



# **Making Connected Communities Better!**

---

# Agenda

---

- WELCOME!
- PRESENTATIONS BY WORKING GROUPS
  - Infrastructure
  - Environment
  - Neighborhood Look and Feel
  - Affordable Housing
  - Accessibility
- Q&A





# Infrastructure

---

Chairs: Brian Spitler and Carol Gibbs

# AltaFiber - Issues

---

There are multiple reasons why we may not have service in those MDU buildings, including the following:

- Each MDU building is privately owned property. Therefore, our ability to build fiber to each of the units in the building is dependent upon permission from the building owner in the form of a Right of Entry (ROE) agreement. While altafiber covers the costs to upgrade the building and wiring to fiber, it is up to the building owner to allow us to do so.
- In some cases, the building owner may have an exclusive Bulk or Marketing agreement with another provider that limits our ability to upgrade the building to fiber, or to deliver our Fioptics services where we have made the upgrades.
- One of our biggest challenges with respect to the fiber upgrade process in these buildings is simply knowing who owns the building. Without contact information for the owner, it is difficult to even start the discussion about next steps. Ownership information is difficult to find in some cases.

# AltaFiber - Solution

---

- Ownership contact information is often difficult to find – particularly for smaller MDU properties (<50 units). Assistance in understanding which individual or organization owns a particular property, and how to contact the owner, will go a long way in helping us begin a conversation with the owner – with the goal of establishing an appropriate ROE agreement.
- Most MDU buildings are private property, and therefore it is up to the owner to allow us to build on their property. While altafiber takes on the cost of the fiber upgrade, and works to mitigate any issues on the property, not every owner is agreeable to working out an ROE agreement. There is not currently any legal or regulatory driver to incentivize property owners to allow us to build fiber on their property.

# AltaFiber - Solution

---

- It is in the best interests of both altafiber and property builders for us to build out our fiber network when the building or complex is first being designed and constructed. The earlier altafiber knows about an MDU construction project, the sooner we can work with the property owner and other utility providers to lay fiber in already existing trenches or run inside wiring throughout the building prior to drywall being installed.
- As the Connected Communities initiatives work to drive density within communities, the best way to help ensure that new MDU buildings are built with altafiber fiber-based services is to work with us as new buildings are being built, and assist us with arranging ROE agreements with the owner as early in the process as possible.



# Environment

---

Chairs: Larry Falkin and Susan Bilz

# Issue 1) Stormwater/Sewer Backups

---

## The Problem

- Sewers overflow into streams and basements
- Storms are intensifying
- More households mean more sewage
- More development means more storm runoff

## The Solution – Code revisions

- Allow pervious driveways and parking lots
- Require/Incentivize Stormwater BMPs
- Require analysis of project impacts on Stormwater
- Prohibit projects that worsen flooding/overflows/backups

# Issue 2) Tree Protection/Heat Islands

---

## The Problem

- Trees Provide Vital Services – cooling, water absorption, air cleaning
- Cincinnati has great tree coverage, but not in all neighborhoods.
- New Development May Displace Trees

## The Solution – Adopt a Tree Protection Ordinance

- Require curb strips with trees and grass.
- Require Replacement of Removed Trees, on site or through a Tree Bank.
- Protect Heritage Trees (large native trees)
- Adopt “Trees in Parking Lots” White Paper

# Issue 3) Code Enforcement

---

## The Problem

- Some Landlords Don't Maintain Their Property
- More Multi-Family Properties means More Risk of Problem Landlords

## The Solution

- Increase budget for Code Enforcement and Outreach (Property Owners and Residents)
- Add Citizen Suit provision to Property Maintenance Code
- Increase Penalties, including Property Forfeiture.

# Issue 4) Climate Protection

---

## The Problem

- Green Cincinnati Plan Goal – 50% GHG reduction by 2030; 100% by 2050.
- Most Emissions come from Buildings
- More Buildings and More Residents = More Emissions

## The Solution

- Electrify Everything
- Incentivize Solar
- Promote Energy Efficiency
- Replace Gaslights

# Issue 5) Transit Support

---

## The Problem

- Connected Communities aims to Increase Transit Use.
- The “Last Mile” problem suppresses transit use.
- Poor sidewalks discourage walking
- Other last mile options are limited

## The Solution

- Make sidewalks a City responsibility, funded by a sidewalk assessment
- Support Bike/Ped Infrastructure, including CROWN Loop
- Require “Complete Streets.”

# Issue 6) Environmental Equity

---

## The Problem

- Many indicators of wellness, like life expectancy and asthma rates, vary dramatically from one neighborhood to the next
- Environmental conditions, like indoor air quality, are big contributors to the wellness gap.

## The Solution

- Identify the Causes of the Health Gap
- Strengthen Policies and Programs that address Indoor Air Quality Problems, Infestations, and Exposure to Mold and Lead.

# Issue 7)

## Hillsides/Floodplains/Wetlands

---

### The Problem

- Some Land is not Suitable for Development
  - Landslide Prone
  - Flood Prone
- Pressure to Densify May Mean Pressure to Encroach on Unsuitable Sites
- Intensifying Storms Mean More Floods and Landslides.

### The Solution

- Update Hillside District Maps and Regulations
- Update and Strengthen Floodplain Restrictions and Stormwater Regulations.
- Require Developers of Steep Slopes to Provide Financial Assurance for Future Landslide Damage
- Create a Fund to Acquire and Protect Undevelopable Land

# Issue 8) EV Charging Infrastructure

---

## The Problem

- Electric Vehicles are growing in popularity.
- EVs are cleaner, faster, quieter, cheaper, and more reliable than older technologies.
- Many Tenants lack access to chargers

## The Solution

- Require new residential parking to have chargers
- Locate DC Fast Chargers in or near Neighborhood Business Districts.

# Issue 9) Food Desserts and Food Swamps

---

## The Problem

- Some neighborhoods lack convenient access to healthy foods (food desserts)
- Some neighborhoods have an overabundance of unhealthy fast food (food swamps)
- Adding density to food desserts and food swamps means more people lack good nutrition.

## The Solution

- Incentivize basic services to locate in Neighborhood Business Districts
- Expand Food Access Programs
- Provide support services for small businesses in underserved locations

# Issue 10) Illegal Dumping/Littering

---

## The Problem

- Many neighborhoods have too much littering and illegal dumping.
- When a neighborhood looks bad, people treat it badly.
- More density may increase littering and dumping

## The Solution

- The City should step up outreach and enforcement of illegal dumping and littering
- The City should increase funding for clean ups.
- Add a “citizen suit” provision to dumping and property maintenance laws.

# Issue 11) Noise and Light Pollution



---

## The Problem

- Excess Noise and Light at night disrupt the lives of people and wildlife
- Increased density may increase noise and light levels at night

## The solution

- Design new structures to minimize noise and light issues.
- Utilize trees as noise and light barriers
- Update codes to limit nighttime noise and light



# Neighborhood Look and Feel

---

Chairs: Beth Johnson and Dawn Johnson

# Recommendations

---

1. Enhanced Community notification for public hearings and permits
2. Update Design Standards in the Connected Communities legislation
3. Reintroduce CZC1436- Neighborhood Character Conservation Districts.
4. Create Pattern Books of designs that are appropriate for different neighborhoods for various types of housing.
5. Enhance the website- OpenCincy Permitting to include what design standards are applicable to each property
6. Require a supermajority vote at Cincinnati Planning Commission and City Council to override an adopted Neighborhood Plan
7. Create incentives for residential properties within Historic Districts and Neighborhood Character Conservation Districts to aid lower income brackets with home improvements

# Notification: How are you Heard?

Current system allows for community input for Development during

- Zoning Relief ie Variances, Conditional Uses etc at a public hearing. Notice is sent via email and mail.
- Zoning Changes at staff conferences and public hearings (Planning Commission and City Council). Notice is sent via email and mail.
- Code Enforcement: Cincy 311 website and app
- TIF Funding: Community Council meetings, public hearings (Planning Commission and City Council). Notice is sent via email.
- Tax Abatements: Public Hearings (Planning Commission and City Council). Notice is sent via email.

The screenshot displays the 311Cincy website header with the '311Cincy' logo and the 'city of CINCINNATI' logo. Below the header, there are two main sections: 'Request Service' and 'Learn More'. The 'Request Service' section contains three buttons: 'Call 311' (with a phone icon), '311Cincy App' (with a mobile app icon), and 'Select a Service' (with a computer monitor icon). The 'Learn More' section contains three buttons: 'About 311' (with an information icon), 'Collection Schedule' (with a calendar icon), and 'Snow Plow Routes' (with a snowflake icon). Below these sections, there are two more sections: 'Begin Request' and 'Search Existing Requests'. The 'Begin Request' section has a hint 'Hint: Type in keywords like trash, weeds, building, rights, etc.' and a search bar with a 'Search' button and a magnifying glass icon. Below the search bar, it states 'The information you submit may be subject to Ohio Public Records laws.' The 'Search Existing Requests' section has two search bars: 'Enter Exact Request #' and 'Enter Address', both with magnifying glass icons.

# How are you Heard?- Enhancements

Automated emails or text messages with comprehensive information on projects to community councils through the EZtrak permitting system when Zoning Examiner, Zoning Change, or Historic Conservation Board etc. applications are accepted as complete for properties in their neighborhoods

Create an option for citizens to opt into automatic emails or text messages for specific neighborhoods

Automatic emails or text messages to community councils when permits are issued in their neighborhood in connection to Connected Communities through the EZTrak permitting system



# Basic Terminology used

---

**Design Standards:** mandatory design requirements that must be followed per the interpretation of either staff or a review board/zoning hearing examiner. Standards can help ensure that development in the city achieves a minimum quality of design.

**Zones:** are the divisions of the city into distinct areas, each with its own set of regulations regarding permitted land uses, building size, density, and other development characteristics, essentially dictating what types of structures can be built and how they can be used within that specific zone; typically categorized as residential, commercial, or industrial.

**Planned Development:** means a large, integrated development adhering to a comprehensive site plan and located on a single site. Planned Developments can create their own site and development requirements including, height, density, setbacks, parking etc.

# Update the Design Standards

Design standards that allow for better contextual design rather than an Italianate building type



This is what is required: Italianate commercial building form with base middle and top.

*This is not the predominate form for residential architecture in Cincinnati and is commercial in nature not residential*



This is an example of infill in Walnut Hills that is compatible but wouldn't meet the current Connected Community Design Standards. The brick house is a typical existing building within the Walnut Hills Neighborhood.

# Update the Design Standards

Design that promotes contextual height within Single Family and Residential Mixed Zones through averaging.



## Existing Standards

SF- Maximum Height remains at 35 feet

RM- MH Maximum height remains at 35 Feet

RM-T Maximum height increases to 47 feet. (equivalent to 4 stories)

An example of a Proposed Standard with averaging height based on current zoning code averaging for setbacks.

*The height of new structures may not exceed the maximum average height of three buildings or 300 feet in both directions, whichever is greater, on the same side of the street and in the same block face and in the same zoning district.*

# Update the Design Standards

Design standards that apply to all buildings within Single Family and Residential Multi-Family Districts not just 2-4 family units

## Existing Standards

*Design Standards.* Two-family, three-family, and four-family dwellings located within a designated Connected Communities district shall comply with the design standards set forth below.

*RMT:* Minimum lot-area-per-dwelling-unit regulations do not apply.

## What this will allow

*No Density limits to RM 2.0T, RM 1.2T or RM .7T*

*No Design Standards for 5 unit and above buildings in RM 2.0T, RM 1.2T or RM .7T*

# Update the Design Standards

Design standards that are applicable to the different zones, including Planned Developments, rather than the same design standards for residential, commercial, office etc.



Residential buildings



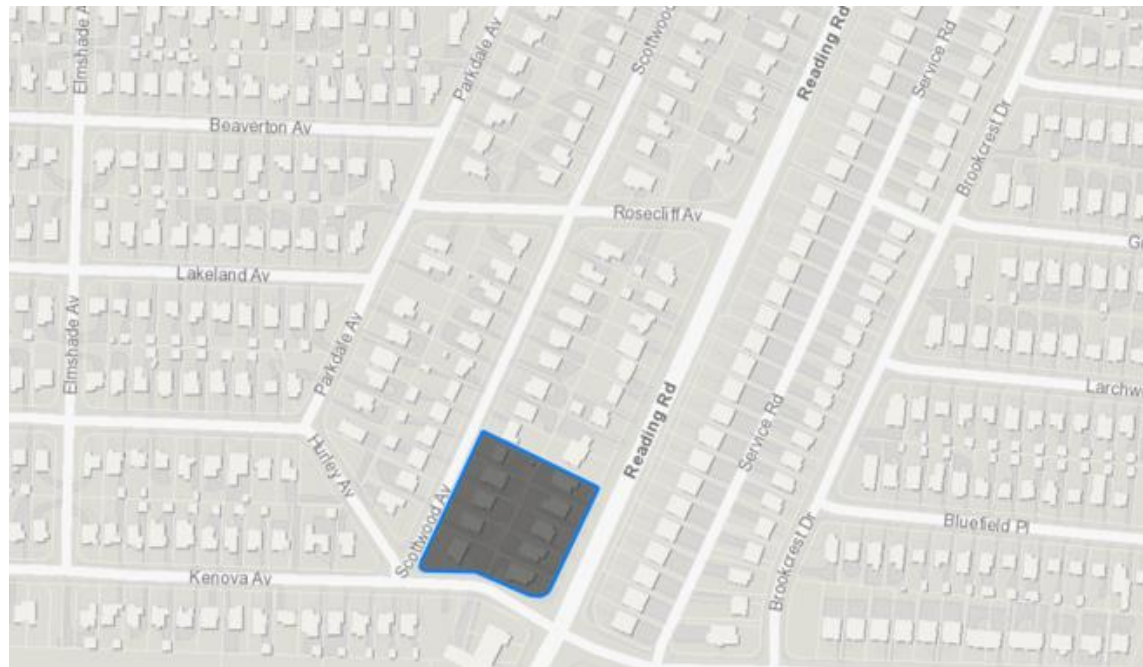
Commercial buildings

look different than

# Update the Design Standards

Design standards are applicable to Planned Developments

- Planned Developments can be as small as 1.5 acres
- The smaller the site, the more it must be integrated into the existing context



# Reintroduce CZC 1436- Neighborhood Character Conservation Districts

---

Similar to Urban Design Overlay Zones but for Residential areas.

“Preservation Light.” Similar to historic districts, with less restrictive design guidelines and no historic, architectural or cultural integrity requirement to establish a district.

Each NCCD would create individualized Neighborhood Character Conservation District Overlay Plan and Development Standards

- Required Review and Standards
  - Contributing vs Non-Contributing
  - Demolition Review
  - Building massing, bulk, size and height
  - Lot configuration, frontage and orientation
- Each neighborhood can decide additional elements to review

# Create Pattern Books



**SOUTH BEND NEIGHBORHOOD INFILL**

Pre-approved, ready-to build housing

Creates a collection of ready-made, pre-approved designs for residential infill

Can be customized to neighborhoods, general styles, or type of housing

Can support a more streamlined permitting process

Each Community will be asked to identify “model” buildings for their community

# Enhance the website- OpenCincy

---



# Require a supermajority vote to override an adopted Neighborhood Plan



Update neighborhood plans on a regular basis

City Planning Department should highlight when a development or proposal does not meet a neighborhood plan or a part of a neighborhood plan.

- i.e. a neighborhood plan could call for increased density, but also call for the preservation of a street.

Supermajority should be required at both Cincinnati Planning Commission and City Council.

- CPC Super Majority= 5 votes rather than 4 or 1 more than the majority present
- City Council Super Majority= 6 votes rather than 5

# Incentives for residential properties in Historic Districts and Neighborhood Character Conservation Districts

Very few incentives at the local, state or federal level for residential improvements, especially for single, two, three and four family. Incentives can help to offset costs for appropriate materials which are often better quality.

Incentives can be focused on lower income brackets or can be tiered similar to Residential Tax Abatement

Incentives can be focused on exterior improvements/façade improvements of existing buildings since Overlays review exterior changes

Incentives for adaptive reuse of existing structures that are contributing to the character of neighborhoods and can be turned into or are existing middle housing

## Potential incentives

- Tax Abatements
- Façade Grants
- Tax Credits



# Affordable Housing

---

Chair: Josh Spring



# Committee Purpose

---

Create amendments to Connected Communities legislation, that when passed, will promote the development of truly affordable housing and prevent displacement.



# **What does it mean for housing to be affordable?**

---

**Paying no more than 30% of your income for housing, including rent or mortgage and utilities.**

# Why require truly affordable housing and displacement prevention in “Connected Communities”?

---

- Evictions and displacement:
  - September 2023 to September 2024: 13,605 eviction filings in Hamilton County
- Lack of affordable housing:
  - 45,620 (one-third) households (both renters and owners) in Cincinnati cannot afford their current home.

# Who is experiencing this lack of affordable housing?

- 45,620 (one-third) households (both renters and owners) in Cincinnati cannot afford their current home.

- Does not include people without a home.

Consider **Project Connect (CPS)** identified

**4,500 Cincinnati Public School children experiencing homelessness last school year.**

- **59% have an income less than or equal to**

**30% (\$31,450)** of the Area Median Income


(AMI). 72% of these households are paying more than half their income for housing.

- **84% have an income less than or equal to 50% (\$52,400) of AMI.**

- 12% have an income greater than 50% and less than 80% AMI.

- **Less than 5% of households who can't afford their home have an income above 80% (\$83,850) AMI.**


- **Clearly, the majority of the need is for housing affordable with an income at or below 30% of AMI, and the vast majority of the need is at or below 50% of AMI.**



---

What happens if we don't amend "Connected Communities" to require the inclusion of truly affordable housing and prevention of displacement?

# What's already in "CONNECTED COMMUNITIES" that's positive for affordable housing?



---

For projects receiving LIHTC:

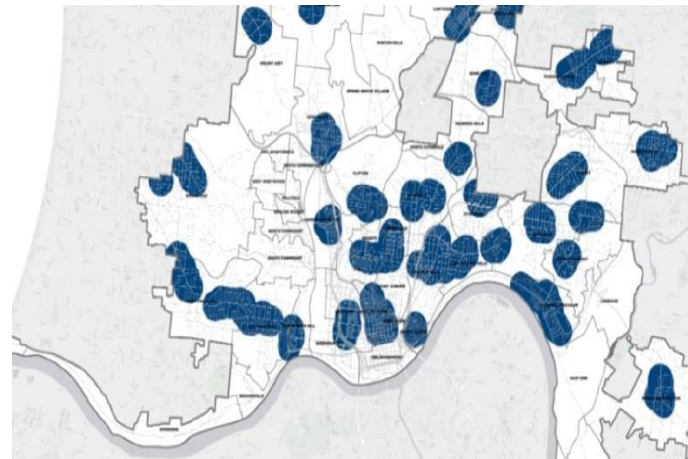
eliminate parking requirements, density restrictions and allow to build one story higher, as well as some administrative approvals.

- *Usually just 1 or 2 projects get LIHTC each year, county wide.*

# What's in Connected Communities?

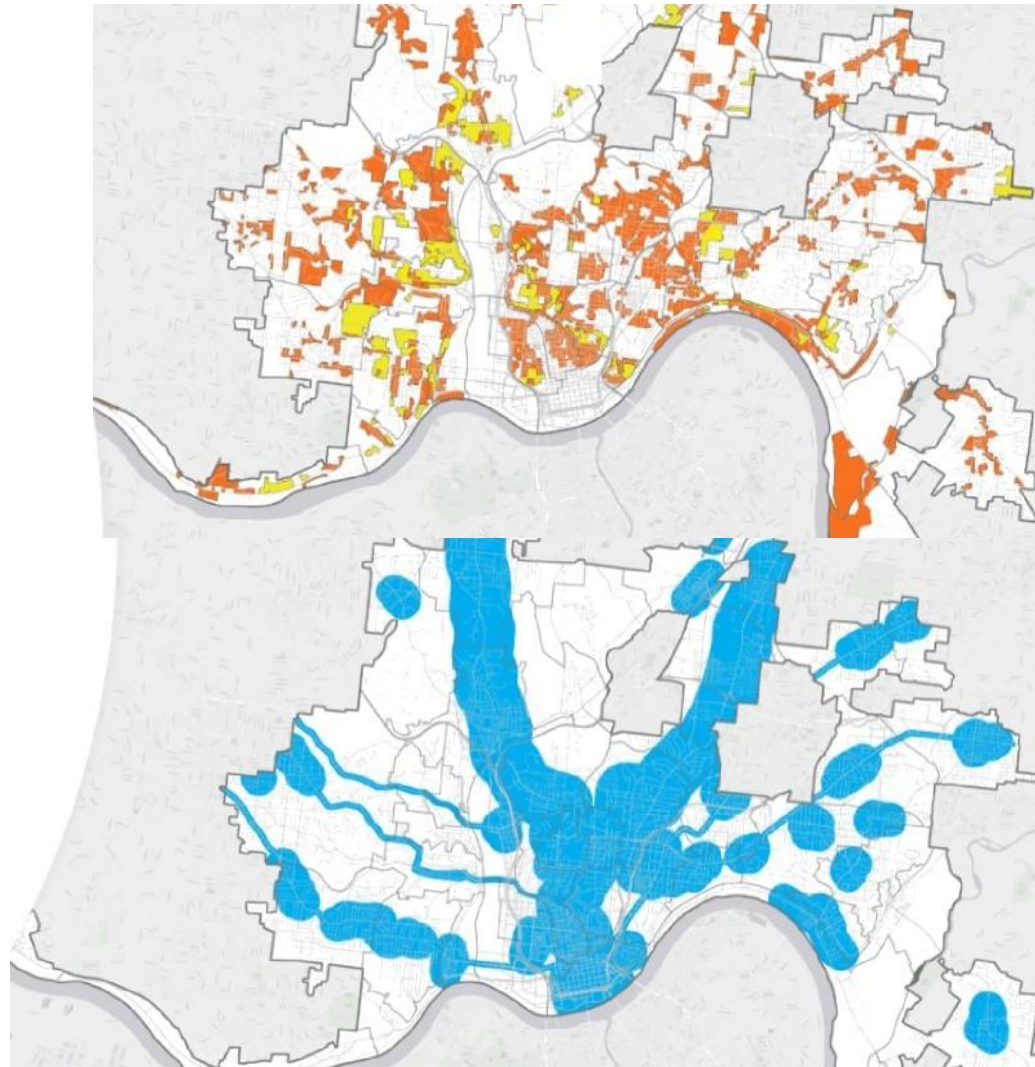
- “Parking”

- Eliminate minimum parking requirements within  $\frac{1}{2}$  mile of Tier 1 corridors and lots fronting the street of Tier 2 corridors.
- Relaxed minimum parking requirements for new construction within  $\frac{1}{4}$  mile of Neighborhood Business Districts.
- Citywide: Eliminate parking minimums for existing building renovations. Reduce residential requirements to 1 space pr unit and additional flexibility for commercial spaces.
- *Makes room for more density.*



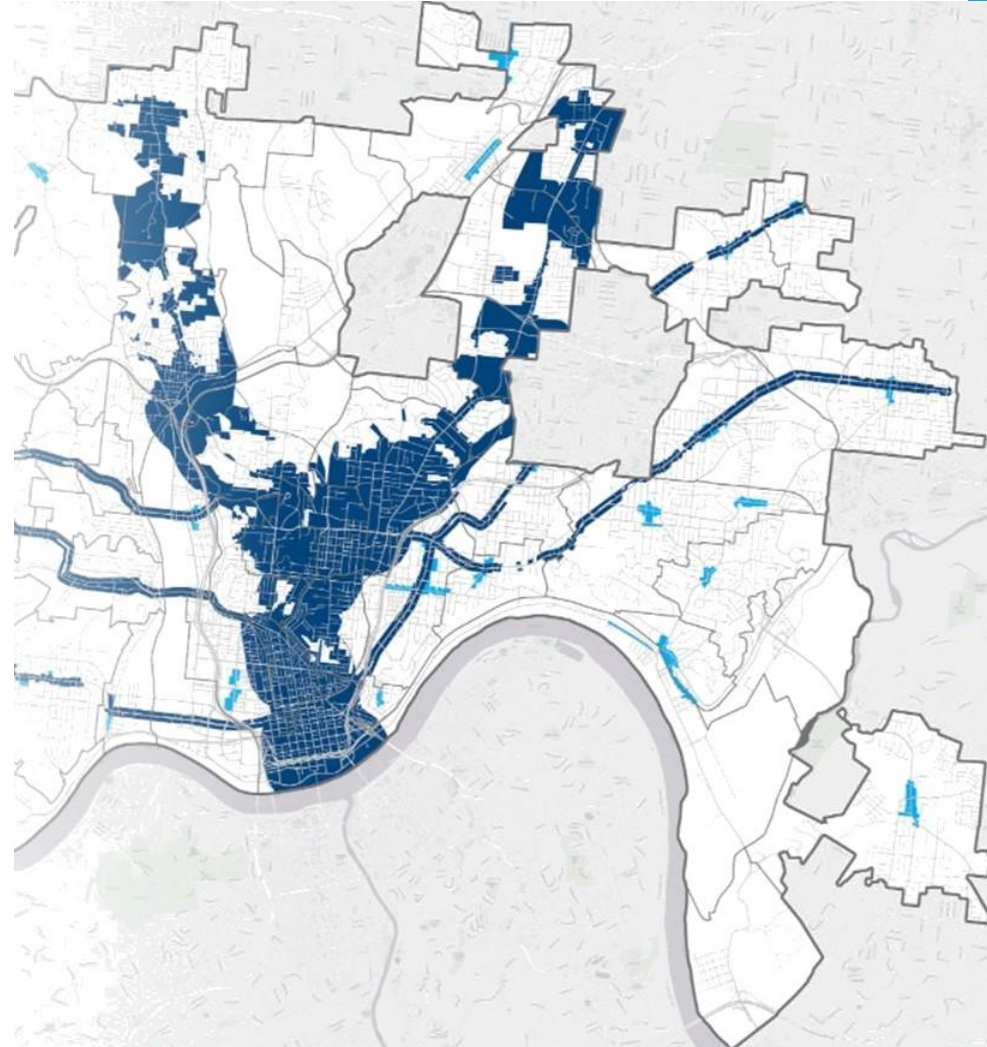
# What's in Connected Communities?

- “Middle Housing”
  - A term coined by an architect who runs a consulting company.
  - Expand rowhouse permissions city wide.
  - Allow 2, 3 and 4 family buildings within  $\frac{1}{4}$  mile of Neighborhood Business Districts,  $\frac{1}{2}$  mile of Tier 1 corridors, and lots fronting the street of Tier 2 corridors.
- *Makes room for more density.*



# What's in Connected Communities?

- “Reduced Regulatory Barriers”
  - Remove density restrictions in Neighborhood Business Districts
  - Remove density restrictions and give a one-story height bonus within 1/2 mile of Tier 1 corridors and on the street front of Tier 2 corridors, excluding all single-family zones.
- *Makes room for more density.*



# A Basic Density Example

---

- This vacant lot at Section Rd. and Reinhold Dr. is 13,286 square feet.
- With current zoning:
  - Density and Height Restrictions: A max of 7 apartments in a 4—story building could be constructed.
  - Parking: 11 parking spaces would be required, removing about 1,588 square feet from the potential building footprint.
- Accounting for required setbacks, about 5,420 square feet would be left for the building footprint times 4 floors.
- The approximate result:
  - Seven 3 or 4-bedroom apartments.
  - Average 3-bedroom rent- \$1,740/month X 7 apartments= \$12,180 in monthly income.

# Bonus Example

---

- This vacant lot at Section Rd. and Reinhold Dr. is 13,286 square feet.
- With “Connected Communities”:
  - No Density or Height Restrictions: Can build any number of apartments in about a 5-story building.
  - Parking: No parking required. Increases per-story square footage to 7,009.
- A possible result:
  - 58 studio apartments at 512 square feet each.
  - Average studio rent-  
\$1,029/month X 58 apartments =  
\$59,682 in monthly income

Rea:At °Conrlsctad CommRitias"adds|

\$47,502 In potantal n«mthtyIncome,o«

# What does experience tell us?

---

- This is an apartment complex in a predominately Black neighborhood, near the intersection of two well-traveled roads.
- It has 44 apartments that were developed with Low Income Housing Tax Credits (LIHTC).
- LIHTC required its for-profit owner to maintain its affordability until 2021.
- One property down there is this lot with at least 29,752 vacant square feet.
- If “Connected Communities” passes as written, there will be no density restrictions on this lot and any building could be one story taller, significantly increasing its income potential.
- There would also be no requirement to include truly affordable housing or prohibit displacement.
- If a for-profit developer who currently isn't attracted to this well-traveled corner, were to be, because of the increased value “Connected Communities” would add to it, and they developed dozens of expensive apartments here, do you think this would put the 44 households a few steps away in jeopardy of displacement?

# Cause and Effect

- We know if the increased density allowed by “Connected Communities”, as written, has any effect at lowering housing costs, it will only lower costs for well-off households who can already afford expensive rents at or above average rents.
- The average rent for a 2-bedroom apartment is approximately \$1,401 a month. Estimating a utility bill at \$100 per month. The total housing cost would be \$1,501 a month. To afford this, a household would need an annual income of \$60,040.
- According to Census 5-Year Estimates, this is a breakdown of median household income by race in Cincinnati:
  - All Households- \$49,191
  - “Black or African American”- \$31,520
  - “Asian”- \$75,692
  - “Some other race”- \$32,376
  - “Two or more races”- \$32,590
  - “Hispanic or Latino origin (of any race)”- \$46,460
  - “White”- \$70,909
  - “White alone, not Hispanic or Latino”- \$71,376
- Not only is this average 2-bedroom rent not affordable at our median household income. It is least affordable to Black Households.
- It is clear, that any limited housing cost reducing effect of “Connected Communities” as written, will almost entirely benefit white households with incomes 22% or more higher than the median household income.

# Other Communities

---

- [www.inclusionaryhousing.org](http://www.inclusionaryhousing.org)
- At least 411 communities across the country require the inclusion of affordable housing in exchange for density bonuses
- 355 of those require a percentage of the total units to be affordable
  - The percentage required to be affordable ranges from 2% in Brentwood, CA to 100% in Ventura, CA.
  - The median percent required is 15%.

# Committee-Approved Policy Position



---

Ensure the density-increasing incentives of Connected Communities only be granted when truly affordable housing is included in the development or in some limited cases an in lieu of fee is paid to the Affordable Housing Trust Fund and displacement is prohibited.

# Foundational Requirements

---

1. **What in Connected Communities legislation will trigger the required inclusion of affordable housing?**
  - a. Benefit from Connected Communities to the developer from increased density in any form, including, but not limited to:
    - i. allowance of “middle housing” in former single-family zoned areas;
    - ii. decrease or elimination of density restrictions;
    - iii. decrease or elimination of parking restrictions;
    - iv. allowance to build one story higher or not count structures on the roof as a story,will trigger the required inclusion of affordable housing or payment of the “in-lieu of” fee.
2. **At least 20% of the units in a development triggering these requirements must be affordable at equal to or less than 50% AMI.**

# Foundational Requirements (cont)

---

## 3. Income Targeting:

- a. Rental Homes/Units: Required included affordable housing must be affordable to households with income equal to or less than 50% AMI. At least 30% of these affordable homes must be affordable at no more than 30% AMI. At move-in households must have annual income not greater than the targeted income.
- b. Homeownership: Required affordable housing must be affordable to households with income equal to or less than 80% AMI. Prior to approval household must have annual income not greater than the targeted income.

# Foundational Requirements (cont)

---

## 4. Preventing Displacement and Protecting the Investment

### a. Rental:

- i. Require the affordable homes to remain affordable for at least 30 years. At each transfer of ownership the 30 years would automatically restart.
- ii. Prior to the sale of a property, the Tenants of that property must be given the first right of refusal to purchase. The City must be given the second right of refusal to purchase.
- iii. Owners/landlords of CC benefiting developments triggering these requirements, must commit to only practicing “just cause evictions” in these properties.

### b. (Homeownership: We have not finalized this yet.)

# Foundation Requirements (cont)

---

5. **When can an “in-lieu of” fee be allowed?: (Pending Approval)**
  - a. Benefiting developments with four units or less may pay an “in-lieu of” fee to the Affordable Housing Trust Fund (Fund 439) in-lieu of including any number of the required affordable units on-site. The “in-lieu of fee” must be equivalent to what the cost would otherwise be to develop the required percentage of affordable units.

# Details

---

1. **Area Median Income (AMI):** As defined by the Department of Housing and Urban Development (HUD) for the “Cincinnati, OH-KY-IN Hud Metro FMR Area”.
2. **Income Definition (for purpose of household eligibility for these affordable units):**
  - a. Federal or State Regs already in place on development, if none, then:
  - b. Wages from employment age 18+
  - c. SS for age 18+
  - d. Benefits or resources based on having a low-income, such as the following, will not be counted as part of total income: SNAP, Utility Allowance, TANF, WIC, Child Support, Medicare, Medicaid
3. **What income and rent restriction to use?**
  - a. The same standard used by HUD and the Ohio Housing Finance Agency.

# Details (cont)

---

## 4. Income Verification

- a. *(Pending Committee Approval) For rental units, household annual income is verified prior to move-in and at the end of each June after that. Following the initial pre move-in income verification, if a household's income, reaches 120% of AMI or more for two consecutive annual income verifications, the household shall be given one year (until the next income verification) to vacate the unit. If in that year, the household's income reduces to less than 120% of AMI, the household shall no longer have to vacate and the process resets. Landlord offers new 1 year lease after each verification.*

# Enforcement and Tracking Outcomes

---

1. A non-complying developer, owner or landlord will be required to pay significant fines.
2. The City will officially declare that the City will do no future business with a non-complying developer, owner or landlord (eg. no property tax abatements, no benefits from CC, no zoning variances, no grants or loans, etc.).
3. By the end of June, each year, benefiting rental unit owners will be required to provide the City with written documentation showing they are charging rents affordable at the required percent of AMI, for the required number of units matching the agreed upon unit sizes as it pertains to bedroom count. Simultaneously, the rental unit owner will also provide the City with documentation showing the completed income verifications

# Enforcement & Tracking Outcomes (cont)

---

4. If any of the household income verifications provided by the rental unit owners to the City in June of each year includes household's whose income has reached 80% AMI or greater, the appropriate City department will reach out to offer any homeownership assistance opportunities the City and/or other entities have available. The household is free to accept or reject such assistance, with no affect on their current housing.
5. The City provides a public-facing data "dashboard" that is thorough, accurate and up-to-date.
6. Two required "town-halls" every year with everyone welcome to attend and discuss both outcomes, future goals and advocate for changes to CC.

# Still to Determine

---

- How to prevent displacement and protect the investment as it pertains to homeownership homes.
  - Also, what if the owner has to move out of the home for reasons reasonably out of their control?
- In terms of “1st right of refusal”
  - How long do Tenants and then the City have to respond to the offer to purchase the property?
  - How do we ensure a reasonable price is asked?
  - How are Tenants notified?
- Environmental Sustainability
- More for: Tracking Effects:
  - Ensure developers are carefully watched and held accountable.
  - Ensure developments benefiting from Connected Communities are neighborhood-serving.
- How to incentivize “home-grown” developers.



# **Accessibility**

---



Chairs: Keli Blackshear and Dee Henry

# Accessibility

---

-Meetings regarding the creation of legislation like Connected Communities, as well as meetings to get community feedback on such legislation, should be planned with universal design and accessibility in mind. **This includes choosing accessible locations for public meetings that can be reached by Metro Bus or Metro-Access, providing ASL and ESL interpreters and inviting the d/Deaf and hard of heard community to an accessible meeting, using multiple channels of communication to get community feedback, and using common and plain language when possible to ensure participation is accessible to all.**

-All ordinances should also be made available to the public in alternative formats, including, but not limited to, plain language versions. Digital versions should also be available in formats accessible to people with disabilities, particularly those who utilize screen readers. A glossary defining technical terms should be provided to the public to use, see [Connected Communities Chicago Glossary](#).



-The appeals process mentioned in the Connected Communities Ordinance, as well as any subsequent appeals processes involved in governmental systems, should be expanded on to include the right to reasonable accommodations during the processes. These rights to accommodations should be codified into the ordinance itself.

-As there is constantly societal progress made in regard to universal design, accessibility, and visitability, we propose that there be an annual review of the Connected Communities Ordinance, with the *expectation* that there will be updates necessary. Future versions of the Ordinance should be informed by a [Health Impact Assessment of Cincinnati](#), focusing on underserved communities. DEIA principles should be integrated into the systems that manage the areas covered in Connected Communities. **An example of good practices that the City of Cincinnati can adopt regarding its housing can be found in the National Low Income Housing Coalition's (NLIHC) [initiative](#).**

# Accessibility



---

## *Accessible* Parking

We recommend that the Connected Communities Ordinance be updated to reflect the accessibility standards for accessible parking spots in accordance with the ADA . This includes, but is not limited to; ...

## Electric Vehicle Charging Stations and Parking

- We recommend that the Connected Communities Ordinance be updated to reflect the accessibility standards for electric vehicle charging stations in accordance with the ADA .
- The City of Cincinnati should be cognizant of the trend to prioritize electric vehicle (EV) charging spots over accessible parking spots at many retail establishments. We recommend investigating the possibility of regulating the location of where EV charging spots are installed as to not impact the potential locations where logical accessible parking spots could exist.

# Accessibility

---

## *Accessible Pathways*

- The Connected Communities Ordinance should include the accessibility standards for accessible pathways as [explained by the U.S. Access Board](#) as well as the [2010 Americans with Disabilities Act Standards for Accessible Design](#).

The landscaping section, currently on page 61, should state that landscaping must not block the path of a person using a mobility device.

# Signage Height and Attributes Accessibility, and Illumination



---

## *Signage Height and Attributes*

“The Standards require accessible signs that are used to identify certain accessible elements and spaces...The Standards address visual and tactile content on signs, where provided.”  
(Access Board)

“Signs covered by the Standards must meet specifications for visual requirements so that they are accessible to people with low vision. Several categories of signs also must meet tactile requirements so that they are accessible to people who are blind or have low vision. Tactile requirements primarily apply to signs typically located at doorways because doorways provide a cue for locating signs by touch.” (Access Board) [page 190](#)

# Signage Height and Attributes Accessibility, and Illumination



---

## *Illumination*

Light safety and building codes address the visibility and illumination of exit signs, not the Standards. (?)

The [2010 ADA Accessibility Standards](#) do make some comments on lighting/illumination of:

- Parking Lots, page 71, “Advisory 208.3.1 General Exception 2. Factors that could affect “user convenience” include, but are not limited to, protection from the weather, security, lighting, and comparative maintenance of the alternative parking site.”



# Thank you!

---

From the Offices of:

- Vice Mayor Jan-Michele Lemon Kearney
- President *Pro Tem* Victoria Parks
- Councilmember Scotty Johnson