

February 4, 2022**Honorable City Planning Commission
Cincinnati, Ohio**

SUBJECT: A report and recommendation on proposed zoning text amendments to modify Title XIV, "Zoning Code of the City of Cincinnati," of the Cincinnati Municipal Code by amending the provisions of Section 1405-03, "Specific Purposes of Multi-Family Subdistricts," Section 1405-07, "Development Regulations," Section 1407-07, "Development Regulations," Section 1409-09, "Development Regulations," Section 1410-07, "Development Regulations," Section 1413-07, "Development Regulations," and Section 1415-09, "Development Regulations," to reduce or remove density limitations in certain zoning districts and thereby remove a barrier to the creation of housing within the city.

EXHIBITS:

Provided in addition to this report are:

- Exhibit A – Original Ordinance by Councilmember Liz Keating
- Exhibit B – Revised proposed Ordinance by Councilmember Liz Keating after initial public comment
- Exhibit C – Council report 202100478
- Exhibit D – Maps of affected zoning districts by neighborhood
- Exhibit E – Density variances approved by the Historic Conservation Board since 2017
- Exhibit F – Correspondence before the June 4, 2021, City Planning Commission meeting
- Exhibit G – Correspondence after the June 4, 2021, City Planning Commission meeting

BACKGROUND:

On May 7, 2021, the Department of City Planning and Engagement received an Ordinance sponsored by Councilmember Liz Keating that would remove land area/unit (density) limitations in the Zoning Code to allow for construction of more housing within Residential Multi-Family, Office, Commercial, Urban Mix, Manufacturing, and Riverfront zoning districts. The removal of these limitations is among the strategies the City Administration recommended for increasing the supply, availability, and affordability of housing within the City in a March 16, 2021 report to City Council (Exhibit C). Upon receipt of this proposed Ordinance, the Department of City Planning and Engagement initiated the process for its consideration by the City Planning Commission and City Council.

The original proposed Ordinance was presented to the City Planning Commission on June 4, 2021. During this meeting, residents and neighborhood leaders expressed concern that neighborhoods were not given enough time to review the proposal. The City Planning Commission held the proposal and asked City Planning and Engagement staff to do additional education and outreach. After the feedback from the meeting, the website was updated with additional information to help make this proposal easier to understand. Councilmember Keating's office also conducted additional outreach to neighborhood leaders and through Invest in Neighborhoods.

A second public staff conference was held on August 4, 2021. After the feedback received at this meeting from neighborhood leaders, the Ordinance was amended to allow for double the density in Residential Multi-Family (RM-0.7, RM-1.2, and RM-2.0) instead of allowing unlimited density, along with limiting the permitted maximum building height in the RM-0.7 zoning district to 50 feet instead of an unlimited height tied to additional building setbacks from property lines. All other development regulations still apply.

A third public staff conference to discuss the changes to this proposal was held on December 14, 2021. The proposed revised Ordinance only impacts zoning regulations that impose land area/unit (density) limitations. There are other forms of regulating density in the Zoning Code that this proposed revised Ordinance does not

impact—including use restrictions, building height, setbacks, Overlay Districts (Historic, Hillside, Urban Design), parking requirements, etc. Density in Single-Family zoning districts is not affected by this proposal, as density in these areas is primarily regulated by minimum lot size versus a land area/unit limitation.

The proposed changes are to:

Section 1405-07 “Development Regulations – Multi-Family”

- Removes the minimum lot size requirement of 2,500 square feet per residential unit for two and three-family dwellings in the Residential Mixed 1-3 family (RMX) zoning district. It does not allow for more than 3 units per lot.
- Changes the minimum lot size requirement of 2,000 square feet per residential unit to 1,000 square feet per residential unit for two-family and multi-family dwellings in the Residential Multi-Family 2.0 (RM-2.0) zoning district.
- Changes the minimum lot size requirement of 1,200 square feet per residential unit to 600 square feet per residential unit for two-family and multi-family dwellings in the Residential Multi-Family 1.2 (RM-1.2) zoning district.
- Changes the minimum lot size requirement of 700 square feet per residential unit to 350 square feet per residential unit for two-family and multi-family dwellings in the Multi-Family 0.7 (RM-0.7) zoning district.
- Changes the maximum height in the Multi-Family 0.7 (RM-0.7) zoning district from unlimited to a maximum of 50 feet.

Section 1407-07 “Development Regulations – Office Districts”

- Removes the minimum lot size requirement of 1,200 square feet per residential unit in the Office Limited (OL) zoning district.
- Removes the minimum lot size requirement of 700 square feet per residential unit in Office General (OG) zoning district.

Section 1409-09 “Development Regulations – Commercial Districts”

- Removes the minimum lot size requirement of 700 square feet per residential unit (new construction) in all Commercial zoning districts.
- Removes the minimum lot size requirement of 500 square feet per residential unit (using an existing building) in all Commercial zoning districts.

Section 1410-07 “Development Regulations – Urban Mix”

- Removes the minimum lot size requirement of 700 square feet per residential unit.
- Removes the minimum lot size requirement of 700 square feet per residential unit for interior and exterior row houses.
- Removes the minimum lot size requirement of 2,000 square feet for “other uses.”

Section 1413-07 “Development Regulations – Manufacturing Districts”

- Removes the minimum lot size requirement of 2,000 square feet per dwelling unit in the Manufacturing Limited (ML) zoning district.

Section 1415-09 “Development Regulations – Riverfront Districts”

- Removes the minimum lot size requirement of 2,000 square feet per dwelling unit in the Riverfront Residential/Recreational (RF-R) zoning district.

A full list of proposed changes is attached in the Ordinance as Exhibit B.

PUBLIC COMMENT:

The first public staff conference was held on May 25, 2021, via Zoom. Notice was sent to all active Community Councils and Community Development Corporations via email and regular mail since this proposal would make text amendments to the Zoning Code, which is applied City-wide. Besides City staff, six people attended the initial public staff conference.

There were questions as to how this would affect more traditional neighborhoods outside of the urban core neighborhoods close to downtown since commercial and multi-family zoning districts could be built denser. There were also questions if this would incentivize demolishing older existing historic structures to build new buildings at a higher density. Many of these older buildings have little or no parking, so demolishing them would require current parking requirements to be met.

A Pendleton resident stated concerns that removing density requirements on top of Urban Parking Overlay District #1: Urban Core, which removed off-street parking requirements, would negatively impact Pendleton, where she stated street parking is full even for existing residents, not including commercial activity. She also stated that public parking garages are not convenient for Pendleton and are expensive. There were also questions about certain projects in Oakley and how those were approved and if they benefited from this proposal. There were also concerns from several attendees about notification and that there was not enough time for Community Councils to react.

Staff received a letter from the Northside Planning and Zoning Committee which is generally supportive of the proposed changes. Staff also received a letter from a Northside resident who is opposed to the changes.

A second public staff conference was held on August 4, 2021 via Zoom. Notice was sent to all active Community Councils and Community Development Corporations via email and regular mail. Anyone who had signed up for the previous public staff conference or City Planning Commission meeting also received an email notification.

General statements of support included that more housing is needed at all price points, as more housing units at any price point would help to allow demand pressure to slow, that solving the lack of housing supply requires incremental, broad-based changes are needed to help bring down housing costs, and that many smaller development projects aren't feasible without adding a government subsidy or additional density.

General statements of concern were that these changes are too broad based instead of looking at them neighborhood by neighborhood, that adding additional density could overburden additional infrastructure, that this proposal could make it easier to steer additional low-income housing into low-income neighborhoods, that this proposal negatively affects Over-the-Rhine and Pendleton as there are no off-street parking requirements in those neighborhoods, and that families need three bedroom units, when most units in higher density developments are one or two bedroom units. The question was also asked why the City isn't looking at amending single-family zoning districts as well. Another legislative proposal is being discussed to allow accessory dwelling units (ADUs) in single-family zoning districts, which was a proposal originating from the Property Tax Working Group.

A third public staff conference was held on December 14, 2021 via Zoom. Notice was sent to all active Community Councils and Community Development Corporations via email and regular mail. Anyone who had signed up for a previous public staff conference or City Planning Commission meeting also received an email notification. At this meeting, the proposed changes to residential multi-family zoning districts were presented, statements of support and opposition were generally unchanged, specifically the points that the City needs more housing that is more affordable, and although the City looks at housing as a regional issue, the changes should be made on a neighborhood level instead of a blanket approach across the City.

Throughout this process, Councilmember Keating's Office attended Community Council meetings and Invest in

Neighborhoods meetings to present and answer questions related to this topic.

City Planning and Engagement staff have also received several letters on this topic, including one from Invest in Neighborhoods, which provided a summary of participating neighborhoods. The letters of support and opposition generally echo the feedback received at the three public staff conferences and City Planning Commission meetings, and are attached as Exhibit F.

ANALYSIS:

This proposal affects approximately 25% of land area in the City. Maps of how this proposal would affect each neighborhood are attached as Exhibit D. The existing land area/unit density regulations are an obstacle to creating high density housing and walkable, pedestrian-friendly, mixed-use environments. Additionally, the historic purpose for this type of density regulation was to regulate development for public safety and health reasons—a concern that is now adequately addressed by modern building codes, fire codes, and other government regulation. Lifting these existing density requirements will simplify the approval process for the creation of dense housing developments, encouraging increased housing supply and promoting housing affordability.

Under existing regulations, the minimum density is based on the zoning district for new construction:

Zoning District	Density Requirement for Multi-family
Residential Mixed (RMX)	2,500 SF per unit/parcel area
Residential Multi-family 2.0 (RM-2.0)	2,000 SF per unit/parcel area
Residential Multi-family 1.2 (RM-1.2)	1,200 SF per unit/parcel area
Residential Multi-family 0.7 (RM-0.7)	700 SF per unit/parcel area
Office Limited (OL)	1,200 SF per unit/parcel area
Office General (OG)	700 SF per unit/parcel area
All Commercial Districts	700 SF per unit/parcel area (new) 500 SF per unit/parcel area (existing)
Urban Mix (UM)	700 SF per unit/parcel area
Manufacturing Limited (ML)	2,000 SF per unit/parcel area
Riverfront Residential/Recreational (RF-R)	2,000 SF per unit/parcel area

Much of the City’s historic building stock has density in excess of currently permitted levels. For example, most residential buildings in Cincinnati’s oldest neighborhoods (Over-the-Rhine, West End, Lower Price Hill, Northside, Mount Auburn, Mount Adams, Walnut Hills, etc.) that were built in the late 1800s or early 1900s have a higher density than 500 square feet of land area per unit. Even in commercial districts, where rehabbing an existing building has the lowest density requirements at 500 square feet per unit/parcel area, many existing buildings still do not meet this requirement and require a density variance from the Zoning Hearing Examiner or extensive renovations will be required to the building to convert it to less units. These examples typically happen in older neighborhoods, where buildings were constructed before zoning requirements were in place. For example, the historic San Marco apartments in East Walnut Hills on the corner of Gilbert Avenue and Madison Road has 30 units for a residential density of 217.8 square feet of land area per unit. Many other units, such as the “four-plex” buildings throughout Cincinnati often do not meet minimum density requirements and would have to go through a variance process if they sit vacant for more than 365 days. Requirements for variances add time, cost, and uncertainty to the development process—creating a disincentive for development of housing. Further, allowing more units per building drives down the per unit development costs of housing development by allowing for economies of scale. Therefore, removal of land area/unit limitations both eliminates a disincentive and creates an incentive for housing production.

The proposed revised Ordinance only impacts zoning regulations that impose land area/unit (density) limitations. There are other forms of regulating density in the Zoning Code that this proposed revised Ordinance does not

impact and still remain—including use regulations, building height, setbacks, Overlay Districts (Historic, Hillside, Urban Design), parking requirements, etc. Density in Single-Family zoning districts is not affected by this proposal, as density in these areas is primarily regulated by minimum lot size and not a land area/unit limitation.

Reducing or removing land area/unit density limitations could encourage the development of denser housing projects, increasing housing supply and promoting housing affordability. Though there are still other regulations that impact density, the removal of land area/unit density limitations is an important step to increasing supply and to expand the City’s tax base, improve housing affordability, support neighborhood small businesses, be more sustainable, promote desegregation, and reduce blight.

CONSISTENCY WITH PLANS:

The proposed text amendments are consistent with several areas of *Plan Cincinnati* (2012), including the vision of Thriving Re-Urbanization (p. 71), along with the Guiding Policy Principles to “Increase our Population” (p. 74), “Build on our Assets” (p. 75), and to “Be aggressive and strategic in future growth and development” (p. 77). A short-range strategy under the Live Initiative Area is to “Revise the City’s Building and Zoning Codes...with standards that emphasize traditional neighborhood development over suburban development” (p. 157) and the Sustain Initiative Area to “Develop changes to zoning regulations to remove barriers to the adaptive reuse of buildings” (p. 197).

A recommendation in the *Green Cincinnati Plan* (2018) is to “Encourage population density and transit-oriented development in appropriate locations through zoning and incentives” (p. 50).

The existing minimum density regulations emphasize suburban development patterns, obstruct the renovation and rehabilitation of existing buildings, and endanger the urban fabric and historic character of the city by lowering the desired density in this area, contrary to the recommendations of these plans and existing development patterns. Though these City and neighborhood plans also provide additional strategies to increase the number of affordable housing units within the City to ensure everyone has a place to live, increasing the allowable density is an important step to increasing affordability within the urban core.

CONCLUSIONS:

The proposed elimination of land area/unit density limitations for multi-family housing will remove a disincentive and create an incentive for development of dense housing projects by removing the need for density variances and leveraging economics of scale efficiencies to reduce the cost per unit of development. By encouraging an increase in supply of housing, this proposal will promote housing affordability. The proposed zoning regulations affect land area/unit (density) limitations; however, this proposal does not impact other forms of density regulation in the Cincinnati Zoning Code—including use restrictions, building height, setbacks, Overlay Districts (Historic, Hillside, Urban Design), parking requirements, etc. Further, density in Single-Family zoning districts is not affected by this proposal, as density in these areas is primarily regulated by minimum lot size and not a land area/unit limitation.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

APPROVE the proposed zoning text amendments to modify Title XIV, "Zoning Code of the City of Cincinnati," of the Cincinnati Municipal Code by amending the provisions of Section 1405-03, "Specific Purposes of Multi-Family Subdistricts," Section 1405-07, "Development Regulations," Section 1407-07, "Development Regulations," Section 1409-09, "Development Regulations," Section 1410-07, "Development Regulations," Section 1413-07, "Development Regulations," and Section 1415-09, "Development Regulations," to reduce or remove density limitations in certain zoning districts and thereby remove a barrier to the creation of housing within the city.

Respectfully Submitted:

Approved:



James Weaver, AICP, Senior City Planner
Department of City Planning and Engagement



Katherine Keough-Jurs, AICP, Director
Department of City Planning and Engagement

Exhibit A



Date: May 7, 2021

To: Councilmember Liz Keating
From: Andrew Garth, City Solicitor *AWG*
Subject: Ordinance – Removal of Density Restrictions from Zoning Code

Transmitted herewith is an emergency ordinance captioned as follows:

MODIFYING Title XIV, “Zoning Code of the City of Cincinnati,” of the Cincinnati Municipal Code by **AMENDING** the provisions of Section 1405-03, “Specific Purposes of Multi-Family Subdistricts,” Section 1405-07, “Development Regulations,” Section 1407-07, “Development Regulations,” Section 1409-09, “Development Regulations,” Section 1410-07, “Development Regulations,” Section 1413-07, “Development Regulations,” and Section 1415-09, “Development Regulations,” to remove density limitations in certain zoning districts and thereby remove a barrier to the creation of housing within the city.

AWG/MEH/(Ink)
Attachment
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City of Cincinnati

MEH

AWB

An Ordinance No. _____

- 2021

MODIFYING Title XIV, “Zoning Code of the City of Cincinnati,” of the Cincinnati Municipal Code by **AMENDING** the provisions of Section 1405-03, “Specific Purposes of Multi-Family Subdistricts,” Section 1405-07, “Development Regulations,” Section 1407-07, “Development Regulations,” Section 1409-09, “Development Regulations,” Section 1410-07, “Development Regulations,” Section 1413-07, “Development Regulations,” and Section 1415-09, “Development Regulations,” to remove density limitations in certain zoning districts and thereby remove a barrier to the creation of housing within the city.

WHEREAS, in response to City Council’s desire to increase the supply and availability of housing that is affordable across a broad spectrum, the Administration has explored a number of strategies that would facilitate the production of housing in the city, which strategies are more particularly described in a March 16, 2021 report to the Council (item no. 202101105); and

WHEREAS, the Administration’s recommendations for increasing the housing supply include a recommendation to legislatively streamline housing production by, among other things, lifting density restrictions in certain targeted areas; and

WHEREAS, the Council hereby resolves to lift density restrictions in certain targeted areas to remove a barrier to the creation of housing in the city, consistent with its desire to increase the supply and availability of housing; and

WHEREAS, at its regularly scheduled meeting on _____, the City Planning Commission reviewed the proposed amendments to the zoning code and recommended their approval, finding them to be in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, a committee of Council held a public hearing on the proposed text amendments following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the proposed text amendments; and

WHEREAS, the text amendments are consistent with Plan Cincinnati (2012), including the “Live” goal to “provide a full spectrum of housing options, and improve housing quality and affordability” (p. 164); and

WHEREAS, the Council finds the proposed text amendments to be in the best interests of the City and the public’s health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Section 1405-03, “Specific Purposes of Multi-Family Subdistricts,” of the Cincinnati Municipal Code is hereby amended as follows:

§ 1405-03. - Specific Purposes of the Multi-Family Subdistricts.

The specific purposes of the RM Residential Multi-family subdistricts are to create, maintain and enhance neighborhood residential areas with multi-family housing that are typically located near the city's major arterials and characterized by a mix of attached housing, small and large multi-unit buildings and community facilities, where appropriate. Future development will be primarily residential in character, although some small-scale public and non-residential uses on the ground floor in a mixed use building on an arterial street may be allowed with specific limitations. Four RM District subdistricts are established:

- (a) *RMX Residential Mixed.* This subdistrict is intended to create, maintain and enhance areas of the city that have a mix of lot sizes and house types at moderate intensities (one to three dwelling units). Existing multi-family buildings of four or more units are acknowledged but new construction is not permitted.
- (b) *RM-2.0 Multi-family.* This subdistrict is intended to provide for a medium density mix of residential housing predominantly duplexes and multi-family on lots that have already been platted. The scale of buildings is generally similar to a large single-family home on a small lot. Where land is assembled, the same scale should be maintained. ~~The minimum land area for every dwelling unit is 2,000 square feet.~~
- (c) *RM-1.2 Multi-family.* This subdistrict is intended to provide for mixed residential uses at moderately high densities. This is an intense district with an urban character. ~~The minimum land area for every dwelling unit is 1,200 square feet.~~
- (d) *RM-0.7 Multi-family.* This subdistrict is the most intense residential district and it will normally consist of tall multi-family or condominium structures. The character is intended to be urban and should be used where high intensity residential is needed to provide a residential base for important commercial areas. ~~The minimum land area for every dwelling unit is 700 square feet.~~

FIGURES 1405-03-A-D The following illustrations represent examples of the multi-family districts in this chapter:

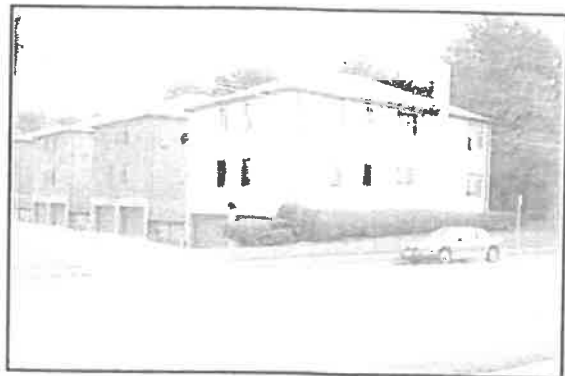


Figure 1405-03-A, B

Exhibit A

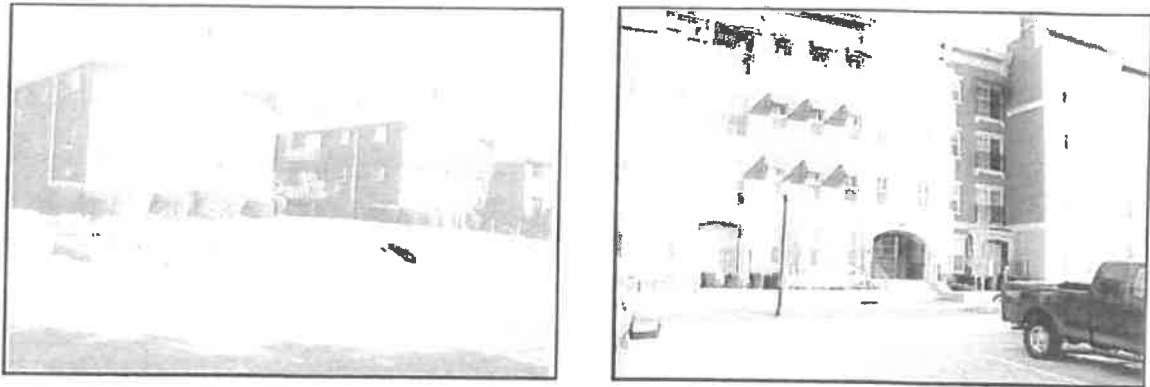


Figure 1405-03-C, D

Section 2. That existing Section 1405-03, “Specific Purposes of Multi-Family Subdistricts,” of the Cincinnati Municipal Code is hereby repealed.

Section 3. That Section 1405-07, “Development Regulations,” of the Cincinnati Municipal Code is hereby amended as follows:

§ 1405-07. - Development Regulations.

Schedule 1405-07 below prescribes the development regulations for the RM Districts, including lot area for every unit, minimum lot width, setbacks and maximum height. Figure 1405-07 illustrates the setbacks for the RM Districts. Where an overlay district applies, the provisions of that district take precedence if there is conflict with the standards of this Section.

Schedule 1405-07 Development Regulations - Residential Multi-family Districts

Building Form and Location	Lot Area (sq. ft.)	Lot Area/Unit (sq. ft.)	Lot width (ft.)	Setbacks (ft.)			Maximum Height (ft.)
				Front Yard	Side Yard Min./Total	Rear Yard	
RMX single-family	2,500	—	25	20	0/5	20	35
RMX rowhouse exterior	2,500	—	—	20	0/5	20	35
RMX rowhouse interior	2,000	—	—	20	0/0	20	35
RMX two-family	5,000	2,500	25	20	3/6	20	35
RMX three-family	7,500	2,500	25	20	3/6	20	35

Exhibit A

RMX other			25	20	3/6	20	35
RM 2.0 single-family	2,000	—	25	20	0/5	20	35
RM 2.0 rowhouse exterior	2,500	—	—	20	0/5	20	35
RM 2.0 rowhouse interior	2,000	—	—	20	0/0	20	35
RM 2.0 two-family	4,000	2,000	25	20	3/6	20	35
RM 2.0 multi-family	—	2,000	—	20 ¹	5/17 ³	35	45
RM 2.0 other			25	20 ¹	5/17 ³	35	45
RM 1.2 single-family	2,000	—	25	20	0/5	20	35
RM 1.2 rowhouse exterior	2,000	—	—	20	0/5	20	35
RM 1.2 rowhouse interior	1,500	—	—	20	0/0	20	35
RM 1.2 two-family	2,400	1,200	25	20	3/6	20	35
RM 1.2 multi-family	—	1,200	—	20 ²	5/17 ³	30 ²	-
RM 1.2 other				20 ²	5/17 ³	30 ²	—
RM 0.7 single-family	2,000	—	25	5	0/5	20	35
RM 0.7 rowhouse exterior	2,000	—	—	5	0/5	20	35
RM 0.7 rowhouse interior	1,500	—	—	5	0/0	20	35

Exhibit A

RM 0.7 two-family	2,000	700	25	5	0/5	20	35
RM 0.7 multi-family	—	700	—	5	0/5 ⁴	25 ²	—
RM 0.7 other				5	0/5 ⁴	25 ²	—

“Yes” means additional regulations apply.

Regulations	RMX	RM 2.0	RM 1.2	RM 0.7	Additional Regulations
Vehicle Accommodation Driveways and Parking					
Location of parking	Yes	Yes	Yes	Yes	See § 1425-17
Parking lot landscaping	Yes	Yes	Yes	Yes	See § 1425-31
Parking lot screening	Yes	Yes	Yes	Yes	See § 1425-29
Truck docks; loading and service areas	Yes	Yes	Yes	Yes	See § 1405-09
Other Regulations					
Buffering along district boundaries	Yes	Yes	Yes	Yes	See § 1423-13
Accessory structures	See Chapter 1421				
General site standards	See Chapter 1421				
Landscaping and buffer yards	See Chapter 1423				
Nonconforming uses and structures	See Chapter 1447				
Off-street parking and loading	See Chapter 1425				
Signs	See Chapter 1427				
Additional development regulations	See Chapter 1419				

¹ Additional 1-foot of setback for each 1-foot of building height above 35 feet.

² Additional 1-foot of setback for each five feet of building height above 35 feet.

³ Addition 0.5-foot of minimum side yard and 1-foot sum of side yard setback for each 1-foot of building height above 35 feet.

⁴ Additional 1-foot of minimum side yard and 2-foot sum of side yard setback for each five feet of building height above 35 feet.

Exhibit A

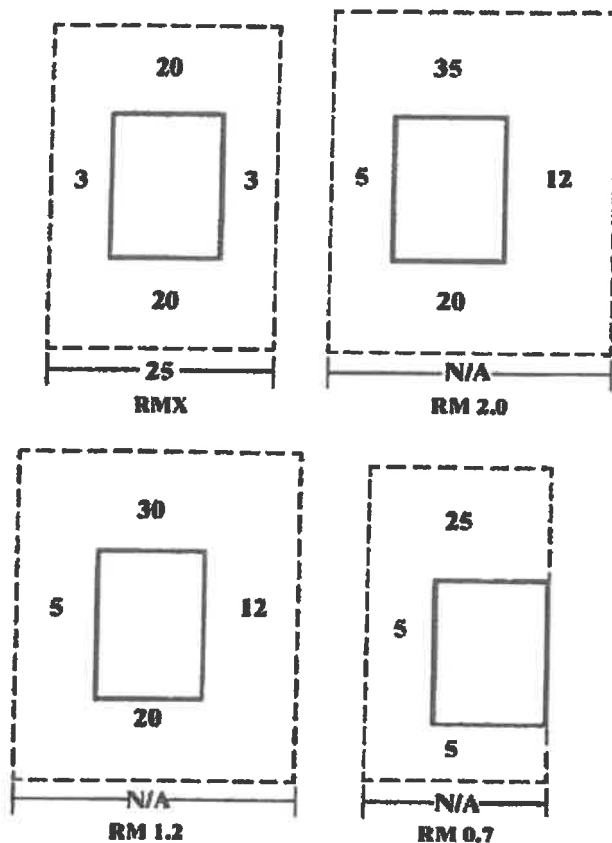


Figure 1405-07 Minimum Setbacks for Multi-Family Buildings 35 ft. in Height

Section 4. That existing Section 1405-07, "Development Regulations," of the Cincinnati Municipal Code is hereby repealed.

Section 5. That Section 1407-07, "Development Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

§ 1407-07. - Development Regulations.

Schedule 1407-07 prescribes the development regulations for O Office Districts, including ~~minimum lot area~~, maximum floor area ratio (FAR), maximum building height, minimum yards, driveways and parking and other standards that apply. Letter designations in the additional regulations column refer to regulations that follow Schedule 1407-07.

Exhibit A

Schedule 1407-07: Development Regulations - Office Districts

Regulations	OL	OG	Additional Regulations
Building Scale - Intensity of Use			
Minimum lot area for every dwelling unit	1200	700	
Maximum gross floor area ratio	0.6	1.75	
Building Form and Location			
Maximum building height	45	100	
Minimum yard (ft.)			
Front	20	20	See § 1407-09
Side (minimum/total)	5/10	5/20	See § 1407-11
Side rowhouse (minimum/total)			
Exterior lot	0/5	—	
Interior lot	0/0	—	
Rear	20	20	See § 1407-13
Vehicle Accommodation - Driveways and Parking			
Driveway restrictions	Yes	Yes	See § 1407-15
Location of parking	Yes	Yes	See § 1425-15
Parking lot landscaping	Yes	Yes	See § 1425-29
Truck docks; loading and service areas	Yes	Yes	See § 1407-17
Other Regulations			
Buffering along district boundaries	Yes	Yes	See § 1423-13
Accessory uses and structures	See Chapter 1421		
General site standards	See Chapter 1421		
Landscaping and buffer yards	See Chapter 1423		
Nonconforming uses and structures	See Chapter 1447		
Off-street parking and loading	See Chapter 1425		
Signs	See Chapter 1427		
Additional development regulations	See Chapter 1419		

Section 6. That existing Section 1407-07, "Development Regulations," of the Cincinnati Municipal Code is hereby repealed.

Section 7. That Section 1409-09, "Development Regulations," of the Cincinnati Municipal

Code is hereby amended as follows:

§ 1409-09. - Development Regulations.

Schedule 1409-09 prescribes the development regulations for Commercial Districts, maximum building height, minimum setbacks, driveways and parking and other standards that apply. Yes means regulations apply.

Schedule 1409-09: Development Regulations - Commercial Districts

Regulations	CN- P	CN- M	CC- P	CC- M	CC- A	CG- A	Additional Regulations
Building Scale-Intensity of Use							
Minimum Lot Area	0	0	0	0	0	0	
Building Form and Location							
Maximum building height (ft.)	50	50	85	85	85	85	
Minimum building height (ft.)	15	15	15	15	15	15	
Minimum front yard setbacks (ft.)	0	0	0	0	0	0	
Maximum front yard setbacks (ft.)	0	12	0	12	—	—	See § 1409-19
Building placement requirements	Yes	Yes	Yes	Yes	No	No	See § 1409-17 and § 1409-21
Ground floor transparency standards	Yes	Yes	Yes	Yes	No	No	See § 1409-23
Vehicle Accommodation - Driveways and Parking							
Driveway restrictions	Yes	Yes	Yes	Yes	Yes	Yes	See § 1409-11
Drive-through facilities	Yes	Yes	Yes	Yes	Yes	Yes	See § 1409-13 and 1419-13
Location of parking	Yes	Yes	Yes	Yes	No	No	See § 1409-25
Parking lot landscaping	Yes	Yes	Yes	Yes	Yes	Yes	See § 1425-29
Truck docks; loading and service areas	Yes	Yes	Yes	Yes	Yes	Yes	See § 1409-15
Other Regulations							
Buffering along district boundaries	Yes	Yes	Yes	Yes	Yes	Yes	See § 1423-13
Accessory structures	See Chapter 1421						
General site standards	See Chapter 1421						

Exhibit A

Landscaping and buffer yards	See Chapter 1423						
Nonconforming structures	See Chapter 1447						
Parking and loading	See Chapter 1425						
Signs	See Chapter 1427						
Additional development regulations	See Chapter 1419						
Residential Regulations							
New residential only							
Lot area/unit (sq. ft.)	700	700	700	700	700	700	
Front yard setback	0	0	0	0	0	0	
Interior side yard setback	0	0	0	0	0	0	
Corner side yard setback	0	0	0	0	0	0	
Rear yard setback	25	25	25	25	25	25	
Residential development in existing buildings							
Lot area/unit (sq./ft.)	500	500	500	500	500	500	

Section 8. That existing Section 1409-09, "Development Regulations," of the Cincinnati Municipal Code is hereby repealed.

Section 9. That Section 1410-07, "Development Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

§ 1410-07. - Development Regulations.

Schedule 1410-07 below prescribes the development regulations for the UM district, including ~~lot area for every unit~~, minimum lot width, setbacks and maximum height. Where an overlay district applies, the provisions of that district take precedence if there is conflict with the standards of this Section.

Schedule 1410-07 Development Regulations—Urban Mix District

Building Form and Location				Setbacks (ft.)			
	Lot Area (sq. ft.)	Lot Area/Unit (sq.-ft.)	Lot width (ft.)	Front Yard (Min./Max.)	Side Yard Min./Total	Rear Yard (Min.)	Maximum Height (ft.)
UM Residential	2,000	700	25	0/10	0/0	10	45

Exhibit A

UM Non-residential	2,000	0	25	0/0	0/0	10	45
UM Rowhouse							
Interior	1,500	700	25	0/10	0/0	10	45
Exterior	1,500	700	25	0/10	0/0	10	45
UM Other Use	2,000	2,000	25	0/0	0/0	10	45
Regulations			UM	Additional Regulations			

Vehicle Accommodation—Driveways and Parking		
Driveway Restrictions	NO	
Drive-Through Facilities	NO	
Required Parking	YES	See 1410-09
Location of Parking	YES	See 1425-15
Parking Lot Landscaping	NO	
Parking Lot Screening	YES	See 1425-27
Truck Dock; Loading; Service Areas	YES	See 1403-09
Other Regulations		
Buffering along District Boundaries	YES	See 1423-14
Accessory Structures	YES	See Chapter 1421
General Site Standards	YES	See Chapter 1421
Landscaping and Buffer Yards	YES	See Chapter 1423
Nonconforming Structures	YES	See Chapter 1447
Off Street Parking & Loading	YES	See Chapter 1425
Signs	YES	See Chapter 1427
Additional Development Regulations	YES	See Chapter 1419

“Yes” means additional regulations apply.

Section 10. That existing Section 1410-07, “Development Regulations,” of the Cincinnati Municipal Code is hereby repealed.

Section 11. That Section 1413-07, “Development Regulations,” of the Cincinnati Municipal Code is hereby amended as follows:

§ 1413-07. - Development Regulations.

Schedule 1413-07 below prescribes the development regulations for M Manufacturing Districts, including minimum lot area, maximum height, minimum yards and other standards. Additional standards are included in Chapter 1419.

Schedule 1413-07: Development Regulations - Manufacturing Districts

Regulations	MA	ML	MG	ME	Additional Regulations
Building Scale - Intensity of Use					
Minimum Lot Area (sq. ft.)					
Residential Uses	20,000	4,000	—	—	
Non-residential Uses	20,000	0	0	0	
Land area for every dwelling unit	—	2,000	—	—	
Building Form and Location					
Maximum Building Height (ft.)	35	45	85	85	
Minimum Yard (ft.)					
Front Residential	40	20	0	0	
Front Non-Residential	25	20	0	0	
Side Residential (minimum/total)	10/20	3/12	0	0	
Side Non-Residential (minimum/total)	10/20	10/20	0	0	
Rear Residential	35	25	0	0	
Rear Non-Residential	20	10	0	0	
Vehicle Accommodation - Driveways and Parking					
Driveway Restrictions	Yes	Yes	Yes	Yes	See § 1413-09
Parking Lot Landscaping	Yes	Yes	Yes	Yes	See § 1425-29
Truck Docks; Loading and Service Areas	Yes	Yes	Yes	Yes	See § 1413-11
Other Regulations					
Buffering Along District Boundaries	Yes	Yes	Yes	Yes	See § 1423-13
Accessory Uses and Structures			See Chapter 1421		
General Site Standards			See Chapter 1421		
Landscaping and Buffer Yards			See Chapter 1423		
Nonconforming Uses and Structures			See Chapter 1447		
Off-Street Parking and Loading			See Chapter 1425		
Signs			See Chapter 1427		

Exhibit A

Additional Development Regulations			See Chapter 1419
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Section 12. That existing Section 1413-07, "Development Regulations," of the Cincinnati Municipal Code is hereby repealed.

Section 13. That Section 1415-09, "Development Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

§ 1415-09. - Development Regulations.

Schedule 1415-09 below prescribes the property development regulations for RF Riverfront Districts, including minimum lot area, maximum height, setback, parking and driveways and other standards. Additional standards are included in Chapter 1419, Additional Development Regulations.

Schedule 1415-09: Development Regulations - Riverfront Districts

Regulations	RF-R	RF-C	RF-M	Additional Regulations
Building Scale - Intensity of Use				
Minimum lot area (sq. ft.)	4,000	—	—	
Minimum lot area (sq. ft.) rowhouse	2,000	—	—	
Minimum area for every dwelling unit	2,000	—	—	
Building Form and Location				
Maximum building height (ft.)	35	100	—	See § 1415-11
Minimum yard (ft.)				
Front	10	25	20	
Side least width/sum	3/6	10/20	5/10	
Side rowhouse exterior, least width/sum	0/3	—	—	
Side rowhouse interior, least width/sum	0/0	—	—	
Rear	30	10	5	
Maximum building coverage (%)	60	70	80	See § 1415-13
Vehicle Accommodation - Driveways and Parking				
Parking lot landscaping	Yes	Yes	Yes	See § 1425-29
Truck docks; loading and service areas	Yes	Yes	Yes	See § 1415-15
Other Standards				
Buffering along district boundaries	Yes	Yes	Yes	See § 1415-17

Exhibit A

Ohio River bank area	Yes	Yes	Yes	See § 1415-19
Little Miami Riverfront area	Yes	Yes	Yes	See § 1415-21
Accessory uses and structures				See Chapter 1421
General site standards				See Chapter 1421
Landscaping and buffer yards				See Chapter 1423
Nonconforming uses and structures				See Chapter 1447
Off-street parking and loading				See Chapter 1425
Signs				See Chapter 1427
Additional development regulations				See Chapter 1419

Section 14. That existing Section 1415-09, "Development Regulations," of the Cincinnati Municipal Code is hereby repealed.

Section 15. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2021

Mayor

Attest: _____
Clerk

New language underscored. Deleted language indicated by strike through.

MODIFYING Title XIV, “Zoning Code of the City of Cincinnati,” of the Cincinnati Municipal Code by **AMENDING** the provisions of Section 1405-03, “Specific Purposes of Multi-Family Subdistricts,” Section 1405-07, “Development Regulations,” Section 1407-07, “Development Regulations,” Section 1409-09, “Development Regulations,” Section 1410-07, “Development Regulations,” Section 1413-07, “Development Regulations,” and Section 1415-09, “Development Regulations,” to reduce or remove density limitations in certain zoning districts and thereby remove a barrier to the creation of housing within the city.

WHEREAS, in response to City Council’s desire to increase the supply and availability of housing that is affordable across a broad spectrum, the Administration has explored a number of strategies that would facilitate the production of housing in the city, which strategies are more particularly described in a March 16, 2021 report to the Council (item no. 202101105); and

WHEREAS, the Administration’s recommendations for increasing the housing supply include a recommendation to legislatively streamline housing production by, among other things, lifting density restrictions in certain targeted areas; and

WHEREAS, the Council hereby resolves to lift or reduce density restrictions in certain targeted areas to remove a barrier to the creation of housing in the city, consistent with its desire to increase the supply and availability of housing; and

WHEREAS, at its regularly scheduled meeting on _____, the City Planning Commission reviewed the proposed amendments to the zoning code and recommended their approval, finding them to be in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, a committee of Council held a public hearing on the proposed text amendments following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the proposed text amendments; and

WHEREAS, the text amendments are consistent with Plan Cincinnati (2012), including the “Live” goal to “provide a full spectrum of housing options, and improve housing quality and affordability” (p. 164); and

WHEREAS, the Council finds the proposed text amendments to be in the best interests of the City and the public’s health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Section 1405-03, “Specific Purposes of Multi-Family Subdistricts,” of the Cincinnati Municipal Code is hereby amended as follows:

Exhibit B

§ 1405-03. - Specific Purposes of the Multi-Family Subdistricts.

The specific purposes of the RM Residential Multi-family subdistricts are to create, maintain and enhance neighborhood residential areas with multi-family housing that are typically located near the city's major arterials and characterized by a mix of attached housing, small and large multi-unit buildings and community facilities, where appropriate. Future development will be primarily residential in character, although some small-scale public and non-residential uses on the ground floor in a ~~mixed-use~~ mixed-use building on an arterial street may be allowed with specific limitations. Four RM District subdistricts are established:

- (a) *RMX Residential Mixed.* This subdistrict is intended to create, maintain and enhance areas of the city that have a mix of lot sizes and house types at moderate intensities (one to three dwelling units). Existing multi-family buildings of four or more units are acknowledged but new construction is not permitted.
- (b) *RM-2.0 Multi-family.* This subdistrict is intended to provide for a medium density mix of residential housing predominantly duplexes and multi-family on lots that have already been platted. The scale of buildings is generally similar to a large single-family home on a small lot. Where land is assembled, the same scale should be maintained. ~~The minimum land area for every dwelling unit is 2,000 square feet.~~
- (c) *RM-1.2 Multi-family.* This subdistrict is intended to provide for mixed residential uses at moderately high densities. This is an intense district with an urban character. ~~The minimum land area for every dwelling unit is 1,200 square feet.~~
- (d) *RM-0.7 Multi-family.* This subdistrict is the most intense residential district and it will normally consist of tall multi-family or condominium structures. The character is intended to be urban and should be used where high intensity residential is needed to provide a residential base for important commercial areas. ~~The minimum land area for every dwelling unit is 700 square feet.~~

FIGURES 1405-03-A-D The following illustrations represent examples of the multi-family districts in this chapter:



Figure 1405-03-A, B

Exhibit B



Figure 1405-03-C, D

Section 2. That existing Section 1405-03, “Specific Purposes of Multi-Family Subdistricts,” of the Cincinnati Municipal Code is hereby repealed.

Section 3. That Section 1405-07, “Development Regulations,” of the Cincinnati Municipal Code is hereby amended as follows:

§ 1405-07. - Development Regulations.

Schedule 1405-07 below prescribes the development regulations for the RM Districts, including lot area for every unit, minimum lot width, setbacks and maximum height. Figure 1405-07 illustrates the setbacks for the RM Districts. Where an overlay district applies, the provisions of that district take precedence if there is conflict with the standards of this Section.

Schedule 1405-07 Development Regulations - Residential Multi-family Districts

Building Form and Location	Lot Area (sq. ft.)	Lot Area/Unit (sq. ft.)	Lot width (ft.)	Setbacks (ft.)			Maximum Height (ft.)
				Front Yard	Side Yard Min./Total	Rear Yard	
RMX single-family	2,500	—	25	20	0/5	20	35
RMX rowhouse exterior	2,500	—	—	20	0/5	20	35
RMX rowhouse interior	2,000	—	—	20	0/0	20	35
RMX two-family	5,000	2,500	25	20	3/6	20	35
RMX three-family	7,500	2,500	25	20	3/6	20	35

Exhibit B

RMX other			25	20	3/6	20	35
RM 2.0 single-family	2,000	—	25	20	0/5	20	35
RM 2.0 rowhouse exterior	2,500	—	—	20	0/5	20	35
RM 2.0 rowhouse interior	2,000	—	—	20	0/0	20	35
RM 2.0 two-family	4,000	<u>1,000</u> 2,000	25	20	3/6	20	35
RM 2.0 multi-family	—	<u>1,000</u> 2,000	—	20 ¹	5/17 ³	35	45
RM 2.0 other			25	20 ¹	5/17 ³	35	45
RM 1.2 single-family	2,000	—	25	20	0/5	20	35
RM 1.2 rowhouse exterior	2,000	—	—	20	0/5	20	35
RM 1.2 rowhouse interior	1,500	—	—	20	0/0	20	35
RM 1.2 two-family	2,400	<u>600</u> 1,200	25	20	3/6	20	35
RM 1.2 multi-family	—	<u>600</u> 1,200	—	20 ²	5/17 ³	30 ²	—
RM 1.2 other				20 ²	5/17 ³	30 ²	—
RM 0.7 single-family	2,000	—	25	5	0/5	20	35
RM 0.7 rowhouse exterior	2,000	—	—	5	0/5	20	35
RM 0.7 rowhouse interior	1,500	—	—	5	0/0	20	35

Exhibit B

RM 0.7 two-family	2,000	350700	25	5	0/5	20	35
RM 0.7 multi-family	—	350700	—	5	0/5 ⁴	25 ²	50
RM 0.7 other				5	0/5 ⁴	25 ²	—

“Yes” means additional regulations apply.

Regulations	RMX	RM 2.0	RM 1.2	RM 0.7	Additional Regulations
Vehicle Accommodation Driveways and Parking					
Location of parking	Yes	Yes	Yes	Yes	See § 1425-17
Parking lot landscaping	Yes	Yes	Yes	Yes	See § 1425-31
Parking lot screening	Yes	Yes	Yes	Yes	See § 1425-29
Truck docks; loading and service areas	Yes	Yes	Yes	Yes	See § 1405-09
Other Regulations					
Buffering along district boundaries	Yes	Yes	Yes	Yes	See § 1423-13
Accessory structures	See Chapter 1421				
General site standards	See Chapter 1421				
Landscaping and buffer yards	See Chapter 1423				
Nonconforming uses and structures	See Chapter 1447				
Off-street parking and loading	See Chapter 1425				
Signs	See Chapter 1427				
Additional development regulations	See Chapter 1419				

¹ Additional 1-foot of setback for each 1-foot of building height above 35 feet.

² Additional 1-foot of setback for each five feet of building height above 35 feet.

³ Addition 0.5-foot of minimum side yard and 1-foot sum of side yard setback for each 1-foot of building height above 35 feet.

⁴ Additional 1-foot of minimum side yard and 2-foot sum of side yard setback for each five feet of building height above 35 feet.

Exhibit B

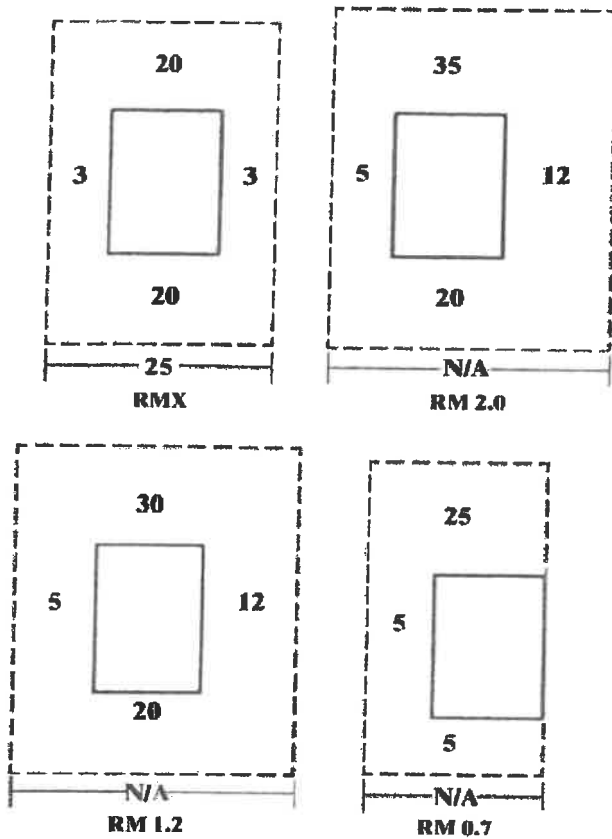


Figure 1405-07 Minimum Setbacks for Multi-Family Buildings 35 ft. in Height

Section 4. That existing Section 1405-07, "Development Regulations," of the Cincinnati Municipal Code is hereby repealed.

Section 5. That Section 1407-07, "Development Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

§ 1407-07. - Development Regulations.

Schedule 1407-07 prescribes the development regulations for O Office Districts, including ~~minimum lot area~~, maximum floor area ratio (FAR), maximum building height, minimum yards, driveways and parking and other standards that apply. Letter designations in the additional regulations column refer to regulations that follow Schedule 1407-07.

Exhibit B

Schedule 1407-07: Development Regulations - Office Districts

Regulations	OL	OG	Additional Regulations
Building Scale - Intensity of Use			
Minimum lot area for every dwelling unit	1200	700	
Maximum gross floor area ratio	0.6	1.75	
Building Form and Location			
Maximum building height	45	100	
Minimum yard (ft.)			
Front	20	20	See § 1407-09
Side (minimum/total)	5/10	5/20	See § 1407-11
Side rowhouse (minimum/total)			
Exterior lot	0/5	—	
Interior lot	0/0	—	
Rear	20	20	See § 1407-13
Vehicle Accommodation - Driveways and Parking			
Driveway restrictions	Yes	Yes	See § 1407-15
Location of parking	Yes	Yes	See § 1425-15
Parking lot landscaping	Yes	Yes	See § 1425-29
Truck docks; loading and service areas	Yes	Yes	See § 1407-17
Other Regulations			
Buffering along district boundaries	Yes	Yes	See § 1423-13
Accessory uses and structures	See Chapter 1421		
General site standards	See Chapter 1421		
Landscaping and buffer yards	See Chapter 1423		
Nonconforming uses and structures	See Chapter 1447		
Off-street parking and loading	See Chapter 1425		
Signs	See Chapter 1427		
Additional development regulations	See Chapter 1419		

Section 6. That existing Section 1407-07, "Development Regulations," of the Cincinnati Municipal Code is hereby repealed.

Exhibit B

Section 7. That Section 1409-09, "Development Regulations," of the Cincinnati Municipal

Code is hereby amended as follows:

§ 1409-09. - Development Regulations.

Schedule 1409-09 prescribes the development regulations for Commercial Districts, maximum building height, minimum setbacks, driveways and parking and other standards that apply. Yes means regulations apply.

Schedule 1409-09: Development Regulations - Commercial Districts

Regulations	CN-P	CN-M	CC-P	CC-M	CC-A	CG-A	Additional Regulations
Building Scale-Intensity of Use							
Minimum Lot Area	0	0	0	0	0	0	
Building Form and Location							
Maximum building height (ft.)	50	50	85	85	85	85	
Minimum building height (ft.)	15	15	15	15	15	15	
Minimum front yard setbacks (ft.)	0	0	0	0	0	0	
Maximum front yard setbacks (ft.)	0	12	0	12	—	—	See § 1409-19
Building placement requirements	Yes	Yes	Yes	Yes	No	No	See § 1409-17 and § 1409-21
Ground floor transparency standards	Yes	Yes	Yes	Yes	No	No	See § 1409-23
Vehicle Accommodation - Driveways and Parking							
Driveway restrictions	Yes	Yes	Yes	Yes	Yes	Yes	See § 1409-11
Drive-through facilities	Yes	Yes	Yes	Yes	Yes	Yes	See § 1409-13 and 1419-13
Location of parking	Yes	Yes	Yes	Yes	No	No	See § 1409-25
Parking lot landscaping	Yes	Yes	Yes	Yes	Yes	Yes	See § 1425-29
Truck docks; loading and service areas	Yes	Yes	Yes	Yes	Yes	Yes	See § 1409-15
Other Regulations							
Buffering along district boundaries	Yes	Yes	Yes	Yes	Yes	Yes	See § 1423-13
Accessory structures	See Chapter 1421						
General site standards	See Chapter 1421						

Exhibit B

Landscaping and buffer yards	See Chapter 1423					
Nonconforming structures	See Chapter 1447					
Parking and loading	See Chapter 1425					
Signs	See Chapter 1427					
Additional development regulations	See Chapter 1419					
Residential Regulations						
New residential only						
Lot area/unit (sq. ft.)	700	700	700	700	700	700
Front yard setback	0	0	0	0	0	0
Interior side yard setback	0	0	0	0	0	0
Corner side yard setback	0	0	0	0	0	0
Rear yard setback	25	25	25	25	25	25
Residential development in existing buildings						
Lot area/unit (sq./ft.)	500	500	500	500	500	500

Section 8. That existing Section 1409-09, "Development Regulations," of the Cincinnati Municipal Code is hereby repealed.

Section 9. That Section 1410-07, "Development Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

§ 1410-07. - Development Regulations.

Schedule 1410-07 below prescribes the development regulations for the UM district, including ~~lot area for every unit~~, minimum lot width, setbacks and maximum height. Where an overlay district applies, the provisions of that district take precedence if there is conflict with the standards of this Section.

Schedule 1410-07 Development Regulations—Urban Mix District

Building Form and Location	Setbacks (ft.)						
	Lot Area (sq. ft.)	Lot Area/Unit (sq. ft.)	Lot width (ft.)	Front Yard (Min./Max.)	Side Yard Min./Total	Rear Yard (Min.)	Maximum Height (ft.)
UM Residential	2,000	700	25	0/10	0/0	10	45

Exhibit B

UM Non-residential	2,000	0	25	0/0	0/0	10	45
UM Rowhouse							
Interior	1,500	700	25	0/10	0/0	10	45
Exterior	1,500	700	25	0/10	0/0	10	45
UM Other Use	2,000	2,000	25	0/0	0/0	10	45
Regulations			UM	Additional Regulations			

Vehicle Accommodation—Driveways and Parking		
Driveway Restrictions	NO	
Drive-Through Facilities	NO	
Required Parking	YES	See 1410-09
Location of Parking	YES	See 1425-15
Parking Lot Landscaping	NO	
Parking Lot Screening	YES	See 1425-27
Truck Dock; Loading; Service Areas	YES	See 1403-09
Other Regulations		
Buffering along District Boundaries	YES	See 1423-14
Accessory Structures	YES	See Chapter 1421
General Site Standards	YES	See Chapter 1421
Landscaping and Buffer Yards	YES	See Chapter 1423
Nonconforming Structures	YES	See Chapter 1447
Off Street Parking & Loading	YES	See Chapter 1425
Signs	YES	See Chapter 1427
Additional Development Regulations	YES	See Chapter 1419

“Yes” means additional regulations apply.

Section 10. That existing Section 1410-07, “Development Regulations,” of the Cincinnati Municipal Code is hereby repealed.

Section 11. That Section 1413-07, “Development Regulations,” of the Cincinnati Municipal Code is hereby amended as follows:

Exhibit B

§ 1413-07. - Development Regulations.

Schedule 1413-07 below prescribes the development regulations for M Manufacturing Districts, including minimum lot area, maximum height, minimum yards and other standards. Additional standards are included in Chapter 1419.

Schedule 1413-07: Development Regulations - Manufacturing Districts

Regulations	MA	ML	MG	ME	Additional Regulations
Building Scale - Intensity of Use					
Minimum Lot Area (sq. ft.)					
Residential Uses	20,000	4,000	—	—	
Non-residential Uses	20,000	0	0	0	
Land area for every dwelling unit	—	2,000	—	—	
Building Form and Location					
Maximum Building Height (ft.)	35	45	85	85	
Minimum Yard (ft.)					
Front Residential	40	20	0	0	
Front Non-Residential	25	20	0	0	
Side Residential (minimum/total)	10/20	3/12	0	0	
Side Non-Residential (minimum/total)	10/20	10/20	0	0	
Rear Residential	35	25	0	0	
Rear Non-Residential	20	10	0	0	
Vehicle Accommodation - Driveways and Parking					
Driveway Restrictions	Yes	Yes	Yes	Yes	See § 1413-09
Parking Lot Landscaping	Yes	Yes	Yes	Yes	See § 1425-29
Truck Docks; Loading and Service Areas	Yes	Yes	Yes	Yes	See § 1413-11
Other Regulations					
Buffering Along District Boundaries	Yes	Yes	Yes	Yes	See § 1423-13
Accessory Uses and Structures			See Chapter 1421		
General Site Standards			See Chapter 1421		
Landscaping and Buffer Yards			See Chapter 1423		
Nonconforming Uses and Structures			See Chapter 1447		
Off-Street Parking and Loading			See Chapter 1425		
Signs			See Chapter 1427		

Exhibit B

Additional Development Regulations	See Chapter 1419
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Section 12. That existing Section 1413-07, "Development Regulations," of the Cincinnati Municipal Code is hereby repealed.

Section 13. That Section 1415-09, "Development Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

§ 1415-09. - Development Regulations.

Schedule 1415-09 below prescribes the property development regulations for RF Riverfront Districts, including minimum lot area, maximum height, setback, parking and driveways and other standards. Additional standards are included in Chapter 1419, Additional Development Regulations.

Schedule 1415-09: Development Regulations - Riverfront Districts

Regulations	RF-R	RF-C	RF-M	Additional Regulations
Building Scale - Intensity of Use				
Minimum lot area (sq. ft.)	4,000	—	—	
Minimum lot area (sq. ft.) rowhouse	2,000	—	—	
Minimum area for every dwelling unit	2,000	—	—	
Building Form and Location				
Maximum building height (ft.)	35	100	—	See § 1415-11
Minimum yard (ft.)				
Front	10	25	20	
Side least width/sum	3/6	10/20	5/10	
Side rowhouse exterior, least width/sum	0/3	—	—	
Side rowhouse interior, least width/sum	0/0	—	—	
Rear	30	10	5	
Maximum building coverage (%)	60	70	80	See § 1415-13
Vehicle Accommodation - Driveways and Parking				
Parking lot landscaping	Yes	Yes	Yes	See § 1425-29
Truck docks; loading and service areas	Yes	Yes	Yes	See § 1415-15
Other Standards				
Buffering along district boundaries	Yes	Yes	Yes	See § 1415-17

Exhibit B

Ohio River bank area	Yes	Yes	Yes	See § 1415-19
Little Miami Riverfront area	Yes	Yes	Yes	See § 1415-21
Accessory uses and structures				See Chapter 1421
General site standards				See Chapter 1421
Landscaping and buffer yards				See Chapter 1423
Nonconforming uses and structures				See Chapter 1447
Off-street parking and loading				See Chapter 1425
Signs				See Chapter 1427
Additional development regulations				See Chapter 1419

Section 14. That existing Section 1415-09, "Development Regulations," of the Cincinnati Municipal Code is hereby repealed.

Section 15. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2021

Mayor

Attest: _____
Clerk

New language underscored. Deleted language indicated by strike through.

March 16, 2021

To: Mayor and Members of City Council
From: Paula Boggs Muething, City Manager
Subject: Affordable Housing: Recommendations

REFERENCE DOCUMENT #202100478

Economic Growth and Zoning Committee at its meeting on February 3, 2021 referred the following item for review and report:

WE MOVE that the City Administration produce a report on affordable housing within the City of Cincinnati that includes, but is not limited to: Identification of building inventory currently in the Port Authority's Land Bank which may be suited for affordable housing. Methods for inclusion/equity in the transfer of property from the Land Bank to any individual or developer. Accounting of all current funds in the Affordable Housing Trust and identification of potential sources of additional funds.

Summary and Context

This report provides an overview of the role of the City in the production of affordable housing, information on the City's current activities, and recommendations on how the City can facilitate preserving and increasing the supply of affordable housing.

The term "affordable housing" encompasses a broad array of housing products—from lower cost housing primarily created by market forces to publicly funded or even publicly owned housing units. This term encompasses both single-family housing or multi-family housing and either rental or owner-occupied. The degree of affordability of a particular housing option is relative to an individual's or household's income—the general standard of affordability is that no more than thirty percent of a household's gross income should be committed to housing expenses.¹

¹ For renters, expenses include both rent and utilities. For homeowners, expenses include mortgage payments, property taxes, utilities, homeowner's insurance, and maintenance expenses.

Exhibit C

The price of housing in a particular market is driven by the basic economic forces of supply and demand.² Real estate prices are particularly affected by the cost of producing additional supply since housing development is resource-intensive, high-risk, and requires extensive, time consuming planning. There is a long history of local, state, and federal government intervention in the private housing market to achieve public policy goals, such as affordability; these steps have had mixed success.

Current market conditions in the City of Cincinnati regarding affordability are ever evolving and have been studied in-depth by multiple external groups. This report is not intended as a statement on current market conditions or a description of all City activities or policies that assist lower income households with housing, such as eviction prevention or job training programs. The purpose of this report is to contextualize current City activities in the housing market to facilitate production of new affordable housing and to recommend strategies for preserving and increasing housing affordability throughout the City.

City's Role in New Affordable Housing Production and Current Programs

The City is not a developer and does not directly develop housing; therefore, all housing production in the City and all City efforts in this area are dependent upon a willing developer to invest resources in creating new units or rehabilitating existing housing units. These developers are primarily for-profit private parties, supplemented in our region by the activities of several non-profit developers and quasi-governmental entities, such as the Port of Greater Cincinnati Development Authority and the Cincinnati Metropolitan Housing Authority.

The City generally plays two roles in direct housing production: (1) regulatory and (2) providing incentives.

The City's regulatory function includes its role in administering and enforcing the State of Ohio building code and, as a home-rule municipality, in passing and enforcing a zoning code.

The current City programs that incentivize housing production focus on: (1) decreasing the costs of creating or operating housing, primarily through property tax exemptions, or (2) providing direct funding to subsidize the cost of producing new housing.

Current Programs

The City Administration has previously reported and presented on current City programs that facilitate new affordable housing production. Accordingly, this section is a high-level overview of existing programs.

² Glaeser, Edward and Gyourko, Joseph. 2018. "The Economic Implications of Housing Supply" *Journal of Economic Perspectives* 32(1): 3-30.

Exhibit C

The City's activities to encourage and support affordable homeownership are detailed in a recent report dated 12/16/2020 (Item #202002025), filed in response to a motion from Councilmember Kearney. These activities include offering tax incentives or direct funding, with funding programs focused primarily on subsidizing repairs for homeowners, down-payment assistance for first-time homebuyers with an income at or below 80% of the area median income, or subsidizing projects developing single-family homes.

The City's primary program to fund affordable multi-family housing production is through NOFA – Notice of Funding Availability. Through this competitive program the City deploys available local and federal funding to developers in the form of loans or grants. This includes the deployment of available HOME and CDBG funding and any City capital funds appropriated for these purposes. In 2019 and 2020, this program facilitated the creation of over 700 units of affordable housing. The effectiveness of the NOFA program in creating new housing units is largely tied to the ability of developers to integrate and leverage the City's funding with other subsidy programs (such as the federal Low-Income Housing Tax Credits, state or federal New Markets Tax Credits, or state or federal historic tax credits). NOFA is cyclical and typically deploys funding through two application cycles each calendar year.

Recommendations

Over the past seven months, the City Manager's office has reviewed financing options, engaged City partners, and benchmarked programs in other cities. As a result, we have developed the following recommendations for preserving and increasing housing affordability within the City.

Recommendation: Create a Structure to Encourage Informed Public Discourse on Affordable Housing Development and the Strategic Deployment and Oversight of Available Public Funding

At present, there are many perspectives in the public discourse about the best way to address the issue of affordable housing within the City. In order to promote a more formalized and informed public discussion of this issue and to generate a comprehensive strategy with public and private support, the City Administration recommends appointing a Housing Advisory Board pursuant to Cincinnati Municipal Code Chapter 209 and Ohio Revised Code Chapter 176. Under state and local law, this board is intended, among other purposes, to review and advise upon comprehensive plans for the preservation and development of affordable housing in the City. At present, the City of Cincinnati relies on the Community Development Advisory Board, known as CDAB, to serve as the City's housing advisory board for use as both the housing advisory board required for federal sources and as required under Ohio Revised Chapter 176.

The City Administration recommends separating the state law-based housing advisory board into a distinct board that would be solely focused on developing, in cooperation with the City Administration, comprehensive priorities for the

Exhibit C

development and maintenance of affordable housing within the boundaries of the City and deployment of funding described herein. This separate board will have expertise in issues affecting housing development and affordability and can consider the broad range of resources and solutions available to address these issues as it develops priorities to meet the challenge. Once finalized, these priorities will be submitted to Council for approval and will inform the implementation of the programs described below.

The Housing Advisory Board is appointed by the Mayor with consent from Council, and, as set forth in state law and in the municipal code, would include representation from the following groups:

- Institutions that lend money for housing;
- Nonprofit builders and developers of housing;
- For-profit builders and developers of housing;
- For-profit builders and developers of rental housing;
- Real estate brokers licensed under Ohio Revised Code Chapter 4735;
- Other persons with professional knowledge regarding local housing needs and fair housing issues;
- Residents of Cincinnati that could receive housing assistance from the City;
- The Cincinnati Metropolitan Housing Authority;
- City Councilmembers;
- Additional groups or individuals that are necessary to provide balanced advice on housing plans and programs.

Recommendation: Formalize Finance and Development Partnerships into Structured Programming

Urban redevelopment projects face many challenges. Large urban development sites are often difficult to assemble and costly to acquire; intensive site work, demolition, or environmental remediation may be required; developers must navigate complex regulatory frameworks and approval processes; and some projects will face community opposition. These factors result in higher development costs. To be financially feasible, a project's revenue must support the higher costs of development. Accordingly, in the City of Cincinnati, many market-rate development projects are not financially feasible without some level of subsidy.

Lowering rents or sale prices in order to increase housing affordability reduces the amount of revenue that a project produces. This introduces a further challenge to developing an affordable housing product. To make affordable housing projects financially feasible, this reduced revenue must be accounted for with additional equity or debt financing to subsidize the development costs. Given these conditions, addressing today's affordable housing needs requires government intervention and subsidy.

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The two industry professional groups most critical for improving housing production are financiers and developers. Many effective partner organizations already exist in our region in these areas—including but not limited to the Cincinnati Development Fund, LISC, and the Port of Greater Cincinnati Development Authority. The City Administration recommends formalizing partnerships with existing organizations and creating programming to achieve two goals: (1) to increase available financing tools to encourage the production of new housing units and the preservation of existing affordable housing units and (2) to increase capacity within the development industry for production of housing units.

From the financing perspective, the City Administration recommends establishing a partnership with a local CDFI³ for deployment of the funding described below. The program structure would focus on providing low-cost financing and direct subsidy to facilitate the development of affordable housing.

- 1) **Section 108 Loan Pool** – The City would pursue a Section 108 Loan from the United States Department of Housing and Urban Redevelopment under the Community Development Block Grant program in a minimum amount of \$20 million to fund a loan pool for financing the acquisition and rehabilitation costs of residential properties where the developer/borrower will make between 51% and 100% of the units available to low to moderate income individuals. The loan pool would be structured to provide loans with favorable interest rates to encourage the private market, non-profit or for-profit organizations, to utilize this financing to acquire, rehabilitate, and preserve already existing housing units. As a requirement of the loan, a restrictive covenant would be placed on the property securing the long-term maintenance of the units as affordable.
- 2) **Affordable Housing Trust Fund** – The City would pursue consolidation of all local funding currently earmarked for affordable housing into a fund that will be utilized to provide loans—including, when feasible and appropriate, forgivable loans—to provide for flexible local financing and subsidy for affordable housing projects. To increase overall impact, program parameters would ensure that the fund could leverage other sources of funding for affordable housing projects, including private funding, federal and state tax credit programs, etc. Any principal repaid on the primary loans will be recycled for new projects. The forgivable loans would be similar to grants, but would provide enhanced accountability and would only be forgiven once certain affordability benchmarks are satisfied. City funding sources would include all funds that have been committed to the Affordable Housing Trust Fund and any additional sources appropriated by Council for this purpose. As described below, this local public investment would be utilized to raise as much private funding as possible to supplement and leverage public resources.

³ Community Development Finance Institution.

Exhibit C

As described above, all housing development that occurs in the City is dependent upon a willing and effective developer. To make a material impact on housing affordability, our City needs increased capacity in both for-profit and non-profit housing developers. To begin this process, the City Administration recommends establishing a program with the Port of Greater Cincinnati Development Authority, including its affiliated organizations the Landbank and the Homestead Urban Redevelopment Corporation. This program would focus on the goal of building development capacity in community development corporations and similar community-based development organizations.

These community-based development entities play a critical role in both completing development projects in their neighborhood but also facilitating larger development projects being undertaken by other developers, providing a bridge between for-profit developers and residents. These organizations also function to balance community concerns and feedback with project viability, creating successful projects with community support. All City neighborhoods deserve the benefits provided by a community-based development organization, so this program will work to provide those benefits where organizations do not currently exist. In areas where we already have excellent community-based development organizations, this program will seek to increase capacity.

The City Administration recommends development of additional programming in this area to address targeted housing development capacity needs, based on feedback and input from the Housing Advisory Board.

Throughout these proposed programs, there will be an emphasis on participation by minority-owned and women-owned business enterprises to increase capacity and access to opportunity for these organizations.

Recommendation: Leverage City Investment to Fundraise from Private Parties

While government subsidy is critical to addressing affordable housing needs, government alone cannot solve this societal issue. To increase overall funding, the City Administration recommends a strategy of consolidating all available City funding in order to leverage the public investment to attract private funding. The consolidated fund would be deployed, as described above, through the Affordable Housing Trust Fund programmatic structure for provision of loans to provide flexible local financing and subsidy for affordable housing projects.

To accomplish this purpose, the City Administration recommends formalizing a fundraising campaign with financing partner(s), members of the Housing Advisory Board, and other key public and private organizations.

Recommendation: Legislatively Streamline Housing Production

Regulatory costs increase the overall cost of housing development and can often serve as a barrier to market entry for small or less-experienced developers—in both

Exhibit C

instances constraining the production of additional housing supply. Over the years, regulations have been enacted on a one-off basis and often without providing the legislative body with a clear picture of the impacts on overall development costs. Given the increasing need for all housing products, the City Administration recommends a concentrated effort to reduce portions of the regulatory framework that can serve as an impediment to housing production. This process would include amendments to the zoning code to streamline approvals, re-alignment of staff involved in regulation of housing production, and removal of other barriers to housing development. This focused realignment of the City's regulatory functions would reduce costs and the timelines associated with producing additional housing supply.

The City Administration does not recommend as a strategy for production of affordable housing the maintenance of existing or creation of new regulatory barriers to housing production—such as inclusionary zoning regulations. Research shows that, even in the strongest of markets, inclusionary zoning is ineffective at producing material amounts of affordable housing. Some evidence suggests that it may contribute to higher overall housing prices and reduced construction of new units.⁴ Cincinnati is not a leading housing market and city officials must be cognizant of regulations that will suppress market participation. Reducing regulatory barriers to development while providing additional resources to proactively assist the development of affordable housing, as described above, balances the local market realities with housing needs to materially increase affordable housing units.

The City Administration will present legislation and internal updates to implement this recommendation, including but not limited to legislation focused on lifting parking requirements and density restrictions in targeted areas; amending the administrative code to realign development focused city staff and improve operations; allowing more as-of-right housing development options, including accessory dwelling units; clarifying variance standards; pre-approvals of certain affordable housing incentives, such as CRA incentives for projects that meet certain affordable housing benchmarks; and adjustments to clarify and streamline other development regulations, including hillside overlays and setback regulations.

Conclusion

The production of housing is a complex and expensive undertaking; however, increased production of all housing, affordable projects to market-rate, is critical to addressing the need for increased housing affordability. To facilitate increased supply, the City Administration is recommending a multi-pronged approach that focuses on building a cohesive strategy to be executed through partnerships and structured programs. Public investment will be utilized to attract private investment in order to expand impact and the City will take steps to streamline the regulatory framework that constricts supply. Deploying these recommendations will leverage

⁴ Freeman, Lance and Schuetz, Jenny. 2017. "Producing Affordable Housing in Rising Markets: What Works?" *Cityscape: A Journal of Policy Development and Research* 19(1): 225-227.

Exhibit C

limited public resources and encourage private investment, meaningfully advancing the goal of materially increasing housing affordability throughout Cincinnati.

Exhibit E - Density Variances approved in Historic Districts

Case	Address	District	Variance	Additional Variance	NC/existing	Decision	Notes
ZH20160169	1632 Central Pkwy	OTR	CU	Ground Floor residential	existing	Approved	44 units = 431 sf/unit (existing bldg) - 0 units existing - 37 permitted by Code
ZH20160213	1925 Vine	OTR	Density		existing		20 units = 283 sf/unit (existing bldg) - 17 units existing - 11 permitted by Code
ZH20170033	1216-1218 Race	OTR	Density	Setbacks	New Construction	Approved	22 units = 324 sf/unit (new bldg) - 10 permitted by Code
ZH20170136	203 E Clifton	OTR	Density	Setbacks	Existing	Approved	7 units = 354 sf/unit (existing bldg) - 6 units existing - 3 permitted by Code
ZH20170145	1437 Elm	OTR	Density	Setbacks	New Construction	Approved	3 units = 466 sf/unit (new bldg) - 2 permitted by Code
ZH20170162	1531 Elm	OTR	Density	Ground Floor residential	Existing	Approved	8 units = 253 sf/unit (existing bldg) - 7 units existing - 4 permitted by Code
ZH20170163	1533 Elm	OTR	Density	Ground Floor residential	Existing	Approved	8 units = 275 sf/unit (existing bldg) - 6 units existing - 4 permitted by code
ZH20180066	161 E McMicken	OTR	Density		Existing	Approved	5 units = 357 sf/unit (existing bldg) - 5 units existing - 3 permitted by Code
ZH20180099	1431 Republic	OTR	Density		Existing	Approved	3 units = 864 sf/unit (existing bldg) - 2 units existing - 2 permitted by Code
ZH20180128	24-26 W 15th	OTR	Density	Parking	Existing	Approved	12 units = 150 sf/unit (existing bldg) - unknown number of previous units - 3 permitted by Code
ZH20180142	1518 Race	OTR	Density	Parking	New Construction	DENIED	16 units = 281 sf/unit (new) - 6 units permitted by Code
ZH20180150	1118 Sycamore	OTR	Density	Parking	New Construction	Approved	155 units = 261 sf/unit (new bldg) - 58 permitted by Code
ZH20180151	2806-2808 Woodburn	Woodburn Ave	Density	Parking	Existing	Approved	19 units = 362 sf/unit (existing bldg) - 10 units existing - 12 permitted by Code
ZH20180181	1505 Republic	OTR	Density		Existing	Approved	7 units = 211 sf/unit (existing bldg) - 6 units existing - 1 permitted by code
ZH20180182	1513 Republic	OTR	Density		Existing	Approved	8 units = 185 sf/unit (existing bldg) - 6 units existing - 1 permitted by Code
ZH20180183	1515 Republic	OTR	Density		Existing	Approved	8 units = 185 sf/unit (existing bldg) - 6 units existing - 1 permitted by Code
ZH20180193	528 E 12th	OTR	Density	Buffer Yard, articulation	Existing	Approved	8 units = 185 sf/unit (existing bldg) - 6 units existing - 1 permitted by Code
ZHUV180007	2415 Maplewood	Kinsey Apt Bldg	Density	Parking, landscaping	New Construction	DENIED	56 units = 287 sf/unit (new bldg) - 23 permitted by Code
ZH20190017	1505 Vine	OTR	Density	Sign	Existing	Approved	14 units = 855 sf/unit (existing bldg) - 7 units existing - 3 permitted by Code (RMX - 4 by density)
ZH20190021	1735 Vine	OTR	Density		New Construction	Approved	12 units = 458 sf/unit (new construction) - 7 permitted by Code
ZH20190061	1733 Elm	OTR	Density		Existing	Approved	6 units = 413 sf/unit (existing building) - original number unknown - 4 permitted by Code
ZH20190108	1512 Republic	OTR	Density	Setbacks	Existing	Approved	10 units = 278.75/unit (existing bldg) - 9 units existing - 5 permitted by Code
ZH20190109	1521 Vine	OTR	Density		New Construction	Approved	27 units = 283 sf/unit (new) - 10 permitted by Code
ZH20190110	1600-1602 Pleasant	OTR	Density	Setbacks	New Construction	Approved	18 units = 321 sf/unit (new) - 8 permitted by Code
ZH20190111	1617 Race	OTR	Density	Setbacks	New Construction	Approved	24 units = 247 sf/unit (new) - 4 permitted by Code
				Setbacks	New Construction	Approved	15 units = 366 sf/unit (new) - 7 permitted by Code

ZH20190117	211 Woodward	OTR	Density		Existing	Approved	7 units = 392 sf/unit (existing) - 4 units existing - 5 permitted by Code
ZH20190119	1604 Pleasant	OTR	Density		Existing	Approved	6 units = 283 sf/unit (existing) - 5 units existing - 3 permitted by Code
ZH20190121	1601 Race	OTR	Density		Existing	Approved	12 units = 300 sf/unit (existing) - 11 units existing - 7 permitted by Code
ZH20190122	20 E 15th	OTR	Density		Existing	Approved	8 units = 345 sf/unit (existing) - 6 units existing - 5 permitted by Code
ZH20190123	1510 Moore	OTR	Density		Existing	Approved	6 units = 300 sf/unit (existing) - 5 units existing - 3 permitted by Code
ZH20190124	215 Woodward	OTR	Density		Existing	Approved	5 units = 260 sf/unit (existing) - 2 units existing - 2 permitted by Code
ZH20200007	68 E McMicken Ave	OTR	Density		Existing	Approved	11 units = 327 sf/unit (existing) - 6 units existing - 5 units existing - 3 permitted by code
ZH20200101	528 E 12th Street	OTR	Density	Buffer yard, articulation	New Construction	Approved	33 Units = 404 sf/unit (allowed 19 units permitted by code)
ZH20200102	600 E 12th Street	OTR	Density	Buffer yard, articulation, setbacks	New Construction	Approved	23 units = 426 sf/unit (allowed 14 units permitted by code)

Exhibit F



24 May 2021

James Weaver, Senior City Planner
805 Central Ave
Cincinnati, Ohio 45202

Mr. Weaver,

In response to the notice sent regarding "Proposed Removal of Density Restrictions from the Cincinnati Zoning Code," the Chair of the Planning and Zoning Committee solicited comments from Committee members for your consideration. Comments are as follow.

"This is very, very good. These density limitations are a serious problem when it comes to affordability. And they make it really hard for small developments to happen. Basically, under the current regime, only folks who can amass large numbers of contiguous parcels are able to develop anything in these districts. This should help us take a step toward encouraging more of the "missing middle" type housing. Smaller apartment buildings, duplexes, triplexes, etc. The city should take this further and consider reducing or eliminating parking minimums, setbacks, etc. that have a similar effect of reducing the housing supply. We should also look at allowing duplexes, triplexes, small apartment buildings, and ADUs in our current single-family zone. We have these housing types spread throughout the neighborhood but most are illegal to build today."

"I think increased density in theory. I become concerned with 3 and 4 story structures being built adjacent to single family homes in traditional low-rise areas. Ideally these developments can infill areas left where larger commercial, retail, and manufacturing has left the neighborhood. These developments can then restore a street edge (similar to what the Apple Street Senior Living building will do). One big issue with increased density with apartments and condos is the demands it puts on greenspace. Many of the residents of these places must seek out outdoor spaces for recreation. There has to be a way to require enlarging and increasing outdoor space in the form of parks and public spaces alongside the increase in density. The proposed amendments appear to eliminate the minimum lot sizes in districts altogether. It seems safer to me to just find what an optimal reduction in the minimum lot size is and then amend the number."


"I'm generally supportive of the changes as needing a minimum amount of lot square footage per unit incentivizes buying up lots of adjacent parcels to create a sprawling apartment building due to small lot sizes and irregular lot shapes which unnecessarily decreases the number of units that can be built."

"I support removing the limitations. During the recent discussions of the failed ballot effort around affordable housing, it occurred to me that loosening density and use restrictions to allow for more multi-unit and mixed use development is the best way to do achieve more affordable housing and more amenities as neighborhoods densify, all without a controversial budget allocations."

Exhibit F



If you have any questions about these comments, feel free to contact me.



Jason Schreider, AIA
Chair, Planning and Zoning Committee
planning@northsidecouncil.com

CC: Becky Smolenski-Finnigan

Exhibit F

Weaver, James

From: Jim Albers <jalbers@earthlink.net>
Sent: Monday, May 24, 2021 9:13 AM
To: Weaver, James
Cc: planning@northsidecouncil.com; president@northsidecouncil.com
Subject: [External Email] Proposal to modify Title XIV, Zoning Code of the City of Cincinnati of the Cincinnati Municipal Code

External Email Communication

24 May 2021

James Weaver, Senior City Planner

Department of Planning, City of Cincinnati

Re: Proposal to modify Title XIV, "Zoning Code of the City of Cincinnati," of the Cincinnati Municipal Code by amending the provisions of Section 1405-03, Section 1405-07, Section 1407-07, Section 1409-09, Section 1410-07, Section 1413-07, and Section 1415-09

Mr. Weaver,

I'm a 27 year City of Cincinnati Northside resident and homeowner, a member of the Northside Community Council and a new member of the Planning and Zoning committee. I'm submitting comments in opposition to the proposed elimination of zoning density requirements in the above referenced sections for the following reasons.

First, I'm opposed to eliminating zoning provisions that can help to regulate the pace and cost of neighborhood/community change that otherwise would be driven by market forces unconcerned the residents needs or the character and/or values of the community. Northside, long known as a racially and socioeconomic diverse community, has lost much of that diversity during the past 10 – 20 years as rents and housing prices have dramatically increased.

According to the Northside Housing Research Institute, (February 2021), between 2010-2019, median gross rent and home value, respectively, increased by 40% and 43%. while median household income increased 53%.

Second, eliminating density requirements to allow developers to build more smaller units can reduce construction costs, but does not necessarily result in an increase in affordable units that can sustain a diverse racial and socioeconomic neighborhood. Market forces will not meet the housing needs, for example, of a lower-wage service sector workers and their families.

Smaller units do not beget affordable housing, as small studio and one-bedroom apartments in new multi-family residences in Northside currently rent from \$800+ to \$1300 per month, respectively, exceeding the 30% AMI of a large section of the Cincinnati workforce.

Third, I believe the period allowed for comment is inadequate and the city administration has not adequately

Exhibit F

solicited the input of communities in this rush to change the zoning density requirements.

Finally, minority and working class residents have been uprooted and/or priced out of the new and renovated housing in neighborhoods where were born, because we have a housing market driven almost exclusively by the profit motive. Eliminating zoning requirements can only exacerbate this process. We need a commitment to stabilize communities impacted by anarchic market forces, not add government assistance to those forces. We need to recognize that affordable housing is a right and can only be met with the necessary public investment.

Respectfully,

James Albers

4312 Langland Street

Cincinnati, OH 45223

jalbers@earthlink.net

Exhibit G



Community Council Opposition to Proposed Density Legislation

Dear Councilmembers, and members of the Planning Commission,

We are writing on behalf of Invest in Neighborhood's **Neighborhood Councils Action Coalition**, and as individuals who have researched, discussed, and engaged with this issue for many months.

The goal of the proposed legislation is to increase density which will increase affordable housing. This is a laudable goal and we do not oppose the idea of creating affordable housing.

However, we do not agree that this blanket approach to modifying the density restrictions within specific zoning codes is the correct approach. A blanket approach through a code change across the board would result in unintended consequences that would negatively impact the diversity of our neighborhoods.

First, and significantly, this would remove the ability of neighborhoods to have their voices heard and to have any influence on the development in their neighborhood. Second, and related, the proposed change does not recognize the distinctly different neighborhoods with different needs and different concerns in their communities. Both of these problems would consequently limit the ability of communities to manage growth while maintaining what is unique to their neighborhood.

In order to emphasize that this is not merely "NIMBYISM", we have gathered concerns from different neighborhoods which demonstrate that specific needs and problems cannot be solved with a universal approach. We have appended (lightly edited) representative examples from individuals from different communities across the City that provide very specific and valid concerns.

In addition to reviewing these, we also encourage the Planning Commission and City Council to listen to the recordings of the public meetings, reach out to the communities and hear their arguments before voting on this critical issue.

Again, we are NOT opposed to affordable housing and looking at ways to increase density in ways which can improve affordability, but we are opposed to a blanket approach.

Finally, we feel that a legislative approach that works toward meeting these objectives can be crafted in collaboration with us which would lead to a stronger city and have long lasting positive effects on those who live here and will choose to live here.

Thank you for your consideration,

Signed,

{signatories below}

Exhibit G

Signatories

Andria Carter	Avondale	Laura Whitman	Mt. Lookout
Celeste Wonson	Bond Hill	Brian Spitler	Mt Lookout
Theodora Fambrough	Bond Hill	Pamela J. Adams	North Fairmount
Dorothy Brundidge	Bond Hill	Joe Groh	Oakley
Carolyn White	Bond Hill	Myra Greenberg	Over-the-Rhine
Winfred White	Bond Hill	Linda Plevyak	Over-the-Rhine
Morris Williams	Bond Hill	William Leavitt	Over-the-Rhine
Robbe Bluestein	Camp Washington	Victoria Leavitt	Over-the-Rhine
Karen Bluestein	Camp Washington	Margy Waller	Over-the-Rhine
Peter Block	Clifton	Michael Bootes	Over-the-Rhine
John Osterman	Clifton	Lynne Stone	Paddock Hills
Malcolm Montgomery	Clifton	Lina Orr	Paddock Hills
Linda Keegan	Clifton	Luekiucius Brown	Paddock Hills
Drew Asimus	College Hill	Elizabeth Swain	Paddock Hills
Phyllis Slusher	College Hill	Shirley Rosenzweig	Pendelton
Chip Kusmaul	CUF	Abigail Tissot	Pendelton
Maureen France	CUF	Patricia Schneider	Pendelton
Linda Ziegler	CUF	Michelle Avery Keely	Pendelton
Kurt Grossman	Downtown	Adam Tissot	Pendelton
Natasha Mitchell	East Price Hill	Kertsze Nunes	Pendelton
Eric Buhner	East Price Hill	Sarah Baker	Pendelton
Reginald Roberts	East Westwood	Deborah Mays	Pendelton
Robert Moore	East Westwood	Mark Rosenzweig	Pendelton
Rodney Christian	East Westwood	Ken Jones	Pendelton
Georgia Brown	Evanston	Bonnie Dixon	Pleasant Ridge
Laura Feldman	Hartwell	Bella Amor	Pleasant Ridge
Norman Lewis	Hyde Park	Nancy Sunnenberg	Roselawn
Janet Buening	Hyde Park	Ward Wenstrup	Roselawn
Michael Mauch	Hyde Park	Melvina Murdock	Roselawn
John Isch	Hyde Park	Robin Woods	Roselawn
Andy Corn	Hyde Park	Mary Dornette	Saylor Park
Karen Planet	Hyde Park	Lois Mingo	South Cumminsville
Douglas Burkey	Hyde Park	Jim Casey	South Fairmount
Jean Bange	Kennedy Heights	Jerry Carrico	Spring Grove Village
Nancy Dickson	Mt. Airy	Karen Ball	West Price Hill
Terrance F. Crooker	Mt. Airy	Kim Hale-McCarty	West End
Belle Walsh	Mt. Airy		
Mark Menkhaus	Mt. Airy		

Exhibit G

Specific Neighborhood Concerns addressing the impact of blanket change to code:

Neighborhood: OTR

"The various zoning variances requested by developers here are some of our only opportunities to register our objections to outsized and architecturally insensitive development proposals. As we understand the proposals they are nothing more than carte blanche concessions to developers who too often ignore the preferences and character of neighborhoods.

Zoning variances give us a chance to demand affordable housing units in exchange for infrastructure and tax abatement subsidies. The current lame duck administration has made repeated concessions to corporate development interests that have left the City budget impoverished and have displaced 43% of the black population of OTR in the last 10 years. Further concessions such as the proposed density changes are egregious."

Neighborhood: Paddock Hills

I think the only concern for our neighborhood is that we do have a significant amount of multi-family housing that could be replaced with larger, taller buildings with less parking

Neighborhood: West End

Speaking solely as a resident of the West End I feel that universally removing density limitations from residential multifamily districts will disproportionately harm people and communities of color. Removing density limitations in the West End, and other communities that are racially concentrated areas of poverty, will have the effect of exacerbating concentrated poverty and perpetuate segregation. The proposed zone changes specifically target the city's most dense areas, including entire communities which are primarily poor and black. Removing density limitations in these historically disinvested areas will continue to steer low-income (aka affordable housing) developers to the very areas that are struggling with the residual effects of past (then legal) discriminatory housing patterns that relegated black people to poor black communities.

As an aside, with this knowledge it should not come as a surprise to understand why these areas contain most of the regions affordable housing units. The city is fully aware that 94% of residents in low-income, aka affordable housing, are African American. When that housing, now being hyper-incentivized to only be built in poor, predominately black areas/communities, is sited in those communities, this has the effect of dictating where poor, predominately black people will live. It is shameful. No child's zip code should determine her future.

Neighborhood: Evanston

There is and has been locally and nationwide the concern of inequities in Neighborhoods populated with people of color and or limited income. To be honest, it seems no money no voice. Unfortunately, we don't seem to have enough leadership representation willing to discuss and work together to consider that concern. Limited concern about maintaining the historic layout and structures of communities already there when there is money to be made. There is a realization that each community has it's needs.

Funds seem to be and are limited to maintain existing structure and no concerned in working to revitalize what exists, which has a better quality of material. New means more money and tax

Exhibit G

abatements. There needs to be more discussion on this and other ongoing issues that really affect the total welfare of every community. We are really one big community, just different boundaries

Neighborhood: Hartwell

Hartwell is a small neighborhood. Our neighborhood is already directly impacted by apartment housing, specifically the boarding houses.

Our area would not be able to handle higher density housing in a mostly residential area. Not only would it be completely out of place, we do not have the police presence to handle an influx of residents

Neighborhood: Kennedy Heights

Kennedy Heights is experiencing a mind-blowing surge in housing prices. We are seeing homes being bought up, demolished, and new constructions going for three times the price of the home that had been there previously. A recent addition to the market is priced at a point that I can only assume is based on a buyer wanting its noticeable acreage, with the end goal of adding more housing. All this is occurring within the restraints of current zoning allowances. We are also facing a drastic shortage of affordable senior housing, and a growing senior population that is struggling to keep up with rising property taxes and physical maintenance of their properties.

Kennedy Heights is in the middle of our neighborhood plan right now, and the overwhelming response we are hearing is that our priorities as a neighborhood is to preserve our diversity—this includes socioeconomic level and age. A universal removal of density requirements, while pitched to the public as increasing inventory and therefore affordability, does not offer the desired protections against profit-motivated developers who would continue to fill our neighborhood with luxury homes and luxury apartment complexes, thus continuing to change Kennedy Heights into a more homogeneous population.

Neighborhood: Oakley

This impacts a significant portion of Oakley properties, and the impacted properties are in areas that contain most of our most affordable housing.

- *By including all RM zoned districts, this would allow developers to buy an existing 1/2/3 family unit/property, demo it, build up to 10/12 units *with off street parking* without needing any OCC approvals.*
- *They also tout "affordable housing", but this would have the opposite impact, as there is no way a developer is going to take on the expense to buy/demo/build/ and then offer the units at a price lower than current rent/mortgage is.*
- *Additionally, by adding units in the same footprint, you will run off families as the new units would simply be too small.*
- *Net impact - most of the more affordable housing, as documented in the recent Oakley Housing Inventory study, would likely be replaced by more expensive housing units.*
- *The ordinance was done *without any community input*, which is concerning. Thankfully, Liz is willing to have the town hall - mainly because the feedback has been overwhelmingly negative.*
- *I have no real issue with the changes to the other zoning districts, just the RM.*
- *My recommendation is to remove RM from the ordinance/proposal, and allow that to continue to be an item that each neighborhood has the ability to have input on, on an individual development basis.*
- *I've been very clear, when I've voiced my opinion, that I'm speaking as an individual resident, and not on behalf of the OCC - because we've not discussed this as a group, nor have we voted to make a statement on the issue.*

Exhibit G

- *I'll also add that, one reason the city put forth for doing this is really to make their job a little easier - they commented that most of the zoning requests that get submitted for land/size variances get approved, so why not just do away with the need to have a hearing. Sorry, IMHO that is a weak rationale for taking control (what limited control/influence we do have) away from the neighborhoods.*

Neighborhood: Linwood

Future development based on increased density could, and most likely would, result in high priced rental units, for one or two occupants, not conducive to affordable housing for families which is what our City is lacking. Our neighborhood, Linwood, already has a rental percentage of 45%+ even while having 700K+ new single family housing built in the last ten years driven by development (developers') pressure. Linwood has some zoning for manufacturing making its housing less concentrated around a neighborhood center where some density might be acceptable and desirable. Any residential building with many units, accommodating only one or two occupants, built in a non-walkable environment can only increase unwanted traffic in a City where mass transit is not practically available. There appears to be no actual universal planning by the City to create suitable profiles for each neighborhood; ours could use affordable SF housing, possibly attached, as a nod to density.

Neighborhood: Clifton

For Clifton: loss of historic homes and other historic structures that would be replaced with new builds that are made of cheap materials, out of scale for the neighborhood and inconsistent with the "Clifton aesthetic" that is part of its charm.

Neighborhood: Downtown Residents Council

1. *The downtown core is already quite dense so it's not clear what the impact of this specific overlay would be here. But it can have dramatic impacts on other neighborhoods. We should be supportive of our neighbors as our 52 neighborhoods make us "Cincinnati".*
2. *The concern from the downtown perspective, in my opinion, is two-fold based on things that have been largely unsaid. This zoning issue is, I believe, one part of a bigger effort that can be much more troubling.*

2.A For example, I understand that there will also be efforts to reduce parking minimums with more dense developments. Downtown already has parking challenges which, if made worse, will (i) cause fewer people to want to come downtown for business or pleasure and (ii) will cause existing parking to increase (possibly by a lot!) their fees which will not only deter people from coming but merely line the pockets of those controlling the parking lots. And other neighborhoods may have similar or even more compelling problems. By way of example, OTR has been quite vocal about the struggle from lack of available parking even for their existing residents. Density should not be looked at without understanding "what's next".

2.B. There may also be a background effort to ease setback requirements in the downtown core that will mean narrower and even more dangerous sidewalks for pedestrians (who already have to share with scooters and bikes). Other neighborhoods likely share these same concerns. Again, what's the bigger picture?

Neighborhood: CUF

Since September 5, 2002, I have been a Residential Home Owner living in the CUF (Clifton Heights-University Heights-Fairview) Neighborhood which is already the "most densely populated" neighborhood in the City of Cincinnati, primarily due to the large amount of older housing stock located in Clifton Heights, which is normally rented by UC Students and sometimes other Temporary Renters. The large amount of Transient and Temporary Residents co-existing among the Long-Term Home and Business Owners in the area poses a unique and often "very challenging" set of issues with vandalism, trash, littering, poorly maintained yards/exterior housing facades (one can only guess about the interiors), large unsupervised noisy parties, drug dealing in our local Parks and Streets, lack of enforced parking rules, too many cars without enough parking spaces, inability of the City to operate a Proper/Tax Payer Funded Street Sweeping Program, and young College Students walking around with targets on their backs as potential/actual robbery and assault victims. While some of these issues listed are mostly applicable to CUF and other nearby UC Campus neighborhoods, many more of the other issues listed will begin to "exponentially and negatively" impact other City Neighborhoods if "common sense" Zoning and Density Requirements are removed. The City of Cincinnati currently can't (or won't) stay on top of most of these Quality-of-Life and Infrastructure/Population Support Issues on a "consistent" basis as it is, let alone allowing Get-Rich-Quick Developers to build new Cheap, Shoddy, and possibly Toxic Multi-Housing Structures all over the City that probably won't last a couple of decades (if that) without needing to be bulldozed and replaced.

I also "highly concur with" every comment that I read pertaining to the Importance of Preservation of our Historic Buildings and the need to "prioritize" Community and Economic Incentives to properly rehab our existing building stock, much of which has sadly been allowed to deteriorate and rot over time by Irresponsible and Immoral Greedy Slumlords. Some of these properties exist where I live in the lower Fairview portion of CUF, around W. McMicken Avenue. Fortunately, we also have some of the opposite, beautiful historic older buildings (Single and Multi Family) that have been well maintained and cared for for over a Century by their Owners. Adding more density of people and buildings to a City that currently lacks in Adequately Safe Modern Street Lighting in ALL Neighborhoods, and is still scrambling to comply with Federally Mandated Sewer Pipe and Drainage Systems, and has an Inadequately Staffed Police/Safety Department needed to properly protect ALL of our Neighborhoods is Totally Asinine, Fiscally Irresponsible, and Structurally Unsustainable!!!

Neighborhood: Camp Washington

Parking, traffic congestion, loss of neighborhood character

Neighborhood: Northside

Very few negative issues beyond constraining the on-street parking supply. My neighborhood (Northside) already has a strong mix of 1, 2, 3, and 4 family homes which has kept the area diverse and with multiple kinds of housing options for people. Interestingly as the neighborhood became less dense over the years and more buildings were converted to single-family homes, the on-street parking issue became much worse. This may be because people who live in single-family homes tend to have multiple personal vehicles, whereas people who live in denser housing tend to have fewer or no personal vehicles. Very few Northside homes have driveways so on-street parking is key. As the neighborhood has become more attractive to higher earners and more single-family homes were built (as the current zoning only allows that) the on-street parking problem has actually gotten worse. Northside now has fewer housing units than a decade ago, but far more cars.

Exhibit G

Neighborhood: Hyde Park

City Homes, on Wasson Road (across from Hyde Park Kroger) - the project is too dense for the site; there are multiple serious environmental and traffic concerns related to the development; it is not an optimal use for this property, which is adjacent to the Wasson Way Trail; the development will not be a good architectural fit in the community; there has been no progress on the development since Ken French was granted City approval for the project, and the land is vacant, overgrown, and an eyesore to the neighboring properties. More than 2,000 Hyde Park residents signed a petition opposing the variances and other zoning relief that was granted for this project, and had City Council support to prevent the development, but the Mayor remanded the project to Planning Commission and they were able to approve the lot splits and variances without City Council approval. A new development, by PLK, on property zoned CCA on Wasson Rd. between Michigan and Shaw does not require a zone change or any zoning relief. The developer intentionally did not engage with the community in any way, nor did the City send notice about the development. What is being proposed fits into the requirements for CCA - though they are being very fudgy about the commercial use requirement (that will be only 219 sq ft of office space that the developer will use as a leasing office for the property.) The proposed use (1 and 2 BR apartments) is too dense for the space and the adjacent neighborhood; the 100+ new residents (and cars) it will bring in will present serious traffic and pedestrian safety issues. The height of the building (72 ft) and proximity to neighboring residences, and the balconies that will look down into those properties, will diminish property values as well as the neighbors' enjoyment of their homes. Also, the architecture is completely out of character with the neighboring homes, and screening for the 2-story above-ground garage on which the apartments will be built appears to be marginal and ineffective. This project is, on every level, a case study for bad community development.

Neighborhood: Pendleton

Creation of new buildings that have too many people for the existing resources of the area (ex: too little parking, green space, room for trash cans), resulting in a worse quality of life for all existing residents/neighbors and thus changing the entire living context of the small neighborhood. Example: proposed Bennett Point project by CMHA.

Neighborhood: Pendleton

Historical district architectural characteristics (height etc) must be preserved. Affordable housing Act requires keeping dignity to all. Allowing many people to live within small confined apartments (after allowed with high density affordable housing) in old or new buildings without entertainment areas, hot rooms and noise environment with high density living, is illegal based on the federal law act above.

Neighborhood: Mt. Lookout

We have RM areas nestled in the midst of SF zoning. Increasing density will directly affect those in SF areas - more traffic, more noise, more strain on infrastructure and local services. Our sewers are already over capacity. Adding more is not as feasible in neighborhoods as opposed to more commercial areas. Also, developers are already buying contiguous properties and then combining to build bigger multi-family developments. Eliminating density restrictions will encourage this practice and existing property owners will bear the brunt (it's already happening now) as open space and views of trees and sky are replaced with walls of new buildings and parking lots. This irrevocably changes the character of the neighborhood and has a gross negative impact on the families that have already invested financially and emotionally here.

Exhibit G

Neighborhood: College Hill

Neighborhoods join the City in recognizing the need for more people and higher density to grow our City. We would rather see the City work with us to develop a comprehensive plan for making that happen than to expect great things from a piecemeal ordinance. Developers should not be the drivers for density. Bring a plan to us. Don't just deal with each developer as it comes to the City seeking subsidies and tax breaks.

Exhibit G

Weaver, James

From: John Brannock
Sent: Tuesday, July 27, 2021 1:49 PM
To: Weaver, James
Cc: #COUNCIL; info@mtlookout.org
Subject: [External Email] PROPOSED REMOVAL OF DENSITY RESTRICTIONS

External Email Communication

Hello Mr. Weaver (City Council and MLCC cc'd),

I'm a resident of Mt. Lookout and served as President and other various positions on the Mt. Lookout Community Council for 15 years (dropped out a couple years ago due to other commitments with my kids' schools). I am writing to say I am not in favor of the proposal to remove density restrictions for RM 1.2 and RM 2.0 and here are some reasons why:

1. With all the recent tear downs of single family homes, lot splits, and apartment/condo development in Mt. Lookout, Hyde Park, Columbia Tusculum, and Oakley, traffic has become a huge problem. The existing roads cannot be modified and that becomes a problem when you add a few thousand more residents to this area that was already pretty congested. This removal of density restrictions will only make this worse especially since the areas most affected are new the business districts.
2. There are many modest single family homes within this zoning that are very desirable for middle class young families, single people, elderly, etc. that will be torn down and replaced with large apartments/condo because it will provide a large profit for developers at the expense of the previously mentioned groups that desire these homes in these great neighborhoods. We will be losing the character that comes with these homes as well as the opportunities that these groups want and desire. With this proposal, all of Ellison Ave and Van Dyke, for example, could be wiped out and replaced with huge apartment buildings (I know the size could be the same as today but more units makes it much more profitable for a developer to do so) which would be a travesty to the character of this area.
3. Sewers - please contact MSD and ask them how much more flooding has occurred in the past few years because of all the new development and the runoff now going into gutters and into the sewers instead of natural runoff like it was when there were greenspace and single family yards. More development will add to this issue as again, like the roads, the sewers cannot be easily, if at all, modified.
4. There isn't parking available for the large increase of residents. On street parking is already maxed out in many areas and this will just make it more difficult (think of Chicago neighborhoods if you have been there - driving around for hours to find a spot within a couple blocks of your residence). Again, not fair for the elderly that live in these areas.
5. Schools - the public schools in this area (Kilgour, Hyde Park, etc) are way over capacity today and this will likely add to that problem.

Exhibit G

6. Perhaps a compromise would be to limit this density to those neighborhoods that can use it like Madisonville, Linwood, East End, Westwood, Mt. Washington, etc. HP, ML, Oak, and CT don't need more density due to the reasons stated above.

Unfortunately, I will be on vacation on 8/4 so I will not be able to attend the meeting but wanted to send you my comments ahead of time for your review.

Please feel free to reach out to me for any further comments or questions. I have lived in HP and ML for about 26 years and have seen a lot of changes (some good and some bad) and would love to share more if needed.

Thank you for your time.
John Brannock

Exhibit G

Weaver, James

From: David Petersen <dcpetersen808@gmail.com>
Sent: Wednesday, July 28, 2021 10:03 AM
To: Weaver, James
Subject: [External Email] Fwd: Proposed Zoning text amendments to Chapter XIV, "Zoning Code of the City of Cincinnati" to remove density limitations for multi-family development in certain districts Citi-wide per City Planning Commission Staff Conference of Jun...
Attachments: USPSNoticeofPublicHStaffConferenceCoCPlanningCommission07292021.pdf

External Email Communication

Sorry, I had the wrong email address in this first email.

Begin forwarded message:

From: David Petersen <dcpetersen808@gmail.com>
Subject: Proposed Zoning text amendments to Chapter XIV, "Zoning Code of the City of Cincinnati" to remove density limitations for multi-family development in certain districts Citi-wide per City Planning Commission Staff Conference of June, 4 2021.
Date: July 28, 2021 at 9:56:32 AM EDT
To: james.weaver@cinci-oh.gov, andy.juengling@cincinnati-oh.gov
Cc: cgriffin.nati@yahoo.com, Noah O'Brien <noahjobrien@gmail.com>, Sherri King <sherribarberphotography@gmail.com>, Kim Hale-McCarty <KimHaleMcCarty@gmail.com>, Keith Blake <kablake@live.com>, Linda Petersen <lpetersen808@gmail.com>, CityCouncil@cincinnati-oh.gov, "Cranley, Mayor" <mavor.cranley@cincinnati-oh.gov>, Crystal Kendrick <crystal@thevoiceofyourcustomer.com>, John valentine <johnv913@gmail.com>, "Keough-Jurs, Katherine" <katherine.keough-jurs@cincinnati-oh.gov>, lbrunner@cincinnatiport.org, Ashley White <ericashley.cook@icloud.com>, Deaven Williams <dwmichelle89@gmail.com>, Abdiel Acevedo <alacevedo05@gmail.com>, Ingrid Jones <bluedogjones@me.com>

Hello Mr. Weaver and Mr. Juengling,

At its meeting of July 20, 2021, the West End Community Council (WECC) voted to oppose the proposed zoning text amendments that included removing "density limitation for multi-family development in certain zoning districts..."

It also voted to notify you in writing to inform you of the WECC's position.

I'm sending you this email today so that this information might be included in tomorrow's "virtual public staff meeting".

Newly elected WECC President Griffin's letter has not yet been published, and I wanted to be certain that you both were aware of the WECC's position prior to your July 29, 2021 meeting. Please include this email in your proceedings.

Personally, I strongly oppose the proposed zoning text amendment as well. I additionally support Councilman Goodin's suggestion to prohibit additional subsidized housing in neighborhoods with subsidized housing exceeding 50% of existing units.

Studies show that subsidized housing rates above 20% tend to concentrate poverty, increase segregation and is harmful to the well being of a community.

Thank you,

Dave Petersen. (West End)
808 Dayton Street

Exhibit G

Cincinnati, OH 45214

(513) 651 1890

Exhibit G

Weaver, James

From: GEORGE ELLIOTT <gsewine@aol.com>
Sent: Thursday, July 29, 2021 2:48 PM
To: Weaver, James
Subject: [External Email] PROPOSED REMOVAL OF DENSITY RESTRICTIONS FROM CITY ZONING CODES

External Email Communication

We are totally opposed to the above proposal as it relates to both Mt Lookout and Hyde Park. Developers have ripped apart these 2 neighborhoods and they don't need any further encouragement from the city to continue. We don't need any more of their devastation. Thanks.

Regards,
George & Jeane Elliott
Hyde Park


Sent from my iPhone 

Exhibit G

West End Community Council
PO Box 14424
Cincinnati, Ohio 45250

July 25, 2021

Dear Mr. Weaver and Mr. Juengling,

At its meeting of July 20, 2021, the West End Community Council (WECC) voted to oppose the proposed zoning text amendments that included removing "density limitations for multi-family development in certain zoning districts..."

Please enter this letter into the record and include it in your upcoming planning meetings on this subject.

Regards,



Chris Griffin
President, WECC

Exhibit G

Weaver, James

From: Juengling, Andy
Sent: Wednesday, July 21, 2021 8:00 AM
To: Weaver, James
Subject: FW: [External Email] RE: Zone amendments & Segregation

Follow Up Flag: Follow up
Flag Status: Flagged

Another one with your email address misspelled.

Andy Juengling, AICP | Senior City Planner
City of Cincinnati | Department of City Planning and Engagement
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
(p): 513.352.4840 | (f): 513.352.4853 | [Website](#) | [Twitter](#) | [Plan Cincinnati](#)



From: Crystal Kendrick <crystal@thevoiceofyourcustomer.com>
Sent: Tuesday, July 20, 2021 11:31 PM
To: Kim Hale-McCarty <kimhalemccarty@gmail.com>; 'David Petersen' <dcpetersen808@gmail.com>; Goodin, Steven <steven.goodin@cincinnati-oh.gov>
Cc: Landsman, Greg <Greg.Landsman@cincinnati-oh.gov>; Sundermann, Betsy <Betsy.Sundermann@cincinnati-oh.gov>; Keating, Liz <liz.keating@cincinnati-oh.gov>; Mann, David <david.mann@cincinnati-oh.gov>; Kearney, Jan-Michele <Jan-Michele.Kearney@cincinnati-oh.gov>; Seelbach, Chris <Chris.Seelbach@cincinnati-oh.gov>; Cranley, Mayor <mayor.cranley@cincinnati-oh.gov>; 'Noah O'Brien' <noahjobrien@gmail.com>; 'Sherri King' <sherribarberphotography@gmail.com>; 'Linda Petersen' <lpetersen808@gmail.com>; alacevedo05@gmail.com; 'Ingrid Jones' <bluedogjones@me.com>; 'John Valentine' <johnv913@gmail.com>; 'Ashley White' <ericashley.cook@icloud.com>; 'Deaven Williams' <dwmichelle89@gmail.com>; 'Jay D' <jdovertherhine@gmail.com>; johnwalter@cinci.rr.com; 'Tom Walter' <klotterbldr@aol.com>; 'Sharon' <buyartscg@aol.com>; james.weaver@cincinnati-oh.gov; Juengling, Andy <Andy.Juengling@cincinnati-oh.gov>; 'Matt Landers' <mlanders07@yahoo.com>; 'matthew king' <matt@beerfestinfo.com>; 'John Rogers' <johnrogers714@hotmail.com>; 'Jim W' <jnw847@gmail.com>; 'Michelle Holley' <holleyma@ucmail.uc.edu>; 'Clay Jones' <claytojones@gmail.com>; alacevedo05@me.com; aogletree03@gmail.com; ashbs@ucmail.uc.edu; bcannon1111@yahoo.com; begleyh@yahoo.com; bhook306@gmail.com; bluedogjones@mac.com; craig@beerfestinfo.com; fortsillies@gmail.com; grldbates@aol.com; hayes.shanesy@gmail.com; jamesw190@aol.com; jerinmcintosh@gmail.com; jon@jonentine.com; JoshuaKimber1@gmail.com; Kevin Macey <realtorkevinm@gmail.com>; kovacsbr@gmail.com; kparkercincy@gmail.com; kyhm@cinci.rr.com; larry.morris@cinbell.com; loganpreynolds@gmail.com; luke.citystation@gmail.com; mueller-william@sbcglobal.net; onherhook@gmail.com; patrick.jeremy@ymail.com; san.carr66@yahoo.com; sean.caldwell@caplaw.com; slater.anytime@gmail.com; terranceupshaw11@gmail.com; valerieoh4@aol.com; willowtreehouse@aol.com
Subject: [External Email] RE: Zone amendments & Segregation

Crystal Kendrick

To our illustrious city leaders~

Exhibit G

As other West End residents have done, I also want to express my concern about the proposed zoning amendments. Overriding the parking requirements in the multi-family districts reduces the quality of life for the residents and, in some cases, is dangerous for the following reasons:

- 1) For years, developers have been permitted to override the parking requirements. As such, parking is limited. We do not want to think about parking permits as our colleagues in other communities have done.
- 2) Property owners are replacing green space with driveways, thus eliminating parking spaces on the streets
- 3) Parking violations such as abandoned, unmoved and unregistered vehicles, illegal parking and neighborhood mechanics using parking spaces as workspaces are not addressed
- 4) When law enforcement is contacted about violations such as parking or noise, officers have been known to issue warnings and name the callers on the citations, thus creating safety concerns for residents

The lack of parking results in cars parked outside of legal spaces, which makes it difficult to see moving cars at cross-sections, blocks fire hydrants and makes it very difficult for school buses and delivery trucks to navigate residential streets safely.

The parking requirements were established for meaningful reasons. I hope you will not overlook the safety and quality of life of the residents when reviewing these requests. I encourage developers to look at how they can add parking to the design of the property lot.

Thank you.

Crystal L. Kendrick, President
The Voice of Your Customer
513.281.3228
www.thevoiceofyourcustomer.com
www.thevoiceofblackcincinnati.com

The Voice of Your Customer is a marketing firm specializing in leading surveys, focus groups, secret shopping and media campaigns. The Voice of Your Customer holds the following certifications: HUBZone, MBE, WBE, DBE, SBE.

From: Kim Hale-McCarty <kimhalemccarty@gmail.com>
Sent: Sunday, July 18, 2021 11:15
To: 'David Petersen' <dcpetersen808@gmail.com>; 'Goodin, Steven' <steven.goodin@cincinnati-oh.gov>
Cc: greg.landsman@cincinnati-oh.gov; 'Sundermann, Betsy' <betsy.sundermann@cincinnati-oh.gov>; liz.keating@cincinnati-oh.gov; 'Mann, David' <david.mann@cincinnati-oh.gov>; 'Kearney, Jan-Michele' <jan-michele.kearney@cincinnati-oh.gov>; chris.seelbach@cincinnati-oh.gov; 'Cranley, Mayor' <mayor.cranley@cincinnati-oh.gov>; 'Noah O'Brien' <noahjobrien@gmail.com>; 'Sherri King' <sherribarberphotography@gmail.com>; 'Linda Petersen' <lpetersen808@gmail.com>; 'Abdiel Acevedo' <alacevedo05@gmail.com>; 'Ingrid Jones' <bluedogjones@me.com>; Crystal Kendrick <crystal@thevoiceofyourcustomer.com>; 'John valentine' <johnv913@gmail.com>; 'Ashley White' <ericashley.cook@icloud.com>; 'Deaven Williams' <dwmichelle89@gmail.com>; 'Jay D' <jdovertherhine@gmail.com>; 'John Walter' <johnwalter@cinci.rr.com>; 'Tom Walter' <klotterbldr@aol.com>; 'Sharon' <buyartscg@aol.com>; james.weaver@cinci-oh.gov; andy.juengling@cincinnati-oh.gov; 'Matt Landers' <mlanders07@yahoo.com>; 'matthew king' <matt@beerfestinfo.com>; 'John Rogers' <johnrogers714@hotmail.com>; 'Jim W' <jnw847@gmail.com>; 'Michelle Holley' <holleyma@ucmail.uc.edu>; 'Clay Jones' <claytojones@gmail.com>; alacevedo05@me.com; aogletree03@gmail.com; ashbs@ucmail.uc.edu; bcannon1111@yahoo.com; begleyh@yahoo.com; bhook306@gmail.com; bluedogiones@mac.com; craig@beerfestinfo.com; fortsillies@gmail.com; grldbates@aol.com; haves.shanesy@gmail.com; jamesw190@aol.com; jerinmcintosh@gmail.com; jon@jonentine.com; JoshuaKimber1@gmail.com; Kevin Macey <realtorkevinm@gmail.com>; kovacsbr@gmail.com; kparkerincincy@gmail.com; kyhm@cinci.rr.com; larry.morris@cinbell.com; loganpreynolds@gmail.com;

Exhibit G

luke.citystation@gmail.com; mueller-william@sbcglobal.net; onherhook@gmail.com; patrick.jeremy@ymail.com; san.carr66@yahoo.com; sean.caldwell@caplaw.com; slater.anytime@gmail.com; terranceupshaw11@gmail.com; valerieoh4@aol.com; willowtreehouse@aol.com

Subject: RE: Zone amendments & Segregation

Mayor, Council, and city residents,

I would like to add to Mr. Petersen's comments regarding the proposed amendments to the city's Zoning Code. While the proposed policy may appear neutral on its face, it could have a disparate impact on African Americans, exacerbate concentrated poverty and perpetuate segregation.

While it is commendable to consider ways to increase the overall housing supply as a method to increase housing affordability, the amendments, however, will ease density restrictions in residential multi-family districts - the city's already *least* restrictive zones. Zones, where naturally most residential rental units, including most income-based affordable housing units are already concentrated.

Regarding the impact these changes would have Cincinnati's West End, eighty-four percent of residential housing units in the community are rental units – there are less than 500 homeowners. And, to correct Mr. Petersen's data, more than 70% of all occupied/occupiable rental units in the community are long term, deed-restricted income-based affordable housing units (aka, affordable housing).

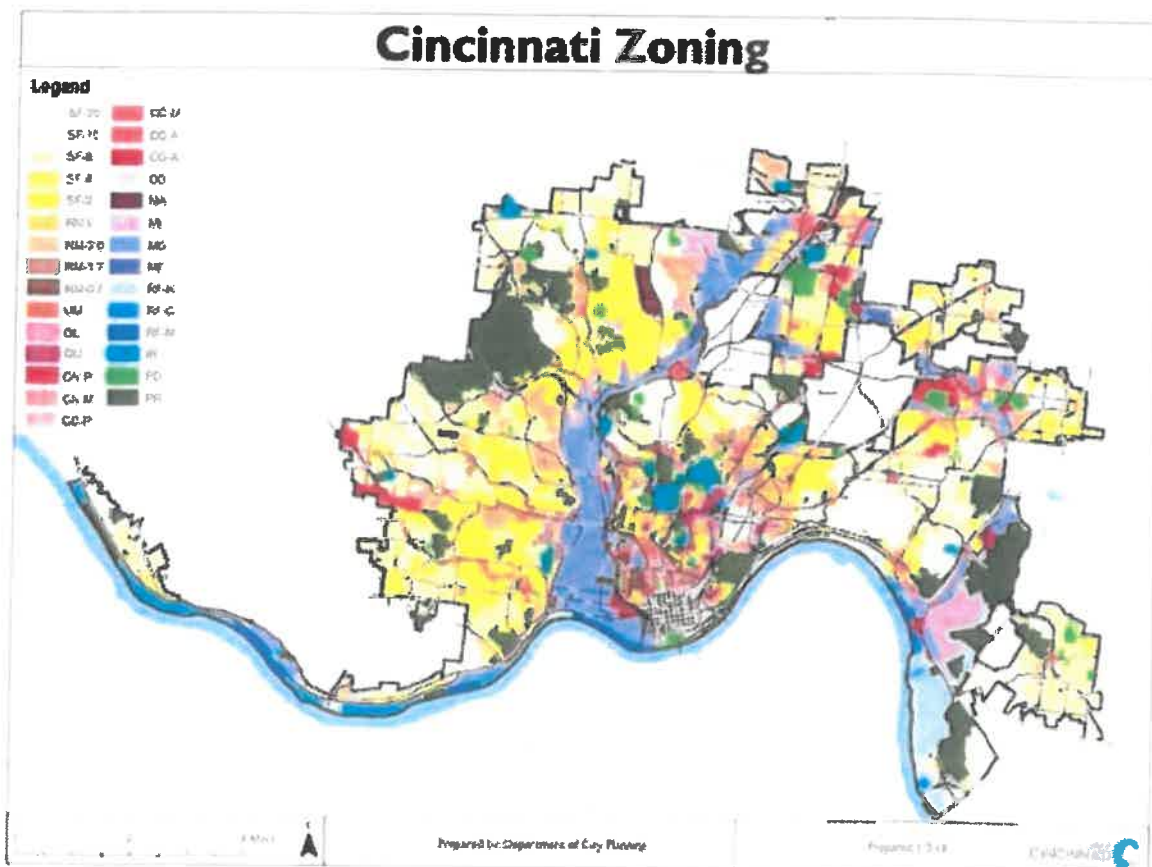


Exhibit G

The proposed amendments will increase density in the tan/dark brown areas on the map, yet does nothing to open up the **expansive single-family districts that dominate Cincinnati (cream's & yellow's)**. The targeted zones are miniscule and assure concentrated poverty and segregation in perpetuity. This is striking.

Exclusionary single-family zoning is seen by Civil Rights and Fair Housing Advocates as a tool that was created to replace "redlining". As historian Richard Rothstein has demonstrated, single family zoning arose shortly after the U.S. Supreme Court handed down its 1917 decision, *Buchanan v. Warley*, which struck down zoning laws that forbade Black people from buying in White neighborhoods. In fact, when in 2020 Minneapolis moved to eliminate single-family zoning citywide, it explicitly pointed to the racist roots of the original policy.

Single family exclusionary zoning limits housing supply and affects housing affordability. And regrettably in Cincinnati, zoning laws that prohibit the construction of relatively affordable homes (including income-based affordable housing — duplexes, triplexes, quads and larger multifamily units), disproportionately impacts African Americans. Ninety-four percent of occupants in income-based affordable housing are African American.

When public, and/or otherwise assisted housing (aka, affordable housing) continues to be funded / built exclusively in poor black communities which dictates where (predominately) poor black people will live, this action violates the Civil Rights of thousands of black residents in Cincinnati and beyond. (Title VIII of the Civil Rights Act made segregation illegal in 1968).

As past HUD Secretary Julian Castro stated, "Too often, zoning regulations trap low-income families, especially families of color, in segregated neighborhoods and price them out of housing opportunity." If anything, Cincinnati's Legislatures should be implementing policy that prohibits additional income-based affordable housing in its racially segregated areas of concentrated poverty and incentivizing housing in areas that offer more opportunity.

Further, it is terribly disingenuous in Mrs. Keating's proposed Ordinance of the zone changes to cite compliance to Plan Cincinnati's "Live" goal; to "provide a full spectrum of housing options and improve housing quality and affordability" without including the verbiage of the entire goal:

3. Provide a full spectrum of housing options, and improve housing quality and affordability.
 - A. Provide quality healthy housing for all income levels.
 - B. Incentivize housing options of varied sizes and types for residents at all stages of life.
 - C. **Evenly distribute housing that is affordable throughout the city.**
 - D. Affirmatively further fair housing

The proposed Ordinance does not, in any shape or form, incentivize housing, particularly income-based affordable housing to be built anywhere other than where it always has – in poor predominantly black communities. The proposed Ordinance does not, in any shape or form work to "evenly distribute housing that is affordable throughout the city. And, regrettably, the proposed Ordinance cannot in any shape or form affirmatively further fair housing.

In conclusion, the topic of systemic racism is finally being addressed in a meaningful manner in Cincinnati and across the United States. It is policies and practices like the proposed zone changes

Exhibit G

that are being *removed* from the books, not plowed in. Dismantling systemic racism includes systemic changes to our built environment. It is for these reasons I urge you to sincerely consider the unintended consequences the proposed zone changes will have on Cincinnati and its people.

Kim Hale-McCarty

From: David Petersen <dcpetersen808@gmail.com>

Sent: Saturday, July 17, 2021 8:14 PM

To: Goodin, Steven <steven.goodin@cincinnati-oh.gov>

Cc: greg.landsman@cincinnati-oh.gov; Sundermann, Betsy <betsy.sundermann@cincinnati-oh.gov>; liz.keating@cincinnati-oh.gov; Mann, David <david.mann@cincinnati-oh.gov>; Kearney, Jan-Michele <jan-michele.kearney@cincinnati-oh.gov>; chris.seelbach@cincinnati-oh.gov; Cranley, Mayor <mayor.cranley@cincinnati-oh.gov>; Noah O'Brien <noahjobrien@gmail.com>; Sherri King <sherribarberphotography@gmail.com>; Linda Petersen <lpetersen808@gmail.com>; Abdiel Acevedo <alacevedo05@gmail.com>; Ingrid Jones <bluedogjones@me.com>; Crystal Kendrick <crystal@thevoiceofyourcustomer.com>; John valentine <johnv913@gmail.com>; Ashley White <ericashley.cook@icloud.com>; Deaven Williams <dwmichelle89@gmail.com>; Kim Hale-McCarty <KimHaleMcCarty@gmail.com>; Jay D <jdoverttherhine@gmail.com>; John Walter <johnwalter@cinci.rr.com>; Tom Walter <klotterbldr@aol.com>; Sharon <buyartscg@aol.com>; james.weaver@cinci-oh.gov; andy.juengling@cincinnati-oh.gov; Matt Landers <mlanders07@yahoo.com>; matthew king <matt@beerfestinfo.com>; John Rogers <johnrogers714@hotmail.com>; Jim W <jnw847@gmail.com>; Michelle Holley <holleyma@ucmail.uc.edu>; Clay Jones <claytojones@gmail.com>

Subject: Proposed zoning changes

Hello Steve,

The attached proposed zoning changes and City Planning meeting on text amendments will enable more dense and subsidized housing in the West End and will certainly continue the concentration of poverty in our community.

It is my hope and belief that these changes will be opposed at July's West End Community Council Meeting (WECC). I am absolutely opposed to them.

I am directing this to you because of your idea of limiting support of subsidized housing when a community has more than 50% level of subsidized housing. National studies show that an excess of 20% is dangerous.

The West End has well over 50% and perhaps over 80% when vouchers are considered.

These proposed zoning changes will certainly further concentrate poverty in the West End and I ask for your help and support in opposing these harmful zoning changes.

Thank you,

Dave Petersen

808 Dayton Street
Cincinnati, OH 45214

513 651 1890

Exhibit G

Weaver, James

From: Dave Rosekrans <cdrosekrans@gmail.com>
Sent: Tuesday, August 3, 2021 10:47 AM
To: Weaver, James
Subject: [External Email] Zoning Density

External Email Summary (2/6/21)

Please send me a link to the August 4 meeting.

Real estate property taxes are driving people away from Cincinnati and forcing elderly to move from life long homes. Increased density will provide additional income to hold down property taxes. There would be little negative effect in Mt Lookout from the increased density and would increase business in the square.

David Rosekrans
3256 Hardsity Ave
Cincinnati 45208

Sent from [Mail](#) for Windows 10

Exhibit G

Weaver, James

From: Kathleen Balog <katie.balog@gmail.com>
Sent: Tuesday, August 3, 2021 11:08 AM
To: Weaver, James; president@mtlookout.org
Subject: [External Email] Zoning - Mt Lookout

[External Email Communication]

Dear Mr. Weaver,

As a 2+ yr Mt Lookout Resident (Beverly Hill Drive), and the recipient of ~\$50,000+ worth of home damage (currently paying out of pocket, wasted one week of vacation, hours of my life I'll never get back negotiating between Sewer and Storm on the phone, still dealing with the fall out and rebuild, a missed wedding for my college roommate, and strong emotional toll of this whole situation) due to the over-taxed Cincinnati Sewer & Storm System (appx 1 month ago), I'm strongly against the proposed re-zoning that would allow for higher density, particularly in my vicinity on Linwood. Additionally, as I am on the corner of Linwood and Beverly, I hear daily the cars going by at over 50 miles an hour regularly, as if Linwood were a race track. It feels like I'm taking my life into my hands turning onto Linwood because of the speed and density of the traffic, and it scares me to think about how much worse it could get if more homes (and thus drivers) are added on Linwood.

If the concern is adding taxpayer dollars to help increase funds for things like infrastructure or community services, as a tax paying citizen, I would love to see the prolific tax abatements in this area be taken away. Adding more homes isn't going to solve the problem, it's only going to make it worse for those already here. At a minimum, more surveying to understand these problems and concerns would be a start.

Best,
Katie Balog
732-948-9957

Exhibit G

Weaver, James

From: Seth Maney <seth@8kconstruction.com>
Sent: Tuesday, August 3, 2021 12:10 PM
To: Weaver, James
Subject: [External Email] Removal of density requirements

External Email Communication

Hi James,

I want to voice my support for the removal of density requirements in commercial districts in the city. I would also like a link to join the meeting so I may attend virtually.

Thank you,
Seth

Exhibit G

Weaver, James

From: wendy ellis gardner <wegardner@hotmail.com>
Sent: Tuesday, August 3, 2021 2:11 PM
To: Weaver, James
Subject: [External Email] Fw: Dissatisfaction with City Zoning & Comments

External Email Communication

Hello

I am forwarding a note I sent to other planners, having seen your name referenced as contact for the upcoming Planning meeting on August 4. We are not in favor of the proposed increase in density, given the already strained situations of the Mt Lookout neighborhood (high traffic, overcrowded Kilgour school, stormwater challenges, as well as other proposed developments that will significantly impact our tree canopy (read - reduce!) and associated issues with that (increase UHI, air and noise pollution).

Thank you

Wendy Ellis Gardner

From: wendy ellis gardner <wegardner@hotmail.com>
Sent: Friday, July 30, 2021 9:00 PM
To: alex.peppers@cincinnati-oh.gov <alex.peppers@cincinnati-oh.gov>
Subject: Fw: Dissatisfaction with City Zoning

See note below...thank you.

Wendy Ellis Gardner
513.484.1182

From: wendy ellis gardner
Sent: Friday, July 30, 2021 8:59 PM
To: Andy.Juengling@cincinnati-oh.gov <Andy.Juengling@cincinnati-oh.gov>; Stacey.Hoffman@cincinnati-oh.gov <Stacey.Hoffman@cincinnati-oh.gov>
Subject: Dissatisfaction with City Zoning

Hello,

This is a note to communicate our extreme dissatisfaction with recent zoning moves and approvals by the city that harm our most beautiful neighborhoods of Hyde Park and Mt Lookout. From the allowance of the removal of hundreds of mature trees to make way for unneeded development, to increases in unit and plot densities, to a lack of focus on traffic and congestion, the city zoning department is knowingly and blatantly eroding our quality of life. We do not understand even the consideration of such awful developments as Redstone on Linwood, Wasson Tower, Brookfield Dev and the development behind UDF on Mt Lookout Sq (unsure of the name). As someone in landscape architecture, and hence, somewhat familiar with urban planning, none of these projects seem to align with ideals of fostering a welcoming, thriving city neighborhood

Exhibit G

with a strong quality of life. These will only serve to increase air and water pollution (CSO issues that already exist with current population), increase traffic and noise in areas that are already congested, and increase the heat island effect with the additional hardscape and impervious surfaces, while simultaneously destroying valuable city tree canopy. And this does not even consider the impact of erosion and additional potential landslide issues where extreme excavation will be necessary.

All of this only seems to serve the pockets of the developers, who do not live here, and frankly, do not care about our home. What is the purpose, from your perspective, of approving these awful projects? It's can't be 'progress.' We just cannot understand why all of this is being allowed. Such a shame and will create areas that can't be regenerated in our lifetimes once allowed.

The city is making it much tougher to want to stay.

Wendy & Todd Gardner
1225 Hayward Ave
45208

Wendy Ellis Gardner
513.484.1182

Exhibit G

Weaver, James

From: Doug Moormann <DMoormann@devstrategiesgroup.com>
Sent: Tuesday, August 3, 2021 2:25 PM
To: Weaver, James
Cc: Florea, Lindsey; Gerhardt, William
Subject: [External Email] Staff Conference Wednesday 8/4 re: Density

External Email: Beware of Malware

James:

Over the last decade, my firm, Development Strategies Group, has represented dozens of developers working to increase and improve the housing stock in the City of Cincinnati. The city has made progress, especially with the attraction of residents to the downtown-area, but much work remains to be done. As I am sure you noted, just last week a Cincinnati Chamber report highlighted the region's outstanding housing needs.

One strategy to continue promoting new housing opportunities in the city is to remove land area/unit (density) limitations in specifically targeted areas. This will, in turn, allow for construction of more housing within these often-times desirable, commercially zoned business districts located across Cincinnati. These locations offer both the walkability and live, work, play environments many residents desire. The introduction of new residents to these neighborhoods also provides the base of regular customers needed to maintain and increase the viability of neighborhood businesses.

Removal of the density restrictions accomplished many public policy objectives:

- Creating new housing opportunities
- Creating housing opportunities in close proximity to jobs
- Helping to stabilize or improve neighborhood business districts
- Adding to the mix of housing stock available in a neighborhood

I encourage the city to embrace these zoning code changes and open a door leading to more and a greater variety of housing opportunities.

Thank you.

Doug



Doug Moormann

Vice President

700 Walnut Street, Suite 450

Cincinnati, OH 45202

O: 513.651.4100 ext 305

M: 513.237.2466

www.DevStrategiesGroup.com

Follow DSG & GSG on [Facebook](#), [Twitter](#), and [Instagram](#)

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Weaver, James

From: Sarah Thomas <sarah@greyrockdevelopment.com>
Sent: Tuesday, August 3, 2021 3:55 PM
To: Weaver, James
Subject: [External Email] Support for Proposed Removal of Density Restrictions

External Email Communication

Hello,

I am writing to convey strong support for the proposed removal of density restrictions. I am an independent developer of low/mod and market rate housing and believe this would lead to significant benefits for our city, especially in neighborhood and affordable housing development.

Thank you,
Sarah Thomas, Owner
1546 Knowlton St.
Cincinnati, Ohio 45223



Exhibit G

Weaver, James

From: Adam Gelter <agelter@3cdc.org>
Sent: Tuesday, August 3, 2021 4:32 PM
To: Weaver, James
Subject: [External Email] Proposed Removal of Density Restrictions from the Cincinnati Zoning Code

External Email Communication

James – I am writing to voice 3CDC’s strong support for the Proposed Removal of Density Restrictions from the Cincinnati Zoning Code. This change will have a significant positive impact on housing development and affordable housing in particular.

Thank you,

Adam

Adam Gelter, Executive Vice President
agelter@3cdc.org
p: 513-977-8004
f: 513-621-5800



1203 Walnut Street, 4th Floor
Cincinnati, OH 45202

3CDC.org
myfountainsquare.com
washingtonpark.org
zieglerpark.org
memorialhallotr.com
downtowncincinnati.com

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Weaver, James

From: Jan McNerney <janmcnern@gmail.com>
Sent: Tuesday, August 3, 2021 5:56 PM
To: Weaver, James
Subject: [External Email] Increase in density to neighborhoods

External Email Communication

Dear Mr Weaver:

Hyde Park/Mt Lookout has already been negatively impacted by the city's decision to abate taxes thus reducing city income, demolishing lovely residences, and allowing builders to put up two or more homes on one lot. Please do not increase the density of our neighborhood further. The character of Mt Lookout has been damaged, two hillside areas are in the crosshairs of developers who will remove anchoring trees, and I worry about traffic increase. Please be the person in city management who cares for the residents and the neighborhoods.

Best regards,

Jan McNerney
1331 Park Ridge Pl
Cincinnati, Oh 45208

Exhibit G

Weaver, James

From: J.A. Raabe <jaraabe@aol.com>
Sent: Wednesday, August 4, 2021 11:19 AM
To: Weaver, James
Subject: [External Email] Regarding the Density issue

External Email Communication

Dear Jeff,

Per your interest in receiving comments from the community, I'd like to offer some of my thoughts on the city's Density issue.

1. First, why should this change be considered at this time? The 1960 city area and housing unit capacity is still the same. What we need to do is fill the empty buildings and already-zoned land, not add density when we aren't even at 1960 levels. Then we can discuss the need for more density.
2. An increase in population can be achieved under the current zoning.
3. Just because it's built doesn't mean people will come. This seems a thinly veiled attempt to add density to certain neighborhoods, not the entire city. And those neighborhoods are already experiencing a barrage of development.
4. Per a comment you made at a meeting in June, you consider making this change easy, "low-hanging fruit." But easy does not make it right or good. How healthy is a city that bends to developers' will against the quality of life rights of its tax-paying citizens who do not want this? We need a more enlightened approach to increasing the city's population, more study on the consequences of this action.
5. We have a right to expect the city's administration to thoughtfully study and present a fully developed analysis to Cincinnati's citizens regarding how they will deal with the consequences of this change. How many police officers will they add? How many more emergency vehicles and personnel will they fund? How will stormwater issues be addressed? Where is there room in the already-full impacted schools for more students? How will the hills of the "City of Seven Hills" be protected?
6. Before this is given the green light, the livability aspects that such a change would affect need to be studied and addressed. Social issues—the quality of life of existing residents in the city of Cincinnati—need to be addressed in tandem with economic issues.

Please come back to us in six months with a full report before moving forward on this change.

Thank you for your consideration,

Tony Raabe
Mt. Lookout

Exhibit G

Weaver, James

From: Laura Whitman <laurawmlcc@gmail.com>
Sent: Wednesday, August 4, 2021 5:01 PM
To: Weaver, James
Cc: Brian Spitler; Renee LaFaive; Rob Pasquinucci
Subject: [External Email] Proposed Density Amendments to the CZC

Follow Up Flag: Follow up
Flag Status: Flagged

External Email Communication

Good afternoon James,

I had hoped to be able to participate in tomorrow's staff conference regarding the proposed elimination of density limits to certain zoning code designations. Unfortunately, I no longer believe I will be able to attend due to a family issue. Instead, I'm submitting my comments in written form below. I would appreciate it if you can share these comments with the team reviewing public input on this topic.

Thank you very much,

Laura Whitman
Mt. Lookout resident

Good afternoon -

Following a recent conversation with Assistant City Manager Billy Weber and Councilmember Keating (as well as past conversations with Mr. Sittenfeld), I came to understand that the drive to change density limits in certain zoning code areas is in large part a desire to increase housing stock to bring more residents to the City, thus generating more tax dollars to pay for public services and poverty assistance programs. I also understand that there is a hope that this strategy will have a positive, though indirect, impact on the availability of affordable housing.

While these are laudable goals, the proposed solution will be to the benefit of some communities but at the cost of others. This core issue is that, as proposed, the elimination of density limits to certain zoning designations, affects all areas within those zoning designations in all of Cincinnati's 52 neighborhoods.

This is the same approach that the City used for the tax abatement program, which has proven to be problematic. The baseline concept behind that strategy (provide incentives to encourage development in areas that want and need it) was also laudable, but we've now seen and experienced the problems that the blanket application of that program created. Rather than focus on communities in need, developers have instead flocked to communities where they can get the biggest return on their investments - healthy communities that don't need new development. The City has now spent multiple years dealing with the repercussions and community outcry due to overdevelopment in these neighborhoods, but not enough development in others. As a result, the City has spent hundreds of hours discussing the issue and is now soliciting proposals to study restructuring the program into a tiered format that would provide more incentive in some neighborhoods, less in others. Proceeding with the density changes as currently proposed would be repeating the same mistake previous administrations made with the tax abatement program.

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Before making the proposed density modifications to the zoning code, the City needs to step back and thoroughly evaluate the potential impacts to each neighborhood that would be affected by the changes. **With this information in hand, zoning modifications can be formulated to specifically target new development and growth to the appropriate areas.** Perhaps this might include developing a new Density Growth Overlay program or limiting the elimination of density limits to certain types of locations, such as along major roadway arterials and in commercial areas, rather than internal residential streets. There are many options that would serve the cause better than a blanket application that, like tax abatements, will generate unintended negative consequences in thriving neighborhoods while leaving those in need still in need.

With this in mind, I ask that the City pull back on these proposed changes for now and instead pursue a more deliberate and targeted effort, developed with community input regarding the potential impacts to their neighborhoods, so that any changes made will have a more positive and useful impact.

Exhibit G



September 10, 2021

Via email to the Commission

City Planning Commission
Byron Stallworth, Chair
John Eby, Vice-Chair
Olivia McKinney
Anne Sesler
Jacob Samad
Paula Boggs
Christopher Smitherman

Dear City Planning Commission Members:

Affordable Housing Advocates urges the Planning Commission to defer action on the proposed changes in density restrictions, and to consider amendments that would promote more affordable housing in Cincinnati. We support increases in residential density only if it includes requirements for housing affordable to low and moderate income households. However, the current proposal serves to increase development of high-market and luxury housing, without any requirement of inclusivity and diversity. In addition, the current proposal would result in further losses of affordable housing and displacement.

The current proposal is part of a national trend toward increasing density for housing. However, the proposal does nothing to address the gap in affordable housing in our community. By contrast, using density variances as an incentive for affordable housing development is a long-term useful strategy that we support.

Affordable Housing Advocates would be happy to work with the Commission and staff to develop inclusionary zoning proposals that allow for increasing density in ways that support inclusive development rather than incentivizing further affordable housing loss. We also believe that the concepts proposed by Councilmember Jan-Michele Lemon Kearney should be included in amendments to density restrictions. For example, permitting two and three family residences in some single family zones can increase affordable housing and also promote owner occupied housing.

Affordable Housing Advocates
117 E. 12th Street, Cincinnati, OH 45202-7203
www.cincyaha.org

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

Exhibit G



Please give more consideration to the need to promote affordable housing as part of this proposal, and thank you for considering our comments.

Sincerely,



John E. Schrider, Jr.
Chair, Affordable Housing Advocates

JS/sb

Affordable Housing Advocates
117 E. 12th Street, Cincinnati, OH 45202-7203
www.cincyaha.org

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



September 10, 2021

By electronic mail

Cincinnati Planning Commission
planning@cincinnati-oh.gov

RE: Proposed Changes to Density Restrictions

Dear Commission Members:

I am writing as the President of The East Walnut Hills Assembly, Inc., the community council for East Walnut Hills. The board of trustees has considered the proposed removal of the density restrictions, and has concerns about the impact of the proposal on our community and the rushed process related to the proposal. If passed, we would feel a need to review the current zoning for various parts of our neighborhood, and consider making requests for re-zoning.

The proposed zoning deregulation ordinance would remove density restrictions from most zoning districts with the exception of single-family zoning districts. While supporters of this change note the increased density would be allowed along commercial and major transportation corridors, in practice, this change would extend throughout neighborhoods, even to the smallest residential streets. In communities such as East Walnut Hills, this change has the potential to change the character of the community. There are several residential connector streets with single-family and two-family homes that are zoned Residential Multi-Family that would be open to multi-family buildings under the proposed zoning update. No map has been created and shared so that communities can begin to understand the potential impact of broad density deregulation in their communities. By increasing the number of units without changes to other development regulations, the proposal would necessarily allow for more, smaller units.

The proposal is a blunt solution to a complex challenge. The presentation framing the proposal references other cities that have increased density. These cities have studied the issue extensively and have undertaken community engagement that has informed the solutions. The solutions they arrived at increased building heights adjacent to transit corridors, increased allowance of accessory dwelling units, and increased density permitted in single-family zoning districts. None is as simplistic as Cincinnati's proposal. In Portland, zoning updates in single-family districts allow for attached units and four- or six-plexes if half of the units are affordable, and maximum square footage by type. Minneapolis' zoning updates include elimination of single-family zoning (following its long-term redevelopment plan, Minneapolis 2040). Minneapolis has also allowed taller buildings along transit corridors. Finally, I will add that

Cincinnati Planning Commission
September 10, 2021
Page Two

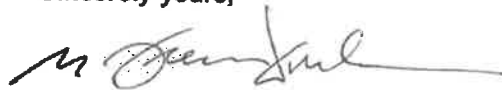
Indianapolis has just updated its zoning code to allow for increased density along transit corridors.

While the City administration and ordinance sponsor have attended meetings and hosted meetings to receive feedback on the proposal, we ask that they be open to making changes in response to the feedback they have heard. This is an overly simplistic and highly impactful change to Cincinnati's zoning code, and it deserves the time, attention, and authentic engagement of all stakeholders in shaping the change. It should not be rushed through, and the needs of all of our neighborhoods need to be considered.

We recommend the City administration bring together communities, developers, and a range of other neighborhood stakeholders to collaboratively develop a more nuanced proposal to increase density and improve affordability. This approach can ensure the stated objective is met through a process that values all stakeholders. Communities have demonstrated their support for increased density and ability to work as partners with developers, as East Walnut Hills did through its support of Woodburn Exchange. We ask that the City administration build on these successes to create a sustainable, predictable outcome, not rush through a broad sweeping change that is sure to have unintended negative consequences.

Thank you for your consideration.

Sincerely yours,



M. Freeman Durham
President

cc: Cincinnati City Council citycouncil@cincinnati-oh.gov

Timestamp	Neighborhood	For or Against Current Proposal	Comments	Alternatives or Suggestions
8/28/2021 12:22:52	Camp Washington	Against	<p>Parking, traffic congestion, loss of neighborhood character</p> <p>Neighborhoods need to have final decision making input because one size ordinance does not fit all.</p>	
1/22/2022 9:37:50	Camp Washington	Against	<p>Since September 5, 2002, I have been a Residential Home Owner living the CUF (Clifton Heights-University Heights-Fairview) Neighborhood which is already the "most densely populated" neighborhood in the City of Cincinnati, primarily due to the large amount of older housing stock located in Clifton Heights, which is normally rented by UC Students and sometimes other Temporary Renters. The large amount of Transient and Temporary Residents co-existing among the Long-Term Home and Business Owners in the area poses a unique and often "very challenging" set of issues with vandalism, trash, littering, poorly maintained yards/exterior housing facades (one can only guess about the interiors), large unsupervised noisy parties, drug dealing in our local Parks and Streets, lack of enforced parking rules, too many cars without enough parking spaces, inability of the City to operate a Proper/Tax Payer Funded Street Sweeping Program, and young College Students walking around with targets on their backs as potential/actual robbery and assault victims. While some of these issues listed are mostly applicable to CUF and other nearby UC Campus neighborhoods, many more of the other issues listed will begin to "exponentially and negatively" impact other City Neighborhoods if "common sense" Zoning and Density Requirements are removed. The City of Cincinnati currently can't (or won't) stay on top of most of these Quality-of-Life and Infrastructure/Population Support issues on a "consistent" basis as it is, let alone allowing Get-Rich-Quick Developers to build new Cheap, Shoddy, and possibly Toxic Multi-Housing Structures all over the City that probably won't last a couple of decades (if that) without needing to be bulldozed and replaced.</p> <p>I also "highly concur with" every comment that I read pertaining to the Importance of Preservation of our Historic Buildings and the need to "prioritize" Community and Economic Incentives to properly rehab our existing building stock, much of which has sadly been allowed to deteriorate and rot over time by Irresponsible and Immoral Greedy Slumlords. Some of these properties exist where I live in the lower Fairview portion of CUF, around W. McMicken Avenue. Fortunately, we also have some of the opposite, beautiful historic older buildings (Single and Multi Family) that have been well maintained and cared for for over a Century by their Owners. Adding more density of people and buildings to a City that currently lacks in Adequately Safe Modern Street Lighting in ALL</p>	<p>I also "highly concur with" every comment that I read pertaining to the Importance of Preservation of our Historic Buildings and the need to "prioritize" Community and Economic Incentives to properly rehab our existing building stock, much of which has sadly been allowed to deteriorate and rot over time</p>
8/30/2021 11:48:14	CUF	Against	<p>Restoration of Historic Houses for Residential Home Ownership to offset the large density of temporary College Student Renters who don't permanently contribute to the Neighborhood.</p>	<p>Restoration of Historic Houses for Residential Home Ownership to offset the large density of temporary College Student Renters</p>
1/12/2022 20:59:45	CUF	Against		<p>Plan Cincinnati calls for an inclusionary zoning proposal to increase affordable housing. In my opinion, we should be working on that. To me, the current proposal will wind up being a developer giveaway that doesn't benefit the intended population and may even harm them. It's classic Cincinnati. In my opinion, we can do better.</p>
December 2021 email	East Price Hill	Against	<p>See link for all points.</p>	

<p>8/30/2021 0:12:04</p>	<p>Evanston</p>	<p>Neutral?</p>	<p>There is and has been locally and nation wide the concern of enclivities in Neighborhoods populated with people of color and or limited income. To be honest, it seems no money no voice. Unfortunately we don't seem to have enough leadership representation willing to discuss and work together to consider that concern. Limited concern about maintaining the historic layout and structures of communities already there, when there is money to be made. There is a realization that each community has it's needs. Funds seem to be and are limited to maintain existing structure and no concerned in working to revitalize what exists, which has a better quality of material. New means more money and tax abatements. There needs to be more discussion on this and other on going issues that really affect the total welfare of every community. We are really one big community, just different boundaries. I am not interested in editing my response because there is a need to consider. I really appreciate what Ms Keating is attempting to do.</p> <p>Hartwell is a small neighborhood. Our neighborhood is already directly impacted by apartment housing, specifically the boarding houses.</p> <p>Our area would not be able to handle higher density housing in a mostly residential area. Not only would it be completely out of place, we do not have the police presence to handle an influx of residents.</p> <p>Thank you, Laura Feldman President Hartwell Improvement Association</p>	<p>There is a realization that each community has it's needs. Funds seem to be and are limited to maintain existing structure and no concerned in working to revitalize what exists, which has a better quality of material. New means more money and tax abatements. There needs to be more discussion on this and other on going issues that really affect the total welfare of every community.</p>
<p>8/30/2021 11:51:38</p>	<p>Hartwell</p>	<p>Against</p>	<p>I am entering this on behalf of Hyde Park from their comments in the survey -EG:</p> <p>City Homes, on Wasson Road (across from Hyde Park Kroger) - the project is too dense for the site; there are multiple serious environmental and traffic concerns related to the development; it is not an optimal use for this property, which is adjacent to the Wasson Way Trail; the development will not be a good architectural fit in the community; there has been no progress on the development since Ken French was granted City approval for the project, and the land is vacant, overgrown, and an eyesore to the neighboring properties. More than 2,000 Hyde Park residents signed a petition opposing the variances and other zoning relief that was granted for this project, and had City Council support to prevent the development, but the Mayor remanded the project to Planning Commission and they were able to approve the lot splits and variances without City Council approval.</p> <p>A new development, by PLK, on property zoned CCA on Wasson Rd. between Michigan and Shaw does not require a zone change or any zoning relief. The developer intentionally did not engage with the community in any way, nor did the City send notice about the development. What is being proposed fits into the requirements for CCA - though they are being very fudgy about the commercial use requirement (that will be only 219 sq ft of office space that the developer will use as a leasing office for the property.) The proposed use (1 and 2 BR apartments) is too dense for the space and the adjacent neighborhood; the 100+ new residents (and cars) it will bring in will present serious traffic and pedestrian safety issues. The height of the building (72 ft) and proximity to neighboring residences, and the balconies that will look down into those properties, will diminish property values as well as the neighbors enjoyment of their homes. Also, the architecture is completely out of character with the neighboring homes, and screening for the 2-story above-ground garage on which the apartments will be built appears to be marginal and ineffective. This project is, on every level, a case study for bad community development.</p>	
<p>8/29/2021 13:19:31</p>	<p>Hyde Park</p>	<p>Against</p>		

	<p>Over the past decade, developers have demonstrated that they will build the most dense development allowable since Hyde Park is considered a desirable and profitable place to build. Capital Investment Group tried to build a too-dense mix of residential rental and retail/office by obliterating Besuden Ave for a parking garage to serve the development on Madison between Besuden and Zumstein. HPNC was successful in combating this.</p> <p>Currently PLK is planning to shoehorn a large apt complex along Wasson between Michigan and Shaw; apt dwellers will look down from their balconies into adjacent single family homes and yards. There is a need for multi-family residential (both rental and condo) but sized to be a good fit into this community of mostly single-family residences and respectful to the adjoining property owners. The Wasson Way trail seems to attract and encourage dense development, to maximize ROI for the developers.</p> <p>Removing density restrictions would exacerbate the situation and be detrimental to the residential character and quality of our community.</p>	Against	Hyde Park	9/7/2021 17:36:59
	<p>Kennedy Heights is experiencing a mind-blowing surge in housing prices. We are seeing homes being bought up, demolished, and new constructions going for three times the price of the home that had been there previously. A recent addition to the market has clearly been priced at a point that I can only assume is based on a buyer wanting to take advantage of its noticeable acreage—a tactic that succeeds only with the end goal of adding more housing. All this is occurring within the restraints of current zoning allowances. Meanwhile, we are also facing a drastic shortage of affordable senior housing, and a growing senior population that is struggling to keep up with rising property taxes and physical maintenance of their properties. These challenges mean that housing inventory and affordability are a great concern to our residents. I am not sure, however, that universal removal of density requirements is the best approach.</p> <p>Kennedy Heights is in the middle of updating our neighborhood plan right now, and the overwhelming response we are hearing is that our priorities as a neighborhood is to preserve our diversity—this includes socioeconomic level and age. A universal removal of density requirements, without offering the desired protections against profit-motivated developers who would fill our neighborhood with luxury homes and luxury apartment complexes, thus continuing to change Kennedy Heights into a more homogeneous population.</p>	Against	Kennedy Heights	8/30/2021 11:18:50
	<p>The tax abatements that City Council already tried was a perfect example of an idea great in theory, but terrible in practice. Instead of encouraging developers to create new projects in a broad array of neighborhoods in the city, especially those that need it the most, it has concentrated development into only a few of the more "desirable" neighborhoods and therefore increasing populations disproportionately in the City and not fostering a diverse range of residents nor properties to purchase. In those locations there were only two primary constructions, 1. luxury homes that are unaffordable to most in the city, or 2. sprawling apartment complexes, in order to maximize the developers' profits. There is little to no focus on family starter homes or middle class homes. This may lead to families leaving the city proper (and taking their property taxes with them) if they cannot find an affordable home to purchase to raise their families.</p> <p>Linwood needs more family homes that can be purchased. There are already too many apartments/transient residents in this city and it is affecting traffic, health and safety, and the economies of residents, including property values. Home ownership and a focus housing that is conducive to this (which is available in a multitude of price ranges) will help foster community, property value (and taxes), and sense of ownership in neighborhoods.</p>	Against	Linwood	
		Against	Linwood	

	<p>Future development based on increased density could, and most likely would, result in high priced rental units, for one or two occupants, not conducive to affordable housing for families which is what our City is lacking. Our neighborhood, Linwood, already has a rental percentage of 45%+ even while having 700K+ new single family housing built in the last ten years driven by development (developers') pressure. Linwood has some zoning for manufacturing making its housing less concentrated around a neighborhood center where some density might be acceptable and desirable. Any residential building with many units, accommodating only one or two occupants, built in a non-walkable environment can only increase unwanted traffic in a City where mass transit is not practically available. There appears to be no actual universal planning by the City to create suitable profiles for each neighborhood; ours could use affordable SF housing, possibly attached, as a nod to density.</p> <p>I did not attend Ms. Keating's presentation, so my contribution is a general one, probably not speaking to her specific points.</p>	Neutral?	8/29/2021 8:33:15 Linwood	
<p>ours could use affordable SF housing, possibly attached, as a nod to density.</p>	<p>We have RM areas nestled in the midst of SF zoning. Increasing density will directly affect those in SF areas - more traffic, more noise, more strain on infrastructure and local services. Our sewers are already over capacity. Adding more is not as feasible in neighborhoods as opposed to more commercial areas. Also, developers are already buying contiguous properties and then combining to build bigger multi-family developments. Eliminating density restrictions will encourage this practice and existing property owners will bare the brunt (it's already happening now) as open space and views of trees and sky are replaced with walls of new buildings and parking lots. This irrevocably changes the character of the neighborhood and has a gross negative impact on the families that have already invested financially and emotionally here.</p>	Against	8/30/2021 8:32:31 Mt. Lookout	
	<p>density limits are in addition to all kinds of other things that limit density on a site, like minimum lot sizes, setbacks, etc. Having all of those things, PLUS density limits are actually very uncommon and, in all the places I've lived and worked professionally as a planner, Cincinnati is the only place that has this. It creates another layer of friction that prevents new housing development from happening and continues to limit supply. Developers end up building a lot fewer units and the prices of those units have to be higher to make up for it. That contributes greatly to our housing crisis.</p>	For	December 2021 email conversation	
	<p>Very few negative issues beyond constraining the on-street parking supply. My neighborhood (Northside) already has a strong mix of 1, 2, 3, and 4 family homes which has kept the area diverse and with multiple kinds of housing options for people. Interestingly as the neighborhood became less dense over the years and more buildings were converted to single-family homes, the on-street parking issue became much worse. This may be because people who live in single-family homes tend to have multiple personal vehicles, whereas people who live in denser housing tend to have fewer or no personal vehicles. Very few Northside homes have driveways so on-street parking is key. As the neighborhood has become more attractive to higher earners and more single-family homes were built (as the current zoning only allows that) the on-street parking problem has actually gotten worse. Northside now has fewer housing units than a decade ago, but far more cars.</p>	For	8/28/2021 12:44:40 Northside	
	<p>I'll add that this Keating proposal would actually have negative impact on both affordability & sustainability in most neighborhoods. Passing city-wide changes like these take away what little control we in the communities have over what happens to us, will not have the impact the supporters claim. I see no common sense at all.</p>	Against	December 2021 email	

8/31/2021 11:04:48	Oakley	Against	<p>Traffic congestion and traffic problems surrounding Oakley business districts have increased exponentially over the last 12 years that I have lived in Oakley. Removing density restrictions would only exacerbate this problem. This presents a serious safety issue in terms of increased traffic accidents and danger to pedestrians.</p> <p>I think the only concern for our neighborhood is that we do have a significant amount of multi-family housing that could be replaced with larger, taller buildings with less parking</p> <p>Creation of new buildings that have too many people for the existing resources of the area (ex: too little parking, green space, room for trash cans), resulting in a worse quality of life for all existing residents/neighbors and thus changing the entire living context of the small neighborhood. Example: proposed Benmet Point project by CMHA.</p>
8/30/2021 11:48:43	Paddock Hills	Neutral?	<p>Historical district architectural characteristics (night etc) must be preserved. Affordable housing act requires keeping dignity to all. Allowing many people to live within small confined apartments (after allowed with high density affordable housing) in old or new buildings without entertainment areas, hot rooms and noise environment with high density living . is illegal based on the federal law act above.</p> <p>Lower density could lead to more high speed roadways. We as a group support higher density walkable development that encourages neighbors to interact with each other.</p>
8/29/2021 22:43:58	Pendleton	Against	<p>Hi Elizabeth and Brian: Please know although the West End voted to oppose the proposed zone changes, I am speaking only on behalf of myself.</p>
8/29/2021 23:38:50	Pendleton	Against	<p>Universally removing density limitations from residential multifamily districts will disproportionately harm people and communities of color. Removing density limitations in the West End, and other communities that are racially concentrated areas of poverty, will have the effect of exacerbating concentrated poverty and perpetuate segregation. The proposed zone changes specifically target the city's most dense areas, including entire communities which are primarily poor and black. Removing density limitations in these historically disinvested areas will continue to steer low-income (aka affordable housing) developers to the very areas that are struggling with the residual effects of past (then legal) discriminatory housing patterns that related black people to poor black communities.</p>
8/29/2021 21:53:14	South Fairmont	For	<p>As an aside, with this knowledge it should not come as a surprise to understand why these areas contain most of the regions affordable housing units. The city is fully aware that 94% of residents in low-income, aka affordable housing, are African American. When that housing, now being hyper-incentivized to only be built in poor, predominately black areas/communities, is sited in those communities, this has the effect of dictating where poor, predominately black people will live. It is shameful. No child's zip code should determine her future.</p>
8/30/2021 11:51:15	West End	Against	<p>Here is a map of the current zoning in Cincinnati. The targeted residential areas are orangish, tan/s and dark brown. I believe the Chamber's recent report indicated that nearly 70% of our land mass is zoned single family (creams, yellows). If this effort was sincerely about easing a housing crisis as Mrs. Keating kept insisting, why not target</p>

8/30/2021 11:47:28	Against	<p>Creation of new buildings that have too many people for the existing resources of the area (ex: too little parking, green space, room for trash cans), resulting in a worse quality of life for all existing residents/neighbors and thus changing the entire living context of the small neighborhood. Example: proposed Bennett Point project by CMHA.</p> <p>I generally agree...on the need for more density and am a bit disappointed that parking requirements are not addressed in this proposal. If we still require the 1-1.5 parking spaces per unit we're not really going to see major density changes because of how much space the parking lot would take up for a development with more units and the huge expense of building structured parking. Most neighborhoods don't have large expanses of vacant or redevelop-able land that could accommodate a larger building and a lot of surface parking together.</p>
December 2021 email	For	
	Unknown	
	Total Neighborhoods: 15	
	For: Northside, S.Fairmont	
	Against: Camp Washington CUF East Price Hill Hartwell Hyde Park Kennedy Heights Linwood Mt. Lookout Oakley Pendleton	
	For: 4 Neutral: 2 Against: 17	

Proposed Removal of Density Restrictions - Cincinnati Planning Commission 2/4/2022
Opposition Statement 01/30/2022

Dear Members of the Cincinnati Planning Commission:

This proposed ordinance has sunset status, the date of final action is listed as 12/31/2021 in the City record (attached), and should not be heard today since its has expired. It was a product of the previous City Administration and one newly appointed Councilmember and should be left dead. The proposed Zoning amendments have not been studied for human impacts on current moderate- and low-income residents of specific neighborhoods , impacts on the general health and livability of Cincinnati's 52 various neighborhoods, or even its ability to bring housing prices down where needed. This is not the way - any increases in allowable density must done in a measured way and only in neighborhoods where appropriate, so as not to overburden and overcrowd already dense areas.

The housing shortage and affordable housing needs in Cincinnati must be studied and understood, to make sure that whatever is done now does not just reshuffle the problem and make it worse for many. Affordable housing needs: how many units and best locations, income levels to target in order the meet the greatest regional needs, what amenities give residents a chance for a decent life and opportunities.

The proposed ordinance was conceived by Mayor Cranley's Administration, and sponsored by Councilmember Liz Keating on 5/7/2021. Just five days later it was "referred as indicated" by the mayor during a Council meeting on 5/12/2021 - directly to the Planning Commission without ever being debated or voted upon by the previous City Council or any Council Committees.

A member of CCM Liz Keating's staff explained during the Public Staff Conference #2, 8/4/2021, that they went to the City Manager's office to discuss initiating a motion to enact Density Overlay Zoning and were talked out of this more measured approach by the City Manager's office and convinced to sponsor the current proposed zoning amendment instead. (The above is paraphrased from my notes of Conference #2.) James Weaver, the Senior Planner in charge, refused to record this Conference #2 with 65 people in attendance even though it was requested by an attendee up front and it was pointed out that other staff conferences around this same time period were being recorded. 65 members of Cincinnati's various neighborhoods showed up, and the majority of those in attendance were opposed to the proposed ordinance and gave specific examples of how it would harm their neighborhood. Much of this detail is lost in the notes provided on the City website. This is a shame.

The Planning Department still has not provided any evidence or studies to show that the proposed amendments will make housing more affordable. In fact, in the most desirable neighborhoods it is likely cause rising housing prices, and displacement of modest- and lower-income households.

Proposed Removal of Density Restrictions-Cincinnati Planning Commission 2/4/2022
Opposition Statement - 1/30/2022
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If the ordinance is intended to help low income residents -- this is definitely not the way forward in the neighborhood in which I work: Over-the-Rhine and its Pendleton neighborhood. Here the Parking Overlay has in effect eliminated parking requirements. Every project that is allowed an increased density variance (without providing parking) increases the parking shortage. Current residents have and need cars and nearby places to park them. The 2019 ACS Census estimates that nearly 37% of Pendleton households were living below the Federal Poverty Guidelines. This is 1.4 times the rate of poverty in Cincinnati overall, and more than double the rate in Hamilton County.

A recent flood of Increased density variances are turning OTR/Pendleton into an area where only people who can afford to pay for parking can comfortably live here. Those losing out are the elderly, families, persons with mobility challenges and low income households. And in Pendleton the walk to the nearest parking garage is one-half mile in many cases. Public transit is not efficient to connect workers to good jobs throughout the region. Less than 25% of the regions jobs can be reached by a 90 minute or less bus ride. And 56% of current Pendleton workers drive to work.



500 Block of E. 12th St., narrow one lane for traffic frequently blocked, parking full when workers are home



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The recent flood of Increased density variances being granted in OTR and Pendleton has also led to increased pressures to approve and resulting approvals of many other variances such as the elimination of required yards and granting COA's for many projects that are oversized and incompatible with the historic guidelines. This threatens to destroy the accessible and friendly scale, character and quality of the OTR Historic District, and is a slap in the face to all those who have invested so much into restoring their properties while following the historic guidelines. We have also begun to see several projects where historic buildings are emptied of tenants and then converted to double the number of units. This will lead to more displacement, substandard sized apartments excluding families, high turnover of residents, and the weakening of community cohesion and lessening diversity.

Proposed Removal of Density Restrictions-Cincinnati Planning Commission 2/4/2022

Opposition Statement - 1/30/2022

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Senior Planner, James Weaver, admitted after being asked in Conference #3 on 12/12/2021 with 44 in attendance, that to his knowledge, no other major City has tried this approach to increasing the housing supply. Related to the removal of Density Restrictions, the City has not performed or presented a study of the human impacts; nor the impacts on infrastructure in terms of traffic, parking, green space, even the currently undersized sewer capacity in the various neighborhoods. This is reckless and careless! The proposed ordinance is an extremely blunt instrument that will not accomplish the stated goals and will do much harm to long-time moderate- and low-income residents in many neighborhoods.

At this same Conference #3, Councilmember Liz Keating made her first appearance. She defended her motion, with an article/paper titled "The Effect of Density Zoning on Racial Segregation in U.S. Urban Areas" which was sent out to us after the conference for our review. The article/paper does not support her proposal. From the abstract: "Results estimated using ordinary least squares indicate a strong and significant cross-sectional relationship between low-density zoning and racial segregation." And from the Summary: "Our results suggest that, whatever their racial motivations, homeowners reveal their political preferences to exclude households of modest means through low density zoning under certain predictable conditions." This paper seems to have nothing to do with predicting the outcomes of increasing the allowable density in the City's densest areas?

Many of the high density areas of the city are already crowded, and removing density restrictions will cause overcrowding, reduced quality of life and increased hardships to current residents, many of whom live in modest and low-income households. In these areas, the current density allowed by Zoning is high enough. There are still many vacant buildings, and spaces that will allow for more housing to be added. There is a need for policies that help keep low-income residents in their homes and to protect tenant's rights.

The low density areas, ie Single Family districts which make up the majority of the City land area, should be the first target for any initiatives to increase the allowable density. Before implementing any comprehensive strategy, the issues and demographics must be understood while keeping in mind what amenities are needed for good housing in this City, such as adequate green space (keep required yards), play areas for children, parking and much more.

Mayor Pureval and Councilmember Harris made the following motions last week related to beginning the work of determining what policy changes will be helpful in increasing the supply of affordable housing. Please see next page.

Proposed Removal of Density Restrictions-Cincinnati Planning Commission 2/4/2022
Opposition Statement - 1/30/2022

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[202200163](#) 1 5. Motion MOTION, submitted by Mayor Aftab Pureval, WE MOVE that the City Administration engage in a collaborative review of city housing incentives & zoning policies with the express purpose of matching incentives with Mayoral & Council priorities of increased housing development within the City of Cincinnati, specifically including mixed-income, workforce, and affordable housing developments. WE FURTHER MOVE that this review process should include stakeholder engagement sessions that are racially & economically diverse, including renters, homeowners, M/WBE developers, large developers, and tenant advocacy & assistance organizations, among others. Topics of review should include zoning reforms to remove barriers to new, high-quality housing and to pursue policies targeting our most lucrative tax incentives to mixed-income, workforce, and affordable developments.

[202200178](#) 1 7. Motion MOTION, submitted by Councilmember Harris, WE MOVE that the Administration provide a report within thirty (30) days outlining the number, neighborhood geography and Adjusted Median Income (AMI) range for new housing units that have come online in the City of Cincinnati for at least the last five (5) years. The administration shall take into consideration a variety of data sources, considering but not limited to: Building & Inspections, CAGIS, Cincinnati Waterworks, and other feasible and accurate sources. (STATEMENT ATTACHED).

Let's let the current mayor and council review and act upon housing challenges, as we have elected them to do so. Hopefully they can enact policies that will focus on the development of vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods.

Please disapprove today's proposed Zoning amendments to Remove Density Restrictions.

Thank you for your consideration.

Sincerely,

Michelle Avery Keely, RA
Ken Jones & Associates
542 East 12th Street

Attachment: City Record of Ordinance

Cincinnati City Council

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File #: 202101677 **Version:** 1

Type: Ordinance **Status:** Sunset

File created: 5/7/2021 **In control:** City Planning

On agenda: 5/12/2021 **Final action:** 12/31/2021

ORD/RES# date: **ORD/RES#:**

Title: ORDINANCE (EMERGENCY), dated 05/07/2021, submitted by Councilmember Keating, from Andrew W. Garth, City Solicitor, MODIFYING Title XIV, "Zoning Code of the City of Cincinnati," of the Cincinnati Municipal Code by AMENDING the provisions of Section 1405-03, "Specific Purposes of Multi-Family Subdistricts," Section 1405-07, "Development Regulations," Section 1407-07, "Development Regulations," Section 1409-09, "Development Regulations," Section 1410-07, "Development Regulations," Section 1413-07, "Development Regulations," and Section 1415-09, "Development Regulations," to remove density limitations in certain zoning districts and thereby remove a barrier to the creation of housing within the city.

Sponsors: [Liz Keating](#)

Attachments: 1. [Transmittal](#), 2. [Emergency Ordinance](#)

History (1) [Text](#)

1 record [Group](#) [Export](#)

Date	Ver.	Action By	Action	Result	Action Details	Meeting Details	Video
5/12/2021	1	Cincinnati City Council	Referred to City Planning Commission		Action details	Meeting details	Not available

Additional Correspondence

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Opposition Statement - 1/30/2022

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File #: 202101677 **Version:** 1
Type: Ordinance **Status:** Sunset
File created: 5/7/2021 **In control:** City Planning
On agenda: 5/12/2021 **Final action:** 12/31/2021
ORD/RES# date: **ORD/RES#:**

Title: ORDINANCE (EMERGENCY), dated 05/07/2021, submitted by Councilmember Keating, from Andrew W. Garth, City Solicitor, MODIFYING Title XIV, "Zoning Code of the City of Cincinnati," of the Cincinnati Municipal Code by AMENDING the provisions of Section 1405-03, "Specific Purposes of Multi-Family Subdistricts," Section 1405-07, "Development Regulations," Section 1407-07, "Development Regulations," Section 1409-09, "Development Regulations," Section 1410-07, "Development Regulations," Section 1413-07, "Development Regulations," and Section 1415-09, "Development Regulations," to remove density limitations in certain zoning districts and thereby remove a barrier to the creation of housing within the city.

Sponsors: [Liz Keating](#)

Attachments: 1. [Transmittal](#), 2. [Emergency Ordinance](#)

History (1) [Text](#)

[1 record](#) [Group](#) [Export](#)

Date	Ver.	Action By	Action	Result	Action Details	Meeting Details	Video
5/12/2021	1	Cincinnati City Council	Referred to City Planning Commission		Action details	Meeting details	Not available

Timestamp	Neighborhood	For or Against Current Proposal	Comments	Alternatives or Suggestions
8/28/2021 12:22:52	Camp Washington	Against	<p>Parking, traffic congestion, loss of neighborhood character</p> <p>Neighborhoods need to have final decision making input because one size ordinance does not fit all.</p> <p>Since September 5, 2002, I have been a Residential Home Owner living the CUF (Clifton Heights-University Heights-Fairview) Neighborhood which is already the "most densely populated" neighborhood in the City of Cincinnati, primarily due to the large amount of older housing stock located in Clifton Heights, which is normally rented by UC Students and sometimes other Temporary Renters. The large amount of Transient and Temporary Residents co-existing among the Long-Term Home and Business Owners in the area poses a unique and often "very challenging" set of issues with vandalism, trash, littering, poorly maintained yards/exterior housing facades (one can only guess about the interiors), large unsupervised noisy parties, drug dealing in our local Parks and Streets, lack of enforced parking rules, too many cars without enough parking spaces, inability of the City to operate a Proper/Tax Payer Funded Street Sweeping Program, and young College Students walking around with targets on their backs as potential/actual robbery and assault victims. While some of these issues listed are mostly applicable to CUF and other nearby UC Campus neighborhoods, many more of the other issues listed will begin to "exponentially and negatively" impact other City Neighborhoods if "common sense" Zoning and Density Requirements are removed. The City of Cincinnati currently can't (or won't) stay on top of most of these Quality-of-Life and Infrastructure/Population Support Issues on a "consistent" basis as it is, let alone allowing Get-Rich-Quick Developers to build new Cheap, Shoddy, and possibly Toxic Multi-Housing Structures all over the City that probably won't last a couple of decades (if that) without needing to be bulldozed and replaced.</p>	
1/22/2022 9:37:50	Camp Washington	Against	<p>I also "highly concur with" every comment that I read pertaining to the Importance of Preservation of our Historic Buildings and the need to "prioritize" Community and Economic Incentives to properly rehab our existing building stock, much of which has sadly been allowed to deteriorate and rot over time by Irresponsible and Immoral Greedy Slumlords. Some of these properties exist where I live in the lower Fairview portion of CUF, around W. McMicken Avenue. Fortunately, we also have some of the opposite, beautiful historic older buildings (Single and Multi Family) that have been well maintained and cared for for over a Century by their Owners. Adding more density of people and buildings to a City that currently lacks in Adequately Safe Modern Street Lighting in ALL</p>	<p>I also "highly concur with" every comment that I read pertaining to the Importance of Preservation of our Historic Buildings and the need to "prioritize" Community and Economic Incentives to properly rehab our existing building stock, much of which has sadly been allowed to deteriorate and rot over time</p>
8/30/2021 11:48:14	CUF	Against	<p>Restoration of Historic Houses for Residential Home Ownership to offset the large density of temporary College Student Renters who don't permanently contribute to the Neighborhood.</p>	<p>Restoration of Historic Houses for Residential Home Ownership to offset the large density of temporary College Student Renters</p>
1/12/2022 20:59:45	CUF	Against	<p>Restoration of Historic Houses for Residential Home Ownership to offset the large density of temporary College Student Renters who don't permanently contribute to the Neighborhood.</p>	<p>Restoration of Historic Houses for Residential Home Ownership to offset the large density of temporary College Student Renters</p>
December 2021 email	East Price Hill	Against	<p>See link for all points.</p>	<p>Plan Cincinnati calls for an Inclusionary zoning proposal to increase affordable housing. In my opinion, we should be working on that. To me, the current proposal will wind up being a developer giveaway that doesn't benefit the intended population and may even harm them. It's classic Cincinnati. In my opinion, we can do better.</p>

8/30/2021 0:12:04	Evanston	Neutral?	<p>There is and has been locally and nation wide the concern of enclivities in Neighborhoods populated with people of color and or limited income. To be honest, it seems no money no voice. Unfortunately we don't seem to have enough leadership representation willing to discuss and work together to consider that concern. Limited concern about maintaining the historic layout and structures of communities already there, when there is money to be made. There is a realization that each community has it's needs. Funds seem to be and are limited to maintain existing structure and no concerned in working to revitalize what exists, which has a better quality of material. New means more money and tax abatements. There needs to be more discussion on this and other every community. We are really one big community, just different boundaries. I am not interested in editing my response because there is a need to consider. I really appreciate what Ms Keating is attempting to do.</p> <p>Hartwell is a small neighborhood. Our neighborhood is already directly impacted by apartment housing, specifically the boarding houses.</p> <p>Our area would not be able to handle higher density housing in a mostly residential area. Not only would it be completely out of place, we do not have the police presence to handle an influx of residents.</p> <p>Thank you, Laura Feldman President Hartwell Improvement Association</p>	<p>There is a realization that each community has it's needs. Funds seem to be and are limited to maintain existing structure and no concerned in working to revitalize what exists, which has a better quality of material. New means more money and tax abatements. There needs to be more discussion on this and other on going issues that really affect the total welfare of every community.</p>
8/30/2021 1:51:39	Hartwell	Against	<p>I am entering this on behalf of Hyde Park from their comments in the survey -EG:</p> <p>City Homes, on Wasson Road (across from Hyde Park Kroger) - the project is too dense for the site; there are multiple serious environmental and traffic concerns related to the development; it is not an optimal use for this property, which is adjacent to the Wasson Way Trail; the development will not be a good architectural fit in the community; there has been no progress on the development since Ken French was granted City approval for the project, and the land is vacant, overgrown, and an eyesore to the neighboring properties. More than 2,000 Hyde Park residents signed a petition opposing the variances and other zoning relief that was granted for this project, and had City Council support to prevent the development, but the Mayor remanded the project to Planning Commission and they were able to approve the lot splits and variances without City Council approval.</p> <p>A new development, by PLK, on property zoned CCA on Wasson Rd. between Michigan and Shaw does not require a zone change or any zoning relief. The developer intentionally did not engage with the community in any way, nor did the City send notice about the development. What is being proposed fits into the requirements for CCA - though they are being very fudgy about the commercial use requirement (that will be only 2,19 sq ft of office space that the developer will use as a leasing office for the property.) The proposed use (1 and 2 BR apartments) is too dense for the space and the adjacent neighborhood; the 100+ new residents (and cars) it will bring in will present serious traffic and pedestrian safety issues. The height of the building (72 ft) and proximity to neighboring residences, and the balconies that will look down into those properties, will diminish property values as well as the neighbors enjoyment of their homes. Also, the architecture is completely out of character with the neighboring homes, and screening for the 2-story above-ground garage on which the apartments will be built appears to be marginal and ineffective. This project is, on every level, a case study for bad community development.</p>	
8/29/2021 13:19:31	Hyde Park	Against		

	<p>Over the past decade, developers have demonstrated that they will build the most dense development allowable since Hyde Park is considered a desirable and profitable place to build. Capital Investment Group tried to build a too-dense mix of residential rental and retail/office by obliterating Besuden Ave for a parking garage to serve the development on Madison between Besuden and Zumstein. HPNC was successful in combating this.</p> <p>Currently PLK is planning to shoehorn a large apt complex along Wasson between Michigan and Shaw; apt dwellers will look down from their balconies into adjacent single family homes and yards. There is a need for multi-family residential (both rental and condo) but sized to be a good fit into this community of mostly single-family residences and respectful to the adjoining property owners. The Wasson Way trail seems to attract and encourage dense development, to maximize ROI for the developers.</p> <p>Removing density restrictions would exacerbate the situation and be detrimental to the residential character and quality of our community.</p>	Against	Hyde Park	9/7/2021 17:36:59
	<p>Kennedy Heights is experiencing a mind-blowing surge in housing prices. We are seeing homes being bought up, demolished, and new constructions going for three times the price of the home that had been there previously. A recent addition to the market has clearly been priced at a point that I can only assume is based on a buyer wanting to take advantage of its noticeable acreage—a tactic that succeeds only with the end goal of adding more housing. All this is occurring within the restraints of current zoning allowances. Meanwhile, we are also facing a drastic shortage of affordable senior housing, and a growing senior population that is struggling to keep up with rising property taxes and physical maintenance of their properties. These challenges mean that housing inventory and affordability are a great concern to our residents. I am not sure, however, that universal removal of density requirements is the best approach.</p> <p>Kennedy Heights is in the middle of updating our neighborhood plan right now, and the overwhelming response we are hearing is that our priorities as a neighborhood is to preserve our diversity—this includes socioeconomic level and age. A universal removal of density requirements, without offering the desired protections against profit-motivated developers who would fill our neighborhood with luxury homes and luxury apartment complexes, thus continuing to change Kennedy Heights into a more homogeneous population.</p>	Against	Kennedy Heights	8/30/2021 11:18:50
	<p>The tax abatements that City Council already tried was a perfect example of an idea great in theory, but terrible in practice. Instead of encouraging developers to create new projects in a broad array of neighborhoods in the city, especially those that need it the most, it has concentrated development into only a few of the more "desirable" neighborhoods and therefore increasing populations disproportionately in the City and not fostering a diverse range of residents nor properties to purchase. In those locations there were only two primary constructions, 1. luxury homes that are unaffordable to most in the city, or 2. sprawling apartment complexes, in order to maximize the developers' profits. There is little to no focus on family starter homes or middle class homes. This may lead to families leaving the city proper (and taking their property taxes with them) if they cannot find an affordable home to purchase to raise their families.</p> <p>Linwood needs more family homes that can be purchased. There are already too many apartments/transient residents in this city and it is affecting traffic, health and safety, and the economies of residents, including property values. Home ownership and a focus housing that is conducive to this (which is available in a multitude of price ranges) will help foster community, property value (and taxes), and sense of ownership in neighborhoods.</p>	Against	Linwood	
		Against	Linwood	

Focus on the family unit, not apartment units.

More SF1,2,4 zones to create affordable homes/residences for purchase.

<p>8/29/2021 8:33:15</p> <p>Linwood</p>	<p>Neutral?</p>	<p>Future development based on increased density could, and most likely would, result in high priced rental units, for one or two occupants, not conducive to affordable housing for families which is what our City is lacking. Our neighborhood, Linwood, already has a rental percentage of 45%+ even while having 700K+ new single family housing built in the last ten years driven by development (developers') pressure. Linwood has some zoning for manufacturing making its housing less concentrated around a neighborhood center where some density might be acceptable and desirable. Any residential building with many units, accommodating only one or two occupants, built in a non-walkable environment can only increase unwanted traffic in a City where mass transit is not practically available. There appears to be no actual universal planning by the City to create suitable profiles for each neighborhood; ours could use affordable SF housing, possibly attached, as a nod to density.</p> <p>I did not attend Ms. Keating's presentation, so my contribution is a general one, probably not speaking to her specific points.</p>	<p>ours could use affordable SF housing, possibly attached, as a nod to density.</p>
<p>8/30/2021 8:32:31</p> <p>Mt. Lookout</p>	<p>Against</p>	<p>We have RM areas nestled in the midst of SF zoning. Increasing density will directly affect those in SF areas - more traffic, more noise, more strain on infrastructure and local services. Our sewers are already over capacity. Adding more is not as feasible in neighborhoods as opposed to more commercial areas. Also, developers are already buying contiguous properties and then combining to build bigger multi-family developments. Eliminating density restrictions will encourage this practice and existing property owners will bare the brunt (it's already happening now) as open space and views of trees and sky are replaced with walls of new buildings and parking lots. This irrevocably changes the character of the neighborhood and has a gross negative impact on the families that have already invested financially and emotionally here.</p>	
<p>December 2021 email conversation</p>	<p>Northside</p>	<p>density limits are in addition to all kinds of other things that limit density on a site, like minimum lot sizes, setbacks, etc. Having all of those things, PLUS density limits are actually very uncommon and, in all the places I've lived and worked professionally as a planner, Cincinnati is the only place that has this. It creates another layer of friction that prevents new housing development from happening and continues to limit supply. Developers end up building a lot fewer units and the prices of those units have to be higher to make up for it. That contributes greatly to our housing crisis.</p>	
<p>8/28/2021 12:44:40</p> <p>Northside</p>	<p>For</p>	<p>Very few negative issues beyond constraining the on-street parking supply. My neighborhood (Northside) already has a strong mix of 1, 2, 3, and 4 family homes which has kept the area diverse and with multiple kinds of housing options for people. Interestingly as the neighborhood became less dense over the years and more buildings were converted to single-family homes, the on-street parking issue became much worse. This may be because people who live in single-family homes tend to have multiple personal vehicles, whereas people who live in denser housing tend to have fewer or no personal vehicles. Very few Northside homes have driveways so on-street parking is key. As the neighborhood has become more attractive to higher earners and more single-family homes were built (as the current zoning only allows that) the on-street parking problem has actually gotten worse. Northside now has fewer housing units than a decade ago, but far more cars.</p>	
<p>December 2021 email</p>	<p>Oakley</p>	<p>I'll add that this Keating proposal would actually have negative impact on both affordability & sustainability in most neighborhoods. Passing city-wide changes like these take away what little control we in the communities have over what happens to us, will not have the impact the supporters claim. I see no common sense at all.</p>	

8/31/2021 11:04:46	Oakley	Against	<p>Traffic congestion and traffic problems surrounding Oakley business districts have increased exponentially over the last 12 years that I have lived in Oakley. Removing density restrictions would only exacerbate this problem. This presents a serious safety issue in terms of increased traffic accidents and danger to pedestrians.</p> <p>I think the only concern for our neighborhood is that we do have a significant amount of multi-family housing that could be replaced with larger, taller buildings with less parking.</p> <p>Creation of new buildings that have too many people for the existing resources of the area (ex: too little parking, green space, room for trash cans), resulting in a worse quality of life for all existing residents/neighbors and thus changing the entire living context of the small neighborhood. Example: proposed Bennett Point project by CMHA.</p>
8/30/2021 11:48:43	Paddock Hills	Neutral?	<p>Historical district architectural characteristics (height etc) must be preserved. Affordable housing act requires keeping dignity to all. Allowing many people to live within small confined apartments (after allowed with high density affordable housing) in old or new buildings without entertainment areas, hot rooms and noise environment with high density living, is illegal based on the federal law act above.</p> <p>Lower density could lead to more high speed roadways. We as a group support higher density walkable development that encourages neighbors to interact with each other.</p>
8/29/2021 22:43:58	Pendleton	Against	<p>Hi Elizabeth and Brian: Please know although the West End voted to oppose the proposed zone changes, I am speaking only on behalf of myself.</p>
8/29/2021 23:38:50	Pendleton	Against	<p>Universally removing density limitations from residential multifamily districts will disproportionately harm people and communities of color. Removing density limitations in the West End, and other communities that are racially concentrated areas of poverty, will have the effect of exacerbating concentrated poverty and perpetuate segregation. The proposed zone changes specifically target the city's most dense areas, including entire communities which are primarily poor and black. Removing density limitations in these historically disinvested areas will continue to steer low-income (aka affordable housing) developers to the very areas that are struggling with the residual effects of past (then legal) discriminatory housing patterns that related black people to poor black communities.</p>
8/29/2021 21:53:14	South Fairmont	For	<p>As an aside, with this knowledge it should not come as a surprise to understand why these areas contain most of the regions affordable housing units. The city is fully aware that 94% of residents in low-income, aka affordable housing, are African American. When that housing, now being hyper-incentivized to only be built in poor, predominately black areas/communities, is sited in those communities, this has the effect of dictating where poor, predominately black people will live. It is shameful. No child's zip code should determine her future.</p>
8/30/2021 11:51:15	West End	Against	<p>Here is a map of the current zoning in Cincinnati. The targeted residential areas are orangish, tan/s and dark brown. I believe the Chamber's recent report indicated that nearly 70% of our land mass is zoned single family (creams, yellows). If this effort was sincerely about easing a housing crisis as Mrs. Keating kept insisting, why not target</p>

8/30/2021 11:47:28	Against	Creation of new buildings that have too many people for the existing resources of the area (ex: too little parking, green space, room for trash cans), resulting in a worse quality of life for all existing residents/neighbors and thus changing the entire living context of the small neighborhood. Example: proposed Bennett Point project by CMHA. I generally agree... on the need for more density and am a bit disappointed that parking requirements are not addressed in this proposal. If we still require the 1-1.5 parking spaces per unit we're not really going to see major density changes because of how much space the parking lot would take up for a development with more units and the huge expense of building structured parking. Most neighborhoods don't have large expanses of vacant or redevelopable land that could accommodate a larger building and a lot of surface parking together.
December 2021 email	For	Unknown
		Total Neighborhoods: 15 For: Northside, S.Fairmont Against: Camp Washington CUF East Price Hill Hartwell Hyde Park Kennedy Heights Linwood Mt. Lookout Oakley Pendleton
		For: 4 Neutral: 2 Against: 17

June 3, 2021

Dear Members of Planning Commission –

I am writing to express the Cincinnati USA Regional Chamber's support of Item 9, Councilmember Keating's ordinance to amend the zoning code to remove minimum land area per unit requirements in non-residential zones in the City.

At the Chamber, we are focused on creating a more connected region and fostering an environment that incentivizes economic development and growth. This ordinance is an important first step in doing that.

Eliminating density requirements is one way to create additional housing in the City and has a positive impact on the developer's ability to provide a wide array of price points and unit mixes to the market. Additionally, this proposal supports the Chamber's goals of increasing transit-oriented development to maximize the investments made by the passage of Issue 7 and implementation of Reinventing Metro.

We look forward to continuing to engage with the Planning Commission, members of Council and stakeholders in the community to build on this important first step proposed today.

Thank you,



Katie Eagan
Vice President, Government Affairs



Affordable Housing Advocates
Opening doors.

January 31, 2022

Cincinnati Planning Commission
Byron Stallworth, Chair
Jacob Samad, Vice-Chair
Olivia McKinney, Commissioner
Anne Sesler, Commissioner
John Eby, Commissioner
John Curp, Interim City Manager
Jan-Michele Lemon Kearney, Vice Mayor

Via email: james.weaver@cincinnati-oh.gov

Dear City Planning Commission:

Affordable Housing Advocates writes about proposed changes to zoning density requirements and urges the Planning Commission to consider amendments that would promote more affordable housing in Cincinnati.

We recognize the importance of a growing population in our City among all groups of people. Permitting increased residential development density can help achieve this goal, but it should include requirements for housing affordable to low and moderate income households. While the current proposal serves to increase development of high-market and luxury housing, it lacks any requirement of inclusivity and diversity. In addition, the current proposal would likely result in further losses of affordable housing and displacement.

We understand that the current proposal is part of a national trend toward increasing density for housing. Reducing the need for requests for variances can promote important residential development. However, the current proposal does nothing to address the gap in affordable housing in our community. By contrast, using density incentives for affordable housing development is a long-term useful strategy that we support.

Affordable Housing Advocates would be happy to work with the Commission and staff to develop inclusionary zoning proposals that allow for increasing density in ways that support inclusive development rather than incentivizing further affordable housing loss.

Affordable Housing Advocates
117 E. 12th Street, Cincinnati, OH 45202-7203
www.cincyaha.org

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

January 31, 2022
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Please give more consideration to the need to promote affordable housing as part of this proposal, and thank you for considering our comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Schrider".

John Schrider
Chair, Affordable Housing Advocates

Cc: Katherine Keough-Jurs
JS/sb

**Opposition to the Proposed Removal of Density Restrictions (CPC Item #9, June 4, 2021)
6/1/2021**

Dear Members of the Cincinnati Planning Commission:

The city's documents for today's hearing include the statement that "by encouraging an increase in the supply of housing, this proposal will promote affordable housing." We can all agree that Cincinnati needs to do better when it comes to policies to help meet the needs for more housing affordable for those in need.

But today's proposal is a massive change in the Zoning Code that has not been adequately studied for its effects on the health safety and welfare of residents in the individual neighborhoods effected. It is a blunt instrument that will cause much harm to the quality of life in Over-the-Rhine and its Pendleton sub-area.

The proposed removal of all density restrictions in Multifamily and many other districts, but not Single Family districts, is being brought before the Planning Commission without adequate notice for Communities to respond and engage. Community Councils only received a 2-week notice before the Public Planning Staff Meeting on May 25, 2021; only six members of the public attended and only 1 or 2 Community Councils were represented. Community Councils only meet once a month and need more time digest information, discuss and hold a vote by membership. The proposed zoning changes are being brought before the Planning Commission with very little public input and no planning studies of the specific areas involved.

PART ONE

The proposed removal of density restrictions is not an equitable plan and will over-burden the already burdened Over-the-Rhine and Pendleton neighborhoods, especially when used in combination with the Parking Overlay, that has effectively eliminated parking requirements.

In these neighborhoods, the Parking Overlay Ordinance which went into effect 10/2018 is being illegitimately applied since last summer to stop the Historic Conservation Board from requiring parking to offset the negative effects of loss of parking to existing residents for significant Increased Density Variance requests. This is an area where there is no room on the typical building lot for off-street parking - and all the street parking is full every evening (when workers return) until morning and on the weekends.

In the walk shed calculated at a half-mile radius from the east end of East 12th Street, no off-street parking options exist—so where will the new residents and their visitors park? Nearby parking and non-availability as of May 7, 2021:

- Hard Rock Casino Parking Garage
No monthly parking permits are sold nor offered for residents. The Casino only offers parking permits to businesses, and for Monday thru Friday at normal business hours. The remaining parking is for Casino Customers.
(per Yvonne (513-250-3384) accounting department at Hard Rock Casino)

Opposition to Proposed Removal of Density Restrictions

6/1/2021

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- Ziegler Park Garage
\$105 per month, located one-half mile from Bennett Point, no reserved spaces, the garage is frequently full especially during weekends, evenings, special events. No reserved spaces even for monthly parking permit holders. (3CDC 513-621-4400)
- Olde Sycamore Square
All monthly lots are full (513-873-8001)

All increases in the allowable Density in OTR/Pendleton should be accompanied by additional parking so that there is no loss of parking to longtime residents, in accordance with the Zoning Rules for reviewing variances (Zoning Code 1445-13 General Standards for Public Interest and specifically item (j) "Adverse Effects" and item (p) "Public benefits. The public peace, health, safety and welfare")

Common sense would tell us the same - if we would for a minute put ourselves in the shoes of longtime residents. Access to parking will be taken away. Traffic will become more congested and blocked more often by double-parked vehicles for drop offs, deliveries, etc. because there are no available pull-off spaces since some streets have only one narrow lane of traffic. Emergency services will be hampered. Some blocks are of such a small scale that they will become overcrowded, especially since there is not much green space.



500 Block of E. 12th St., narrow one lane for traffic frequently blocked by double-parked vehicles making drop-offs and pick-ups, causing traffic back-ups. Parking filled by current residents returning from work every evening into morning and on weekends.



500 Block of E. 13th St., wider two lanes of traffic. But parking still full as described above.

According to the 2019 ACS Census estimates, the Pendleton neighborhood (Census tract 11) of OTR is an area of concentrated poverty, where 36.6% of residents live below the poverty line - this is 1.4 times the rate of poverty in Cincinnati and twice the rate of poverty in Hamilton County. Further, more than half of workers over age 16 drive to work. Cincinnati's public transit system is not adequate to connect workers to good jobs throughout the region, and the area's residents rely upon on-street parking.

<https://censusreporter.org/profiles/14000US39061001100-census-tract-11-hamilton-oh/>

According to the 2015 Regional Indicator's Report on Transit for the Greater Cincinnati and Northern Kentucky Region, only 22.5% of this region's jobs can be reached by a ninety minute or less bus ride (page 5), and the greater Cincinnati region "trails its peer cities when it comes to funding, ridership and access..."

<https://media.bizj.us/view/img/7599552/transitstudy.pdf>

Hardships will be created for property owners and renters, many of whom already have enough challenges. Many longtime residents are already being pushed out of the neighborhood due to loss of parking by a recent onslaught of developments being built to double the allowable density without the adequate provision of parking to offset the increased demand. This is worsening social conditions and

destabilizing the neighborhoods. The proposed zoning changes will only increase the problems, and make the neighborhoods unlivable. This does not benefit anyone and must be fixed.

There are better ways to increase the supply of housing in Cincinnati, and these require a full and complete process. The citizens of Cincinnati deserve a less politicized, and a logical and equitable approach to increasing housing availability throughout the city, including Single Family areas.

A similar proposed zoning change to remove density restrictions, in Over-the-Rhine and Pendleton, was set to come before the Planning Commission last November 2020 under the name "Urban Housing Overlay" zoning, District #1. This hearing was cancelled at nearly the last minute - without explanation.

Both the Pendleton Neighborhood Council and the Over-the-Rhine Community Council voted to oppose the "Urban Housing Overlay" zoning changes that would also have remove density restrictions. For the zoning changes being heard today, there has been not been enough time for community councils to respond or organize a vote.

PART TWO

When Portland, Oregon faced similar housing shortages, their response was different than the proposed zoning amendments and seems like it would yield better results if it were followed without shortcuts and rushing. Please see excerpts from the Portland Zoning Code text below:

<https://www.portlandoregon.gov/bps/article/53339>

33.405.010 Purpose

The purpose of the Alternative Design Density Overlay Zone is to focus development of vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods. The concept for the zone is to allow increased density for development that meets additional design compatibility requirements."

"33.405.030 Applying the Alternative Design Density Overlay Zone

The Alternative Design Density Overlay Zone may be established or removed as the result of an area planning study, reviewed through the legislative procedure.

Portland's zoning amendment required an area planning study be performed first, then reviewed by the legislative process before the establishment of any such increased density district. We have had no area planning studies for the proposed zoning changes - which contradict the only City approved planning study that is focused on OTR: "The Over the Rhine Comprehensive Plan." The Comprehensive Plan makes specific density recommendations for the varied areas within OTR. There is no "one size fits all" solution. The quality of life for current residents is being endangered without due process.

A full range of ideas should be considered including: allowing one apartment unit above garage outbuilding structures in Single Family neighborhoods; assistance with home ownership and keeping

residents in their homes; and correcting policies that are unduly forcing vulnerable residents out of their homes such as the Parking Overlay, District #1; and more.

As we all try to brainstorm and find ways to improve access to affordable housing for low-income residents, it is important to understand what amenities are involved in good housing - amenities that provide residents a good chance for success in life such as outdoor gathering spaces, play areas for children and parking so that residents can have more options for good paying jobs, healthy food, etc.

The densest, high-poverty areas of our city are not the first place we should focus upon when trying to increase density and add more low-income housing.

The Urban Institute blog article "For many low-income families, cars may be key to greater opportunity" discusses conclusions based upon the 2014 Urban Institute Study, "Driving to Opportunity: Understanding the Links between Transportation Access, Residential Outcomes, and Economic Opportunity for Housing Voucher Recipients." (that utilized data from two HUD studies)

- the Urban Institute 2014 study "suggests there is at least one group that may need to drive more, not less: low-income residents of high-poverty neighborhoods."

<https://www.urban.org/urban-wire/many-low-income-families-cars-may-be-key-greater-opportunity>

- From p. 58 of the study – "In the absence of building extensive transit networks which are fiscally impractical in all but the densest US metropolitan areas, our study suggests that cars present a more viable means of connecting low income workers to jobs."

<https://www.urban.org/research/publication/driving-opportunity-understanding-links-among-transportation-access-residential-outcomes-and-economic-opportunity-housing-voucher-recipients>

I respectfully urge the Members of the Planning Commission to deny approval for the proposed zoning amendments to remove density restrictions. It is critical that we get this right. Thank you for your consideration.

Sincerely,

Michelle Avery Keely, RA
Ken Jones & Associates Architects
542 E. 12th Street
Cincinnati Ohio 45202

February 1, 2022

Mr. James Weaver
City of Cincinnati Planning Dept.
Re: City Planning Commission Meeting: Feb. 4th at 9 AM
Via email

Good Morning James,

I will make every effort to attend this meeting, but do NOT need to speak. I am writing to offer my opinion on the “**proposed zoning text amendments to modify Title XIV, ‘Zoning Code of the City of Cincinnati,’**”. This is not an official communication from the Linwood Community Council, because we have taken no vote, nor broader engagement with our residents at this time.

This sweeping change in minimum sq. footage per dwelling unit, is an approach that invites development land acquisition, without a comprehensive plan for the neighborhood in any foreseeable future. The City would need to act in tandem to keep our sprawling neighborhood cohesive and navigable. Therefore, I do not support this ordinance as it stands.

Linwood, on the Eastern periphery of the City has a wide range of zoning types, at least half being Park and Recreational (PR). Plan Cincinnati refers to the community as an “existing industrial area”; we do not have “Neighborhood Centers” or “Centers of Activity”. Additionally, the Plan describes it as “underserved” acknowledging the needs of residents to have better transportation options, and more walkability. Any proposed construction of residential density, specifically, must have these surrounding support systems.

For example, one of our many zoning codes being considered for eliminating minimum square footage per dwelling unit, is **Manufacturing Limited (ML)** having a sub-category for types of dwellings. This code, ML, is particularly isolated and is in, or adjacent to, the flood plain. It is singularly inappropriate for having density without concurrently planned and executed, urban support systems. This is one example for the argument that “no one size fits all”. Other examples of our zoning districts, which stand to be affected by this change are, **CC-P, CC-A, CG-A, and RF-R.**

Thank you for considering my opinion in the larger context of knowing my neighborhood.

Sincerely,

Nina Johns
Trustee, Linwood Community Council

Cincinnati, February 2nd 2022.

To: Members of the City Planning Commission and Council Members

Subject: In response to the proposed Zoning text amendments title XIV in regards to Density (to be attached to the package of the City Planning Commission Meeting on 2.4.2022)

Sirs,

As a resident of one highly dense and diverse neighborhood in Cincinnati, Pendleton/Over-the-Rhine, I want to express my strong opposition to the changes proposed by this staff to the Zoning text amendments of Title XIV in regards to “Unrestricted” Density .

I have already expressed my disapproval during several Density Virtual Public Staff meetings. I am very disappointed to see the disregard from this Commission to all concerns expressed by several residents and community council members against removing land area / unit limitation from the City zoning code. The Planning Commission is still proposing to move on with the same text without any response to the residents’ concerns. If these proposed amendments pass, living in my current neighborhood environment will be much more difficult. The number of inhabitants living in much smaller and denser multi-family spaces will increase to unsustainable levels, unable to maintain basic safety and dignity living. The increase in density will make impossible to guarantee a health urban environment, public safety, decent public services, and wellbeing of everyone. It will reverse the direction the City was taking to improve the conditions of the City living in the last years.

Hud.gov documents consider the term “inclusionary zoning” (IZ) as the criteria to design and plan housing for mix-income populations in the same area. A typical mix-income neighborhood protected by the inclusionary zoning policy targets 85 percent of units for wealthier people and 15 percent for low- to moderate-income families and must be clearly stated in the Zoning Ordinances.

Several US cities are studying the impact of increasing the affordable housing numbers in their diverse neighborhood before implementing any Zoning Code changes. Some studies evaluated the increase in neighborhood crime being proportional to an increase of low-income population living in high dense affordable housing communities.

Similar studies also considered the impact of affordable housing concentration related to the overall youth education outcome from public schools in these communities. It is a fact that the attention required by the public educators to kids coming from the low-income family structures, living in affordable housing communities, is much more intense and specialized. If the public school teachers have a larger number of kids in this category, they are limited in time to give the required attention to these kids. It is expected not only poor overall performance, but also an increase in school evasion not only from these students, but also from the defeated educators. A better planned affordable housing percentage would help the youth education to achieve the goal to prepare these children for a better adult life.

Another line of studies evaluated the burden on public service dependence in neighborhoods with high concentration of low-income population living in highly dense affordable housing communities. These

studies are consistent not only across US cities, but in many other foreign cities that have similar urban development.

Please, consider the fact that the current City Zoning Code and ordinances imply (by omission) that all Cincinnati neighborhoods have similar status of development, same need for affordable housing and similar population stratification. This implication seems to be the basis for these amendments. If these changes take place in the Title XIV, the zoning codes will allow an unrestricted "freedom" for the private developers to select any neighborhood without taking in consideration the particular need of each community. Each one of the 52 neighborhoods in Cincinnati has different socio-economic patterns and concentrations. In order to follow the Federal Affordable Housing Act guidelines and create more affordable living, the City Planning department and Council members need to protect the current residents and make the changes more reasonable in long term. The impact of the affordable housing on communities and households in Cincinnati need to be understood to have the expected effect and before any changes in the Zoning ordinances take place.

I urge the City Planning commission and City Council Members to evaluate carefully the impact of changing the zoning ordinances before moving on with these patched up amendments to an already outdated Zoning code.

Looking forward to seeing better responses to the communities concerns in the future.

Sincerely,

Shirley Rosenzweig

Weaver, James

From: Eric Buhner <porkov@gmail.com>
Sent: Tuesday, February 1, 2022 4:08 PM
To: Weaver, James; Aftab, Mayor; #COUNCIL; Curp, John
Cc: Sheila Rosenthal
Subject: [External Email] Proposed zoning changes - City Planning Commission meeting - Density
Attachments: CPC Notice Density 2-4-22.pdf; Letter about removing zoning density.docx; Zoning East Price Hill.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

External Email Communication

Greetings;

I fully support the assessment of my Community Council President, Sheila, Rosenthal, on the zoning proposals intended to permit increased housing density in my (and other) neighborhoods. This is NOT a callous NIMBY reaction, but rather an informed opinion that your proposal is not in any way an effective solution to the problems it purports to address.

Summary of Proposed Text Amendments

Click on each link below to view more information.

Section 1405-07 "Development Regulations – Multi-Family"

- Removes the minimum lot size requirement of 2,500 square feet per residential unit for two and three-family dwellings in the Residential Mixed 1-3 family (RMX) zoning district. The maximum number of new units permitted per lot is three. **SR Comment- While the maximum number of units remains 3, there will be NO minimum lot size required. Remember that lots are frequently subdivided and the only restrictions on those divisions has been zoning.**
- Changes the minimum lot size requirement of 2,000 square feet per residential unit for two-family and multi-family dwellings in the Residential Multi-Family 2.0 (RM-2.0) zoning district to 1,000 square feet per residential unit. **SR Comment- Density is "only" doubled. 1000 square feet is "only" 31.6 ft by 31.6 ft.**
- Changes the minimum lot size requirement of 1,200 square feet per residential unit for two-family and multi-family dwellings in the Residential Multi-Family 1.2 (RM-1.2) zoning district to 600 square feet per residential unit. **SR Comment- Density is "only" doubled. 600 square feet is "only" 24.5 ft. by 24.5 ft. Height remains unlimited.**
- Changes the minimum lot size requirement of 700 square feet per residential unit for two-family and multi-family dwellings in the Multi-Family 0.7 (RM-0.7) zoning district to 350 square feet per residential unit. This proposal also limits the height from unlimited to a maximum of 50 feet. **SR Comment- Density is "only" doubled. 350 square feet is "only" 18.7 ft by 18.7 ft. (For reference: The average length of a car is 14.7 ft. The recommended minimum size of a two car garage is 20ft. by 20 ft.)**

Section 1409-09 "Development Regulations – Commercial Districts"

- Removes the minimum lot size requirement of 700 square feet per residential unit (new construction) in all Commercial zoning districts. **SR Comment: There will be NO minimum lot size required. This will mean the number of units is unrestricted. Remember that lots are frequently subdivided and the only restriction on those divisions have been zoning restrictions.**
- Removes the minimum lot size requirement of 500 square feet per residential unit (using an existing building) in all Commercial zoning districts. **SR Comment: There will be NO minimum lot size required. This will mean the number of units is unrestricted. Remember that lots are frequently subdivided and the only restriction on those divisions have been zoning restrictions.**

Section 1413-07 “Development Regulations – Manufacturing Districts”

- Removes the minimum lot size requirement of 2,000 square feet per dwelling unit in the Manufacturing Limited (ML) zoning district. **SR Comment: There will be NO minimum lot size required. Remember that lots are frequently subdivided and the only restrictions on those divisions has been zoning restrictions.**

Although this is being presented as a removal of a "barrier to the creation of housing within the city", it really is not. There are literally thousands upon thousands of opportunities for housing development in Cincinnati, and the barriers that do exist are not related to zoning. This is about enabling more dense development in already desirable neighborhoods and maximizing profits. It is about enabling slumlords to create higher density pockets of poverty in already poor communities. It is about removing the voice of the community in the development process. In my opinion, this is not about fixing something that is broken: it is about getting rid of protections that exist and putting greed in the driver's seat.

FYI. No changes have been made to this since the planning staff conferences where the majority of speakers were in opposition.

While this stuff may seem dry and confusing, it is critically important to every neighborhood. Zoning is the framework on which all development occurs. I do **not** believe this will be a beneficial change for our city or community. These changes WILL impact our community and this zoning change will remove the community's ability to review and address the appropriateness of any dense developments.

I believe these changes are the camel's nose. It is only logical that once these particular zoning changes are made, developers will either seek exceptions to other restrictions like height limitations and parking requirements, or will seek to have them also removed from the zoning code. Developers will claim that those restrictions make it impossible to build the kind of dense developments that they want, and are contrary to the spirit of this zoning density change.

Sheila Rosenthal
President, EPHIA

Eric Buhrer
EPHIA Trustee
(513) 244-1771
eric.buhrer@ephia.org



Weaver, James

From: Ivy Thompson <ivy.thompson@gmail.com>
Sent: Wednesday, February 2, 2022 8:54 AM
To: Cincinnati City Planning
Subject: [External Email] 2-4-2022 Item 5

External Email Communication

Good morning Planning Commissioners:

I am writing to align myself with the comments contained in the letter submitted by Invest in Neighborhoods-Neighborhood Councils Actions Coalition expressing opposition to the proposed amendments to the Zoning Ordinance. I specifically oppose the proposed amendments to both the Multi-family zoned and the RF-R Zone properties.

Respectfully,

Ivy R. Thompson
Property owner East End Neighborhood

Weaver, James

From: F.Thompson <fawnt@juno.com>
Sent: Wednesday, February 2, 2022 9:00 AM
To: Cincinnati City Planning
Subject: [External Email] Item 5

External Email Communication

I do not support the proposed zoning changes as submitted.

Fawn Thompson

Weaver, James

From: president <president@ephia.org>
Sent: Wednesday, February 2, 2022 10:55 AM
To: Aftab, Mayor; #COUNCIL; Weaver, James
Cc: EPHIA Corresponding Secretary
Subject: [External Email] The Proposed Reduction and Removal of Residential Density Restrictions
Attachments: Logo for email.jpg

External Email Communication

Dear Mayor Aftab Pureval, Members of City Council, Chair and Members of the Planning Commission,

I am writing to express the East Price Hill Improvement Association (EPHIA) Community Council's voted opposition to the proposed text amendments to reduce or remove residential density restrictions in the Cincinnati Zoning code which you either have or potentially will have before you.

The two primary constructs of the Cincinnati municipal zoning code are density and use. Those factors are so integral that they are the actual name of the relevant zoning codes pertaining to purely residential uses. The proposed changes reduce or remove density limitations for every residential zoning type except single family, and essentially remove one of the two legs on which the zoning code is framed.

In every public meeting held by the city planning department on the proposed zoning text amendments, the overwhelming feedback has been negative because of the many problems those changes will create. The questions and concerns that have been raised in those public meetings and in multiple private meetings with the sponsor of the legislation regarding these zoning text amendments have not been answered or addressed.

The unintended consequences of the removal of density restrictions will have negative impacts in the East Price Hill community and the city of Cincinnati. Please consider the following:

- The proposed reduction and removal of density restrictions will remove the community's ability and right to weigh in and address development issues around density. This will not be good for residents, communities, or the city and will ultimately be bad for developers. Community input is a good developmental practice.
- Increasing density across the board without assessing the impacts on already stressed infrastructure and services invites destabilization of neighborhoods and the city.
- With no other interventions, the reduction and removal of density restrictions will enable landlords who are already a problem in the community to subdivide existing substandard housing and create even more substandard housing.
- Poor neighborhoods will see further concentrations of poverty which will prevent any opportunity for future improvement in the community.
- Subdivision of existing housing units will result in the displacement of families. Families are already struggling to find appropriate housing in Cincinnati.
- The assumption that increased density will result in decreased housing costs is not supported by fact.
- There is no assurance that any decrease in housing cost will not be generated by a decrease in housing quality.
- Simply expecting the market to drive development will not allow, enable, or create equitable or affordable development in all communities in our city, and will actually have the opposite effect.

- **The Cincinnati Planning Department has stated that they know of no example of any other city that has ever done this.** In other words, this proposal is completely out of line with standard zoning and planning practices.

These changes have been proposed as a means of removing barriers to housing development, and have been couched in terms of improving both the availability and affordability of housing across the city where those benefits are an assumed result rather than a proven one. When pressed on this, the conversation pivots to the need to address a claimed loss of 2000 housing units accompanied by an increase of 12,000 residents in the city, and the need for even more residents to increase Cincinnati's tax base in the face of revenues lost to the suburbs due to home-based work. Neither the loss of 2000 housing units, nor the increase of 12,000 residents are proof that a problem exists. The questions of how 2000 housing units were lost during a period of significant housing development and what the actual residential property vacancy rate is have not been answered. It must be noted that even with the increase of 12,000 residents, the population of Cincinnati is more than 30% smaller than it was at its peak.

Pressure on housing is felt most at the affordable level, and Cincinnati has faced a significant challenge there for many years. The premise that building housing at any price point will create affordable housing is a "trickle down" theory that has been proven false by recent residential development in Cincinnati. Removal of density restrictions will not bring equitable development or more affordable housing: it will only exacerbate existing issues by enabling over-development of "desirable" areas within the city while also opening the door to the creation of even more substandard housing in neighborhoods that are already struggling with or may face that issue. There is no evidence based reason to believe that this proposal will result in the creation of quality affordable housing or increased affordability at any price point.

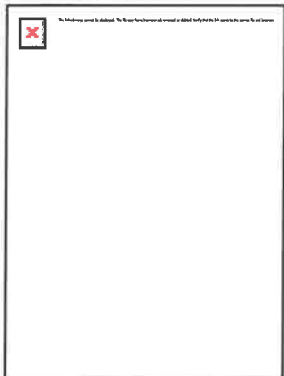
The issues of zoning, development, housing availability and affordability, infrastructure, city services, quality of life, jobs, poverty and the loss of tax base are all complex and interconnected issues which require deliberate, thoughtful, comprehensive and integrated solutions and policy. The proposed reduction and removal of density restrictions is not a silver bullet that is going to solve any of the problems the city faces. Without a comprehensive plan and without addressing the issues and inequities that exist across the 52 neighborhoods of Cincinnati the proposed zoning changes will exacerbate the issues that each community and the city overall face. Like jumping from a great height without placing a safety net, removing restrictions without developing a plan is a recipe for disaster.

The proposal as it stands is not good for residents, it is not good for neighborhoods and it is not good for the city. The East Price Hill community asks that you reject this proposed reduction and removal of zoning density restrictions.

Sincerely,

Sheila Rosenthal

President



East Price Hill Improvement Association

PO Box 5420

Cincinnati, OH 45205

P: 513-341-8430

Weaver, James

From: poeticb@netzero.net
Sent: Wednesday, February 2, 2022 11:09 AM
To: Cincinnati City Planning
Subject: [External Email] 2-4- 2022 Item 5

External Email Communication

To the Planning Commissioners

I am writing in support with the comments in the letter submitted by Invest In Neighborhoods Councils Actions Coalition expressing opposition to the proposed amendments to the Zoning Ordinance. I am specifically opposed to the proposed amendments to both Multi-family zoned and RF-R Zone properties.

With Regards,

William Sanders
Developer/Property Owner, East End Neighborhood

Weaver, James

From: Lain, Newman <newman.lain@umr.com>
Sent: Wednesday, February 2, 2022 12:16 PM
To: Weaver, James; Aftab, Mayor; #COUNCIL
Cc: president@ephia.org; newman.lain@ephia.org
Subject: [External Email] Opposition to changes to the zoning code to removed or reduce density limitations

External Email Communication

To the Mayor, Members of City Council, Chair and Esteemed Members of the Planning Commission:

I am writing to express opposition to the proposed removal of residential density restrictions in the Cincinnati Zoning code which you have or will have before you.

The unintended consequences of the removal of these restrictions will have negative impacts in my community. Please consider the following:

- With no other interventions, the removal of density restrictions will enable bad landlords who are already a problem in the community to subdivide existing substandard housing and create even more substandard housing.
- Poor neighborhoods will see further concentrations of poverty which will prevent any opportunity for future improvement in the community.
- The subdivision of existing housing units will result in the displacement of families. Families are already struggling to find appropriate housing in Cincinnati.
- The assumption that increased density will result in decreased housing costs is not supported by fact.
- There is no assurance that any decrease in housing cost will not be generated by a decrease in housing quality.
- Simply allowing the market to drive development will not allow, enable, or create equitable or affordable development in all

communities in our city, and will actually have the opposite effect.

- Removal of these density restrictions will also remove the community's ability and right to weigh in and address development issues around density. While this may initially be good for developers, it will not be good for communities and will ultimately be bad for developers. Asking a developer to get the support of an affected community is a good practice.

Please reject this proposed removal of residential density restrictions as a bad policy.

Sincerely,

Newman Anthony N. Lain
401 Grand Avenue
Cincinnati, OH 45205

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Hon. Planning Commission Members
Cincinnati Planning Commission
Cincinnati, Ohio 45202

January 30, 2022

Re: Feb 4 Agenda-Item 5 (Multifamily Density)



Dear Planning Commission;

Thank you for the opportunity to see the proposed text changes and make comments. While not considered by the Hyde Park Neighborhood Council (HPNC) Trustees, the proposed changes were considered by the HPNC Zoning Committee and the following are our comments.

More housing units and more affordable housing units may be the goal, but we are uncertain this approach will accomplish both goals. We fear that allowing more density will encourage tear down of existing multi-family structures because the existing two family in RM2.0 on a 6,000 sq ft lot can be replaced with a six family. Each new unit may be smaller sq. ft. than existing but will be able to attract higher rent. The residents of the former two family are forced out and may not be able to pay the higher rent in the new building. We now have more housing units but less affordable housing. We see the same thing taking place in the single family housing market encouraged by the property tax abatement program. Hyde Park "starter homes", the \$250,000 to 300,000 price range have mostly disappeared replaced by re-habbed or teardown/new construction homes with sales prices 3 to 4 times higher. If the tax abatement applies to multi-family, this may be the gasoline that starts the bon-fire.

In the documents distributed for Staff Conference #3, Portland, Seattle and Minneapolis were cited as examples of cities that have implemented similar changes. Is there any evidence from those cities or any others that the multi-family density text changes they have made resulted in the desired outcome? More specifically, is there evidence that the Portland, Seattle and Minneapolis zoning density changes achieved any or all of the four goals cited on the Benefits of Density (document for Staff Conference #3)? Were there any undesired outcomes or unintended consequences?

Furthermore, we don't believe the simplistic linear formula that assumes constant total construction costs and divides the potential single unit(@\$10,000/month rent) into four units(@\$2500/month rent) and nine units (@\$1111/month rent) is appropriate. The only fair rent/income comparison would be if the single unit is assumed to have nine kitchens, nine full bathrooms, nine HVAC systems, nine electrical distribution panels and 14 parking spaces (@ 1.5 per unit) the same as the nine unit would require. We think the evidence will show the small home have increased cost per sq. ft. due to the cost of the electrical and mechanical systems.

There are other items that increasing density seems to be forgotten about by the promoters of this.

One is sewer and storm water piping. More density means more waste in the line. Tearing down small houses and increasing the coverage increases the hard surface runoff water to the sewers. Many of these areas still have combined sewer overflow piping which MSD is mandated to reduce. It has been our observation that the cost of increasing the sewer pipes and managing the storm water runoff is at the cost to the taxpayer, not the developer.

Second, it seems that increased traffic is not considered. HP experienced this with the recent Wasson Tower presentation at 3660 Michigan. More units, more traffic, more hard surface parking. Not many six families have underground or multilevel parking. This in turn can make for more run off as well as less green space. All things that don't seem to be considered in the increased density discussions.

Lastly, we worry about the people who bought in an area because of the lesser density. Why are their rights and desires any less important than a developer or the renter?

Should you or anyone with the City have any questions, please call me on 513-243-8719/513-608-3342.

Yours truly,


Gary Wollenweber, Chair
HPNC Zoning Committee

cc: President HPNC; HPNC Zoning Committee



Community Council Opposition to Proposed Density Legislation

Dear Councilmembers, and members of the Planning Commission,

We are writing on behalf of Invest in Neighborhood's **Neighborhood Councils Action Coalition**, and as individuals who have researched, discussed, and engaged with this issue for many months.

The goal of the proposed legislation is to increase density which will increase affordable housing. This is a laudable goal and we do not oppose the idea of creating affordable housing.

However, we do not agree that this blanket approach to modifying the density restrictions within specific zoning codes is the correct approach. A blanket approach through a code change across the board would result in unintended consequences that would negatively impact the diversity of our neighborhoods.

First, and significantly, this would remove the ability of neighborhoods to have their voices heard and to have any influence on the development in their neighborhood. Second, and related, the proposed change does not recognize the distinctly different neighborhoods with different needs and different concerns in their communities. Both of these problems would consequently limit the ability of communities to manage growth while maintaining what is unique to their neighborhood.

In order to emphasize that this is not merely "NIMBYISM", we have gathered concerns from different neighborhoods which demonstrate that specific needs and problems cannot be solved with a universal approach. We have appended (lightly edited) representative examples from individuals from different communities across the City that provide very specific and valid concerns.

In addition to reviewing these, we also encourage the Planning Commission and City Council to listen to the recordings of the public meetings, reach out to the communities and hear their arguments before voting on this critical issue.

Again, we are NOT opposed to affordable housing and looking at ways to increase density in ways which can improve affordability, but we are opposed to a blanket approach.

Finally, we feel that a legislative approach that works toward meeting these objectives can be crafted in collaboration with us which would lead to a stronger city and have long lasting positive effects on those who live here and will choose to live here.

Thank you for your consideration,

Signed,

{signatories below}

Signatories

Andria Carter	Avondale	Laura Whitman	Mt. Lookout
Celeste Wonson	Bond Hill	Brian Spitler	Mt Lookout
Theodora Fambrough	Bond Hill	Pamela J. Adams	North Fairmount
Dorothy Brundidge	Bond Hill	Joe Groh	Oakley
Carolyn White	Bond Hill	Myra Greenberg	Over-the-Rhine
Winfred White	Bond Hill	Linda Plevyak	Over-the-Rhine
Morris Williams	Bond Hill	William Leavitt	Over-the-Rhine
Robbe Bluestein	Camp Washington	Victoria Leavitt	Over-the-Rhine
Karen Bluestein	Camp Washington	Margy Waller	Over-the-Rhine
Peter Block	Clifton	Michael Bootes	Over-the-Rhine
John Osterman	Clifton	Lynne Stone	Paddock Hills
Malcolm Montgomery	Clifton	Lina Orr	Paddock Hills
Linda Keegan	Clifton	Luekiucius Brown	Paddock Hills
Drew Asimus	College Hill	Elizabeth Swain	Paddock Hills
Phyllis Slusher	College Hill	Shirley Rosenzweig	Pendelton
Chip Kussmaul	CUF	Abbigail Tissot	Pendelton
Maureen France	CUF	Patricia Schneider	Pendelton
Linda Ziegler	CUF	Michelle Avery Keely	Pendelton
Kurt Grossman	Downtown	Adam Tissot	Pendelton
Natasha Mitchell	East Price Hill	Kertsze Nunes	Pendelton
Eric Buhner	East Price Hill	Sarah Baker	Pendelton
Reginald Roberts	East Westwood	Deborah Mays	Pendelton
Robert Moore	East Westwood	Mark Rosenzweig	Pendelton
Rodney Christian	East Westwood	Ken Jones	Pendelton
Georgia Brown	Evanston	Bonnie Dixon	Pleasant Ridge
Laura Feldman	Hartwell	Bella Amor	Pleasant Ridge
Norman Lewis	Hyde Park	Nancy Sunnenberg	Roselawn
Janet Buening	Hyde Park	Ward Wenstrup	Roselawn
Michael Mauch	Hyde Park	Melvina Murdock	Roselawn
John Isch	Hyde Park	Robin Woods	Roselawn
Andy Corn	Hyde Park	Mary Dornette	Sayler Park
Karen Planet	Hyde Park	Lois Mingo	South Cumminsville
Douglas Burkey	Hyde Park	Jim Casey	South Fairmount
Jean Bange	Kennedy Heights	Jerry Carrico	Spring Grove Village
Nancy Dickson	Mt. Airy	Karen Ball	West Price Hill
Terrance F. Crooker	Mt. Airy	Kim Hale-McCarty	West End
Belle Walsh	Mt. Airy		
Mark Menkhaus	Mt. Airy		

Specific Neighborhood Concerns addressing the impact of blanket change to code:

Neighborhood: OTR

"The various zoning variances requested by developers here are some of our only opportunities to register our objections to outsized and architecturally insensitive development proposals. As we understand the proposals they are nothing more than carte blanche concessions to developers who too often ignore the preferences and character of neighborhoods.

Zoning variances give us a chance to demand affordable housing units in exchange for infrastructure and tax abatement subsidies. The current lame duck administration has made repeated concessions to corporate development interests that have left the City budget impoverished and have displaced 43% of the black population of OTR in the last 10 years. Further concessions such as the proposed density changes are egregious."

Neighborhood: Paddock Hills

I think the only concern for our neighborhood is that we do have a significant amount of multi-family housing that could be replaced with larger, taller buildings with less parking

Neighborhood: West End

Speaking solely as a resident of the West End I feel that universally removing density limitations from residential multifamily districts will disproportionately harm people and communities of color. Removing density limitations in the West End, and other communities that are racially concentrated areas of poverty, will have the effect of exacerbating concentrated poverty and perpetuate segregation. The proposed zone changes specifically target the city's most dense areas, including entire communities which are primarily poor and black. Removing density limitations in these historically disinvested areas will continue to steer low-income (aka affordable housing) developers to the very areas that are struggling with the residual effects of past (then legal) discriminatory housing patterns that relegated black people to poor black communities.

As an aside, with this knowledge it should not come as a surprise to understand why these areas contain most of the regions affordable housing units. The city is fully aware that 94% of residents in low-income, aka affordable housing, are African American. When that housing, now being hyper-incentivized to only be built in poor, predominately black areas/communities, is sited in those communities, this has the effect of dictating where poor, predominately black people will live. It is shameful. No child's zip code should determine her future.

Neighborhood: Evanston

There is and has been locally and nationwide the concern of inequities in Neighborhoods populated with people of color and or limited income. To be honest, it seems no money no voice. Unfortunately, we don't seem to have enough leadership representation willing to discuss and work together to consider that concern. Limited concern about maintaining the historic layout and structures of communities already there when there is money to be made. There is a realization that each community has it's needs.

Funds seem to be and are limited to maintain existing structure and no concerned in working to revitalize what exists, which has a better quality of material. New means more money and tax

abatements. There needs to be more discussion on this and other ongoing issues that really affect the total welfare of every community. We are really one big community, just different boundaries

Neighborhood: Hartwell

Hartwell is a small neighborhood. Our neighborhood is already directly impacted by apartment housing, specifically the boarding houses.

Our area would not be able to handle higher density housing in a mostly residential area. Not only would it be completely out of place, we do not have the police presence to handle an influx of residents

Neighborhood: Kennedy Heights

Kennedy Heights is experiencing a mind-blowing surge in housing prices. We are seeing homes being bought up, demolished, and new constructions going for three times the price of the home that had been there previously. A recent addition to the market is priced at a point that I can only assume is based on a buyer wanting its noticeable acreage, with the end goal of adding more housing. All this is occurring within the restraints of current zoning allowances. We are also facing a drastic shortage of affordable senior housing, and a growing senior population that is struggling to keep up with rising property taxes and physical maintenance of their properties.

Kennedy Heights is in the middle of our neighborhood plan right now, and the overwhelming response we are hearing is that our priorities as a neighborhood is to preserve our diversity—this includes socioeconomic level and age. A universal removal of density requirements, while pitched to the public as increasing inventory and therefore affordability, does not offer the desired protections against profit-motivated developers who would continue to fill our neighborhood with luxury homes and luxury apartment complexes, thus continuing to change Kennedy Heights into a more homogeneous population.

Neighborhood: Oakley

This impacts a significant portion of Oakley properties, and the impacted properties are in areas that contain most of our most affordable housing.

- *By including all RM zoned districts, this would allow developers to buy an existing 1/2/3 family unit/property, demo it, build up to 10/12 units *with off street parking* without needing any OCC approvals.*
- *They also tout "affordable housing", but this would have the opposite impact, as there is no way a developer is going to take on the expense to buy/demo/build/ and then offer the units at a price lower than current rent/mortgage is.*
- *Additionally, by adding units in the same footprint, you will run off families as the new units would simply be too small.*
- *Net impact - most of the more affordable housing, as documented in the recent Oakley Housing Inventory study, would likely be replaced by more expensive housing units.*
- *The ordinance was done *without any community input*, which is concerning. Thankfully, Liz is willing to have the town hall - mainly because the feedback has been overwhelmingly negative.*
- *I have no real issue with the changes to the other zoning districts, just the RM.*
- *My recommendation is to remove RM from the ordinance/proposal, and allow that to continue to be an item that each neighborhood has the ability to have input on, on an individual development basis.*
- *I've been very clear, when I've voiced my opinion, that I'm speaking as an individual resident, and not on behalf of the OCC - because we've not discussed this as a group, nor have we voted to make a statement on the issue.*

- *I'll also add that, one reason the city put forth for doing this is really to make their job a little easier - they commented that most of the zoning requests that get submitted for land/size variances get approved, so why not just do away with the need to have a hearing. Sorry, IMHO that is a weak rationale for taking control (what limited control/influence we do have) away from the neighborhoods.*

Neighborhood: Linwood

Future development based on increased density could, and most likely would, result in high priced rental units, for one or two occupants, not conducive to affordable housing for families which is what our City is lacking. Our neighborhood, Linwood, already has a rental percentage of 45%+ even while having 700K+ new single family housing built in the last ten years driven by development (developers') pressure. Linwood has some zoning for manufacturing making its housing less concentrated around a neighborhood center where some density might be acceptable and desirable. Any residential building with many units, accommodating only one or two occupants, built in a non-walkable environment can only increase unwanted traffic in a City where mass transit is not practically available. There appears to be no actual universal planning by the City to create suitable profiles for each neighborhood; ours could use affordable SF housing, possibly attached, as a nod to density.

Neighborhood: Clifton

For Clifton: loss of historic homes and other historic structures that would be replaced with new builds that are made of cheap materials, out of scale for the neighborhood and inconsistent with the "Clifton aesthetic" that is part of its charm.

Neighborhood: Downtown Residents Council

1. The downtown core is already quite dense so it's not clear what the impact of this specific overlay would be here. But it can have dramatic impacts on other neighborhoods. We should be supportive of our neighbors as our 52 neighborhoods make us "Cincinnati".

2. The concern from the downtown perspective, in my opinion, is two-fold based on things that have been largely unsaid. This zoning issue is, I believe, one part of a bigger effort that can be much more troubling.

2.A For example, I understand that there will also be efforts to reduce parking minimums with more dense developments. Downtown already has parking challenges which, if made worse, will (i) cause fewer people to want to come downtown for business or pleasure and (ii) will cause existing parking to increase (possibly by a lot!) their fees which will not only deter people from coming but merely line the pockets of those controlling the parking lots. And other neighborhoods may have similar or even more compelling problems. By way of example, OTR has been quite vocal about the struggle from lack of available parking even for their existing residents. Density should not be looked at without understanding "what's next".

2.B. There may also be a background effort to ease setback requirements in the downtown core that will mean narrower and even more dangerous sidewalks for pedestrians (who already have to share with scooters and bikes). Other neighborhoods likely share these same concerns. Again, what's the bigger picture?

Neighborhood: CUF

Since September 5, 2002, I have been a Residential Home Owner living in the CUF (Clifton Heights-University Heights-Fairview) Neighborhood which is already the "most densely populated" neighborhood in the City of Cincinnati, primarily due to the large amount of older housing stock located in Clifton Heights, which is normally rented by UC Students and sometimes other Temporary Renters. The large amount of Transient and Temporary Residents co-existing among the Long-Term Home and Business Owners in the area poses a unique and often "very challenging" set of issues with vandalism, trash, littering, poorly maintained yards/exterior housing facades (one can only guess about the interiors), large unsupervised noisy parties, drug dealing in our local Parks and Streets, lack of enforced parking rules, too many cars without enough parking spaces, inability of the City to operate a Proper/Tax Payer Funded Street Sweeping Program, and young College Students walking around with targets on their backs as potential/actual robbery and assault victims. While some of these issues listed are mostly applicable to CUF and other nearby UC Campus neighborhoods, many more of the other issues listed will begin to "exponentially and negatively" impact other City Neighborhoods if "common sense" Zoning and Density Requirements are removed. The City of Cincinnati currently can't (or won't) stay on top of most of these Quality-of-Life and Infrastructure/Population Support Issues on a "consistent" basis as it is, let alone allowing Get-Rich-Quick Developers to build new Cheap, Shoddy, and possibly Toxic Multi-Housing Structures all over the City that probably won't last a couple of decades (if that) without needing to be bulldozed and replaced.

I also "highly concur with" every comment that I read pertaining to the Importance of Preservation of our Historic Buildings and the need to "prioritize" Community and Economic Incentives to properly rehab our existing building stock, much of which has sadly been allowed to deteriorate and rot over time by Irresponsible and Immoral Greedy Slumlords. Some of these properties exist where I live in the lower Fairview portion of CUF, around W. McMicken Avenue. Fortunately, we also have some of the opposite, beautiful historic older buildings (Single and Multi Family) that have been well maintained and cared for for over a Century by their Owners. Adding more density of people and buildings to a City that currently lacks in Adequately Safe Modern Street Lighting in ALL Neighborhoods, and is still scrambling to comply with Federally Mandated Sewer Pipe and Drainage Systems, and has an Inadequately Staffed Police/Safety Department needed to properly protect ALL of our Neighborhoods is Totally Asinine, Fiscally Irresponsible, and Structurally Unsustainable!!!

Neighborhood: Camp Washington

Parking, traffic congestion, loss of neighborhood character

Neighborhood: Northside

Very few negative issues beyond constraining the on-street parking supply. My neighborhood (Northside) already has a strong mix of 1, 2, 3, and 4 family homes which has kept the area diverse and with multiple kinds of housing options for people. Interestingly as the neighborhood became less dense over the years and more buildings were converted to single-family homes, the on-street parking issue became much worse. This may be because people who live in single-family homes tend to have multiple personal vehicles, whereas people who live in denser housing tend to have fewer or no personal vehicles. Very few Northside homes have driveways so on-street parking is key. As the neighborhood has become more attractive to higher earners and more single-family homes were built (as the current zoning only allows that) the on-street parking problem has actually gotten worse. Northside now has fewer housing units than a decade ago, but far more cars.

Neighborhood: Hyde Park

City Homes, on Wasson Road (across from Hyde Park Kroger) - the project is too dense for the site; there are multiple serious environmental and traffic concerns related to the development; it is not an optimal use for this property, which is adjacent to the Wasson Way Trail; the development will not be a good architectural fit in the community; there has been no progress on the development since Ken French was granted City approval for the project, and the land is vacant, overgrown, and an eyesore to the neighboring properties. More than 2,000 Hyde Park residents signed a petition opposing the variances and other zoning relief that was granted for this project, and had City Council support to prevent the development, but the Mayor remanded the project to Planning Commission and they were able to approve the lot splits and variances without City Council approval.

A new development, by PLK, on property zoned CCA on Wasson Rd. between Michigan and Shaw does not require a zone change or any zoning relief. The developer intentionally did not engage with the community in any way, nor did the City send notice about the development. What is being proposed fits into the requirements for CCA - though they are being very fudgy about the commercial use requirement (that will be only 219 sq ft of office space that the developer will use as a leasing office for the property.) The proposed use (1 and 2 BR apartments) is too dense for the space and the adjacent neighborhood; the 100+ new residents (and cars) it will bring in will present serious traffic and pedestrian safety issues. The height of the building (72 ft) and proximity to neighboring residences, and the balconies that will look down into those properties, will diminish property values as well as the neighbors' enjoyment of their homes. Also, the architecture is completely out of character with the neighboring homes, and screening for the 2-story above-ground garage on which the apartments will be built appears to be marginal and ineffective. This project is, on every level, a case study for bad community development.

Neighborhood: Pendleton

Creation of new buildings that have too many people for the existing resources of the area (ex: too little parking, green space, room for trash cans), resulting in a worse quality of life for all existing residents/neighbors and thus changing the entire living context of the small neighborhood. Example: proposed Bennett Point project by CMHA.

Neighborhood: Pendleton

Historical district architectural characteristics (height etc) must be preserved. Affordable housing Act requires keeping dignity to all. Allowing many people to live within small confined apartments (after allowed with high density affordable housing) in old or new buildings without entertainment areas, hot rooms and noise environment with high density living, is illegal based on the federal law act above.

Neighborhood: Mt. Lookout

We have RM areas nestled in the midst of SF zoning. Increasing density will directly affect those in SF areas - more traffic, more noise, more strain on infrastructure and local services. Our sewers are already over capacity. Adding more is not as feasible in neighborhoods as opposed to more commercial areas. Also, developers are already buying contiguous properties and then combining to build bigger multi-family developments. Eliminating density restrictions will encourage this practice and existing property owners will bear the brunt (it's already happening now) as open space and views of trees and sky are replaced with walls of new buildings and parking lots. This irrevocably changes the character of the neighborhood and has a gross negative impact on the families that have already invested financially and emotionally here.

Neighborhood: College Hill

Neighborhoods join the City in recognizing the need for more people and higher density to grow our City. We would rather see the City work with us to develop a comprehensive plan for making that happen than to expect great things from a piecemeal ordinance. Developers should not be the drivers for density. Bring a plan to us. Don't just deal with each developer as it comes to the City seeking subsidies and tax breaks.

Weaver, James

From: Brian Spitler <briankspitler@gmail.com>
Sent: Thursday, February 3, 2022 2:34 PM
To: Weber, William; Kearney, Jan-Michele; jeff.camerding@cincinnati-oh.gov; mark.jefferys@cincinnati-oh.gov; Johnson, Scotty; Keating, Liz; Owens, Meeka; Landsman, Greg; Harris, Reggie; Parks, Victoria; Weaver, James
Cc: Keough-Jurs, Katherine; bartley@investinneighborhoods.com; Peppers, Alex
Subject: [External Email] Re: Planning Commission Item 5 - Removal of Density Limits
Attachments: Letter - Community Council Opposition to Proposed Density Legislation.pdf

External Email Communication

Hello,

This is a followup letter attempting to outline our position given the latest dialogue with Council Member Keating and the City Planning Department.

Attach please find a letter previously put together and distributed to last years City Council. The content is still relevant to the discussion. We realize that many of you are new to the Council and undoubtedly have been engaged by others on this topic. The Invest in Neighborhoods Housing and Economic subcommittee would appreciate the opportunity to have direct conversations with the new Council members related to this topic.

We are not opposed to Density as a means of accomplishing the city and community goals. We are opposed the blanket legislation that doesn't take into account the diverse elements of our individual communities. As you will see in the letter provided, many different communities have expressed dramatically different concerns as to how blanket legislation will adversely affect their community as well may not serve the greater good.

To date there have been three public staff conferences. Yes, it is great the everyone had the opportunity to be heard! We hope this will continue. However we would hope that the listening, which is primarily what was done, is not constituted as engagement. As part of engagement we would hope that the items of concern could be addressed and discussed. To date this has not happened.

Please consider "Holding" this matter and encourage direct engagement on the concerns being raised by various communities throughout the city.

James, would you kindly include this correspondence in the Planning Commission packet?

--

Brian K. Spitler
Chair, Housing and Economic Committee
Invest in Neighborhoods
513.312.1362

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THE PORT

Making Real Estate Work

3 February 2022

Alex Peppers
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Members of the Cincinnati City Planning Commission,

The Port of Greater Cincinnati Development Authority is pleased to support the proposed zoning text amendments which modify Title XIV, "Zoning Code of the City of Cincinnati" of the Municipal Code to reduce or remove density restrictions. This amendment to the Zoning Code is important for the creation of a proactive development environment which prioritizes the creation of housing within the City. The current code presents barriers to the construction of new housing. Responsibly revising the restrictions will ease the path for private, non-profit, and community developers to construct financially feasible projects, with fewer incentives that respond to market demand.

As reflected in the collaborative Housing Our Future report, an increase in new available units supports housing affordability, creating a more inclusive and available housing stock to account for a growing population and current residents. Furthermore, this revision is a small step toward better supporting existing and future neighborhood businesses, such as grocery stores and local retail, widening the impact of economic development. Clearly, more study, engagement, and planning are necessary to best leverage the zoning code and development regulations to support housing and affordability, but this proposal is a modest, responsible, and incremental step toward that future.

We appreciate the extensive City Staff time that has been devoted and we support the recommendation to reduce or remove density limitations in the proposed zones to encourage housing availability and economic development through increased housing construction.

Sincerely,



Philip M. Denning
Executive Vice President

Office: 513.621.3000 | Email: wfischer@cincinnatiport.org
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