion because it doesn't seem to be aimed at my experience as a resident where these policies are already playing out, as if my feedback really isn't needed or wanted. After attending the first session, seeing how few Cincinnati residents attended, how much arguing a staff member engaged in with me about the parking policy (it needs to be so much more detailed than it is if it going to eliminate parking spots. There does not seem to be any acknowledgement of how critical a car is to the majority of Cincinnati residents to serve our responsibilities as workers, students, parents, and caregivers). I found the roll out of the proposal to be irresponsible, shallow, and wildly offensive to community leaders who have been asking city leaders for infrastructure that serves women, children, seniors, people with disabilities, and folks uninterested in engaging in the overwhelming, risky, often corrupt game of raising the capital needed to invest in multi-family real estate. Many of my neighbors' biggest dreams is to own their own home in Over-the-Rhine. This policy lays out no plan for supporting these goals and instead seems intensely focused on building housing that benefits one group of people overall: developers. It lays bare a panicked City Council (when they're not attacking concerned residents as nimby racists) placing all faith in the benefits of growing a tax base and not digging deeper into the blaring criticism of the plan to understand Connected Communities' immense blind spots. You've only just started the engagement. Come talk to us in person, next. And leave the post-it notes in the office.

## CONNECTED COMMUNITIES PETITION COMMENTS

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| Connected Communities will ruin the neighbors it cherry picked to remove all zoning laws.  |
| I purchased a home in a SF zone because I grew up & lived in apartments all my life & do not want to look or live near multi family again.   |
| Please pause the legislation!  |
| One Size Does Not Fit All - this is a diverse neighborhood with enough homeowners and renters suited for this size neighborhood. Over crowding it with the poor sewer system we have would create an unhealthy environment.  |
| With the poor sewer system we have now, connecting neighborhoods would create an unhealthy environment for all. Paddock Hills has enough single, two family and apartment units for this small neighborhood, over crowding it would destroy its uniqueness of it.<br>Destroying neighborhoods it not something we elected City Counsel to do.  |
| Must reconcile the 'missing middle' housing initiative - as proposed which fundamentally relies on form, design, height, and compatibility w surrounding environment, with the proposed zoning scheme based solely on density - the two are not compatible, and will not produce missing middle housing but only highly-dense, large, too-tall, out-of-scale bldgs - just what people do not want in historic districts. In addition, PDs are not compatible w concepts of preservation nor with the missing-middle housing concepts; PDs will produce the larger, taller, bulkier, out-of-scale, non-compatible housing projects. The proposed legislation re PDs being allowed by right w reduced land mass, together w owner-developers' foreseeable demands for de minimus lessening of the proposed 1.5 acres, will spark demolition and lot aggregation in our historic district but also in many neighborhoods, plus PDs should never be needed for constructing missing middle. In addition, OTR Historic District already has densely-built housing and already has residential bldgs suitable for all incomes (from extremely low-income to middle-income ranges to highly affluent). We already have multi-family zones and OTR already is being developed w elimination of mandatory parking. In most of the nation, PDs have been outlawed in historic districts due to conflicts in mission, plans, and values closely held by residents and owners of historic bldgs and neighborhoods (see Elm & Liberty Project), as set forth in the National Preservation Act, 1968 as amended. The local zoning legislation, as proposed, will be destructive to the policies and existing laws & regs applied (and needed) to protect the district, neighborhood and buildings which must actively protected (See the Davis Furniture Project, and the many pocket parks and greenspaces destroyed for parking lots and new infill, or new business enterprises in OTR). Segregating low-income residents in tall, dense buildings in a RE/CAP neighborhood such as OTR further segregates people by race, class and income, all which violates the Fair Housing Act and the Civil Rights Act. We have missing middle housing - but too much of it is vacant, too much is being used as short-term rental and not for housing this city's residents. We have missing middle plus, for example, the vacant bldgs in OTR and the vacant units in so many bldgs (where the ground floor store is already occupied) could be developed for moderate-income ownership or even LI rental, but so far only 1 house has been developed/renovated by Habitat for Humanity (on Race Street). Please remember: The City's policies for fair, clean, safe housing are not equivalent to most developers' goals or ambitions. Thank you for considering these pressing matters. myra |
| I am strongly against this legislation. It will be a gift for developers while destroying the neighborhood business districts across the city. It will destroy the character of this city that brings people here from bigger cities, which have density and parking nightmares like this aims to introduce. This will be a detriment to our neighborhood businesses which need more parking, not less.  |
| More time and community engagement is needed to proceed with this extensive plan and changes to show respect for the affected communities.   |
| This legislation is too significant to be rammed through. It's a zoning code REWRITE. This is not even the proper process for something of this magnitude.   |
| Development is needed in all neighborhoods, the basin and the west side. Giving eastside developers Carte Blanche to tear down historic homes and to minimize community input is not the way forward.  |
| I am extremely concerned about the demolishing of single family affordable homes (\$200k-\$400k) to build multiple million dollar row houses. Oakley and Cincinnati is already extremely densely populated.  |

## CONNECTED COMMUNITIES PETITION COMMENTS

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| <p>This is causing serious traffic issues, reducing pedestrian safety and displacing many members of the community. Plus it is only attracting high income households.</p>   |
| <p>Connected Communities does not address the issues of aging housing stock, smaller houses that are not in line with what many homeowners are seeking (i.e., the abundance of post-WWII Cape Cod homes in Mt. Washington, Westwood, and more), or developers tearing down homes to build McMansions. Nor does it address the reality that all of Hamilton County, not just Cincinnati, has been losing population over the past 2 decades, and that many people choose where to live based on tax rates and the quality of public education. Connected Communities may encourage some multi-family development but does not support or encourage home-ownership or city residency. This legislation, along with the recently released Cincinnati Futures Commission report, will actually drive people to seek housing outside of the City of Cincinnati.</p> |
| <p>N/A</p>   |
| <p>I only heard about all of this last month. It is too big of an issue to rush.</p>   |
| <p>This legislation should be more thoroughly vetted. It is irresponsible of our elected representatives to rush this. The community engagement has been very poorly executed. I attended the Connected Communities conference in March, and there was no follow-up, which was promised.</p>   |
| <p>If it's being pushed through quickly, it's not good. The Mayor and City Council are frightening and enacting what are austerity measures on the city's lower income residents.</p>  |
| <p>I see no evidence (study, measurement, etc.) that street parking in close proximity to neighborhood business districts can actually accommodate new multifamily residents vehicles if the required off-street parking for new 2, 3 and 4 family units is waived.</p>  |
| <p>We don't want our neighborhoods destroyed with this horrible plan. You've already destroyed so much of the beauty and history of our city. I feel that this is a "done deal" and will be approved before people understand the significant changes to the city. Every time someone objects to a new development they are called NIMBY types. The arrogance is mind boggling.</p>  |
| <p>Please delay the vote so that all citizens &amp; community councils can be heard.</p>   |
| <p>This is insane. The city is giving developers permission to destroy our neighborhood and send our city into further debt with tax abatements. This is bad for all citizens!</p>   |
| <p>Include the communities that you're changing! Don't push an ordinance through that changes my neighborhood without consulting and hearing our opinions. It's our homes and investments, be a listening council and mayor. Please be considerate of home owners, Pause and ultimately listen to residents and respect their views on their neighborhoods. Make changes that will create better living conditions, not change the character of the neighborhoods.</p>   |
| <p>I believe many Cincinnati neighborhoods need more complete understanding of how Connecting Communities will impact, both positively and negatively, their neighborhood. Therefore, slowing down the process to allow more meeting time w neighborhood councils and members would be advantageous.</p>   |
| <p>100% against this rezoning</p>  |
| <p>The infra-structure of our aging neighborhood would not allow the construction of multi-unit housing. Our sewers back-up and basements flood even with the existing population. Also, why invade a beautiful, established neighborhood for "affordable housing"; our property values will be negatively affected. The neighborhood can barely take care of itself with the poor drainage, excessive traffic and the dying oak trees. Please, don't add multi-level apartments/ duplexes to the problem. I've been here for 12+ years and this Paddock Hills sub-division is an example of local history. ? - Look-it-up.</p>  |
| <p>I will not vote for any council member that advocates for this!</p>   |
| <p>Other cities that have forwarded this legislation have been overturned in court (e.g., Los Angeles). Let Cincinnati be the city that gets this right. **Please pause this to allow further outreach and further study.** Transparency and due diligence are of utmost importance. (A) Requesting that the City notify, by mail, all residents impacted by this. To date, the City has not. A "notice in the Cincinnati Enquirer" does not count, is not seen, and relatively few residents know what's happening. (B) We need a study</p>   |

## CONNECTED COMMUNITIES PETITION COMMENTS

performed of unintended consequences. This has not been done, and to be fully prepared to move forward, this must be done. \*\*C) In its Zoning Code, the City lays out its "Procedure to Initiate a Change of Zoning" that the City itself estimates could take as much as 24 weeks. Note please, with this in mind, that the City only made the Connected Communities plan public on April 11th. A June 5th vote by City Council would mean that residents are not even being given two full months to review the plan and to work with the City on our concerns. Please PAUSE this and allow us this time.

In addition, the Rapid Transit Route on Ludlow Ave. through the business district will eliminate parking there, potentially harming the local businesses tragically.

There was one public meeting in Clifton that lasted an hour and a half and the whole time it really was a push of arguments for connected communities. Little time for discussion and questions. And curiously, none of the Clifton council members were present. Apparently because it's a done deal.

The outdoor bar situation is a menace in my quiet part of my neighborhood. Truly the worst. And also of course developers who are happy to tear down history.

Absolutly "Not Enough Time" to review correctly by residents

Get rid of the tax abatements first

I want to protect single family homes

This ordinance would have desperate effects on neighborhoods with high poverty and would cause further challenges to improve the quality of life for those residents. Zoning does not cause segregation; the city's practice of over impacting certain neighborhoods with income- restricted housing causes segregation which goes against the City's own Impaction Ordinance and Federal Fair Housing Law.

Mt Lookout is already a dense neighborhood with a pleasant mix of single family, multi family, and apartments. Current zoning protects city infrastructure from becoming overburdened. Streets, sewers, and green landscaping cannot handle additional households. The move to change zoning in our neighborhood needs much more consideration. Please pause work on the connected communities ordinance and allow for more dialogue with citizens.

Our current zoning was established to support communities best interest. The proposed change will not help communities, but rather hurt them on the long run. Do not vote to support this rezoning plan. It will only help special interest groups and developers.

The city has no right to remove family's access to single family homes. The city is ignoring other pro-housing policies that would carefully and responsibly approach development and is directly serving the confederacy of developers, bankers, and investors. Connected Communities does nothing to protect vulnerable/sensitive neighborhoods and does everything do continue predatory market trends. The engagement for this was a sham and no dishonest. This removes opportunity for Plan Cincinnati and Neighborhood Plans to be used. Bad deal for this generation and future generations. We need homes for people to live in not units the size of storage containers.

I strongly oppose the connected communities ordinance.

May 8, 2024

Executive Suite  
3200 Burnet Avenue  
Cincinnati, OH 45229  
513-585-8805  
uchealth.com

Dear Mayor Pureval, Members of City Council, City Planning Commissioners:

UC Health supports the proposed legislative package, Connected Communities, and the policy changes it entails related to land use and modifications to the zoning code to spur development, support transit systems, promote human-centered design, increase available housing, and strengthen neighborhood business districts.

For 200+ years, UC Health has been transforming medical care for the Cincinnati community, living into our purpose to advance healing and reduce suffering. Our patients and their health are at the heart of everything we do. We are acutely aware that the health of an individual and a community are greatly affected by the availability of housing, the natural environment, access to food and other social determinants. Aligning Cincinnati's land-use and zoning policies to increase our housing stock and better connect neighborhoods with transit will elevate the health of our communities, eliminate disparities, and enable prosperity for more Cincinnatians.

UC Health is also one of the largest employers in Cincinnati with 12,000 employees across all our locations. Our nationally recognized high-quality care sees 2.5 million visits a year from 50 states and multiple countries. The availability of affordable housing, multi-modal transit options, and strong neighborhoods enhances our efforts to recruit the best talent from around the world and retain our current employees in Cincinnati.

The city of Cincinnati has experienced exciting growth and development over the last 15 years. That growth has positioned Cincinnati as a competitive place to live and work, not only among our Midwest peers, but also large coastal cities that continue to see population loss. The policy proposals in the Connected Communities legislation will allow us to capitalize on this moment in time and ensure Cincinnati continues to grow and remain a great place to live and work.

UC Health supports the proposed Connected Communities legislation and hopes City Council and the Planning Commission will recognize the strong opportunity to continue the momentum of the region.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Cory D. Shaw', with a stylized flourish.

Cory D. Shaw  
President & CEO



## EAST PRICE HILL IMPROVEMENT ASSOCIATION

May 9, 2024

### SENT ELECTRONICALLY

[Mayor.Aftab@cincinnati-oh.gov](mailto:Mayor.Aftab@cincinnati-oh.gov)

[ClerkOfCouncil@cincinnati-oh.gov](mailto:ClerkOfCouncil@cincinnati-oh.gov)

[planning@cincinnati-oh.gov](mailto:planning@cincinnati-oh.gov)

### RE: CONNECTED COMMUNITIES OPPOSED BY EAST PRICE HILL IMPROVEMENT ASSOCIATION

Dear Mayor Aftab Pureval, Council Members, and Chairman Byron Stallworth:

On behalf of the East Price Hill Improvement Association (EPHIA), please accept this letter in opposition to the proposed Connected Communities legislation to come before the Planning Commission May 17, 2024. EPHIA's general membership voted unanimously to oppose the proposed ordinance. Major concerns being: it reduces opportunities for conversations about development in our community, removes opportunities to follow the neighborhood plan, and that there were not honest, open, or widely accessible discussions about the proposed ordinance. We want to address the same problems as you but with different means and different approaches.

#### Was there honest engagement?

The City's obligation to support safe and healthy neighborhoods, as well as the duty to provide meaningful and transparent engagement to facilitate policies to satisfy those obligations, have not been met. City leadership's urgency to respond to our community's housing shortage does not negate the City's responsibility of following its own procedures. Despite claims by the department of City Planning and Engagement, eight neighborhood meetings with only 236 total attendees, and five meetings with dozens of "professional stakeholders," (who stand to benefit from new housing construction) does not constitute or serve as a replacement for honest community discussions about such transformational and consequential changes to our neighborhood.

#### How will our residents without choice be treated by the landlords who own the land and buildings and what does this do for homeownership opportunities?

The Connected Communities proposal will lead to unintended consequences that will benefit investors at the expense of our neighborhood. Without existing guardrails that the current zoning code provides, investors will be empowered to continue to exploit our neighborhood by purchasing the cheapest available buildings and land: that directly reduces opportunities for families to step up into homeownership.

Connected Communities does not protect our neighborhood against current predatory market trends, including out-of-town investors and our own local slumlords who collect federal HUD dollars, from further concentrating poverty in selected areas of "opportunity" that the City has identified. It is important to provide housing at all levels, especially housing for the working poor and neighbors that desire to create generational wealth and stability through homeownership. It is our belief that the stability of our neighborhood relies on carefully promoting and developing mixed income rentals and protecting more homeownership opportunities.

### **Does Connected Communities deconcentrate poverty?**

Mayor Aftab Pureval expressed the City's opposition to concentrating poverty at both the 2024 Housing Summit and Neighborhood Summit. We agree with the Mayor. EPHIA *also* strongly opposes concentrating poverty, which is currently at a rate of 44% in our neighborhood. An increase in concentrated poverty will further strain an already neglected neighborhood that desperately needs equitable investment and our fair share of services from the City.

### **What do we see from our front porch?**

We are not NIMBYs, as was stated in an email from a city staff person to describe those opposed to Connected Communities. We are not opposed to having affordable housing in our backyard – we just need your help taking care of what is in our front yards first. We are not afraid of new neighbors: we are expressing that our current neighbors are not being treated with the dignity or respect they deserve and that bringing new neighbors into the same derelict neighborhood is negligent and increases opportunity for additional harm. We have been asking for remedy and assistance for over two decades and still ask for your help in carefully and intelligently approaching the known issues of East Price Hill.

### **How can the City meet housing and development goals and reduce harm to vulnerable communities?**

Please, work carefully with partners and stakeholders to achieve our shared development and density goal. We are asking for an opportunity to execute our Neighborhood Plan. Let's take a rare approach to developing respectable community driven housing and retail to achieve revitalization without displacement or continuing to exploit the most vulnerable communities.

As the president of EPHIA, I am suggesting alternatives to this radical overhaul of the zoning change that is taking place from start to finish in only five weeks. The City should consider implementing the below proposed solutions and guidelines if it truly wants to responsibly be a Pro-Housing jurisdiction:

- Improve the current zoning change process to be more streamlined for developers and follow Neighborhood Plans
- Create Neighborhood Health Dashboards that fosters and guides responsible development and areas for improvement to guide neighborhood stakeholders' investment and intervention
- Have a process to increase rate of permits reviews and grants for housing development by 20%
- Have a preapproval process for expedited reviews and granting of permits for developers
- Subsidize or decrease cost of water and sewer hookups for major projects
- Develop "ready to build" sites, such as handling acquisition and rezoning so the developer only needs to finance and build
- Develop a housing plan that tracks the needs, gaps, and potential strategies for housing for the next decade while meeting goals of Plan Cincinnati and Neighborhood Plans
- Have policies that preserve existing low-income housing and promote moderate income housing

**For your consideration,**

**Amber Kassem**



*President, East Price Hill Improvement Association*

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