

Pettyjohn, Chelsey

From: Gerhardt, William on behalf of Keating, Liz
Sent: Friday, March 11, 2022 4:58 PM
To: Autry, Melissa
Cc: Crawford, Nicole; Harris, Reggie; Pettyjohn, Chelsey
Subject: FW: [External Email] Support for Proposed Removal of Density Restrictions
Attachments: Density Letter of Support.pdf

Hello –
Could we submit the attached letter for the EGH committee on 3/14.

Thank you,
Will

From: Rahiel Michael <rmichael@cincinnatiport.org>
Sent: Friday, March 11, 2022 3:55 PM
Subject: [External Email] Support for Proposed Removal of Density Restrictions

External Email Communication

Councilmembers:

I am writing to express The Port's support for the proposed removal of density restrictions from the Cincinnati Zoning Code.

The proposed legislation is just one small solution to a very complex challenge; however, the elimination of density requirements is an important first step toward increasing our housing stock and ensuring affordability of housing within the City. Not only will this help remove barriers to the creation of housing, but it will encourage neighborhood growth and equitable development.

For your review, I've attached a copy of our letter of support submitted to the Planning Commission in February. Thank you for your consideration.

Best,
Rahiel

Rahiel Michael

Vice President of Civic Engagement
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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

