

McLean, Samantha

From: Keough-Jurs, Katherine
Sent: Saturday, February 12, 2022 8:07 PM
To: Peppers, Alex; McLean, Samantha; Weaver, James
Subject: FW: [External Email] Re: Why Proposed Removal of Density Restrictions Won't Cure Cincinnati's Affordable Housing Woes!!!!???

From: Deborah Mays <debrmays519@gmail.com>
Sent: Saturday, February 12, 2022 5:48 PM
To: Kearney, Jan-Michele <Jan-Michele.Kearney@cincinnati-oh.gov>
Cc: ClerkOfCouncilEmail <ClerkOfCouncil@cincinnati-oh.gov>; Keough-Jurs, Katherine <Katherine.Keough-Jurs@cincinnati-oh.gov>; Bower, Dan <Dan.Bower@cincinnati-oh.gov>; Carter, Markiea <Markiea.Carter@cincinnati-oh.gov>; Michelle Avery Keely <avery.keely@gmail.com>; Ken Jones <kjaarch@isoc.net>; Myra Greenberg <leigh.g@isoc.net>; Abbigail Tissot <abbigailmay@yahoo.com>; ruamaxwell <ruamaxwell@gmail.com>
Subject: [External Email] Re: Why Proposed Removal of Density Restrictions Won't Cure Cincinnati's Affordable Housing Woes!!!!???

External Email Communication

Dear Mayor Pureval, Vice-Mayor Lemon-Kearney and Fellow Cincinnati City Council Members:

Since May 2021, our local community leaders, advocates and activists have been challenged by CCM Liz Keating's Ordinance to lower Cincinnati density guidelines. The City Planning Commission's vote on February 4, 2022 ended in a 3 - 3 tie ... which technically killed the ordinance that was "sunset" on December 31, 2021!!!

The street where I live (which is the 500 block of East 12th in the Pendleton Historic District) is a prime example why CCM Liz Keating's ordinance will not work as a cure-all for the City of Cincinnati's 52 very distinct neighborhoods.

Post-June 2020, residents, property and business owners have been required to adjust their personal as well as professional lives to more than COVID-19 and its different variances!!! Two local developers announced their poorly conceived plans to construct two new in-fill structures containing 56 units (consisting of one-two-three bedrooms) on this one-way street. Only a selected group of Pendleton Neighborhood Council reps knew about the project prior to June 2020; therefore, only limited community engagement had been undertaken!!!

The PNC membership rejected submitting a letter of support in August 2020. However, this did not stop DCED staff workers from including two unauthorized letters in the project's package to the Ohio Housing Finance Agency.

I hand-delivered my letter of opposition on August 6th (prior to the August 10th deadline) to the Urban Conservator ... Yet, my letter never got included in th

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My apologies to all for cutting off my prior email!!! I wish to now continue...

Yet, my letter never got included in the August 17th digital packet to the Historical Conservation Board members. On August 31, 2020, I began communicating my concerns to former Mayor Cranley, CM and all current CCMs at the time. On January 25, 2022, I forwarded copies of my October 8, 2021 Fraud Complaint against this project; and I am to date still awaiting a response from and/or conversation with my newly-elected officials??? (Please review this packet for further clarification.)

I am a longtime social & community development activist who has volunteered my creative talents and abundance of time to the Avondale Community, Over-the-Rhine Community and Pendleton Neighborhood Councils since the 1990s. I have lobbied City Hall on behalf of my fellow neighbors since 1993. I have personally witnessed local and out-of-state developers invest their monies to destroy the structural characters of the above-mentioned (and other) neighborhoods in the name of enhancing affordable housing.

CCMs Keating's "Proposed Removal of Density Restrictions" is not compatible with the City's affordable housing goals and objectives. Another City ordinance that simultaneously destroys the Pendleton/OTR quality of life is the Urban Parking Overlay. When "free" on-street parking spaces are systematically eliminated and replaced by "outdoor dining" blocks, residents and potential patrons must encounter numerous health and safety barriers (such as, blocked street entry) ... Also, no street parking means developers create justifiable reasons to construct garages (not affordable housing units) after purchasing and controlling multiple parcels of land.

Pendleton does not need to increase housing supply ...and is still oversaturated with too many Low-Income Housing Tax Credit plus Tax Abatement housing projects!!! I suggest the City invest necessary funding to hire zoning, density and planning experts to conduct a comprehensive study that prioritizes all 52 neighborhoods based on individual community needs!!!

Thank you!!!

Deborah Mays
(513) 375-0394

On Sat, Feb 12, 2022 at 5:47 PM Deborah Mays <debrmays519@gmail.com> wrote:

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