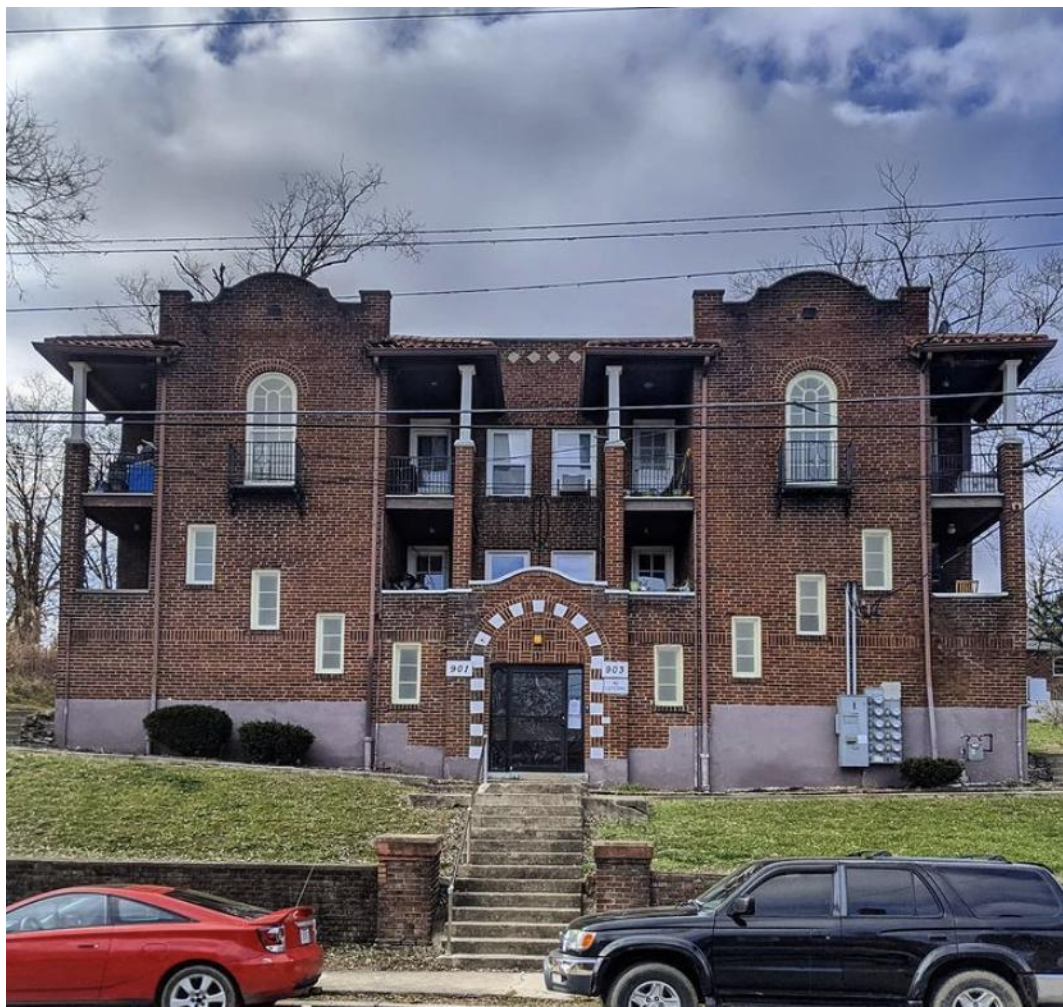
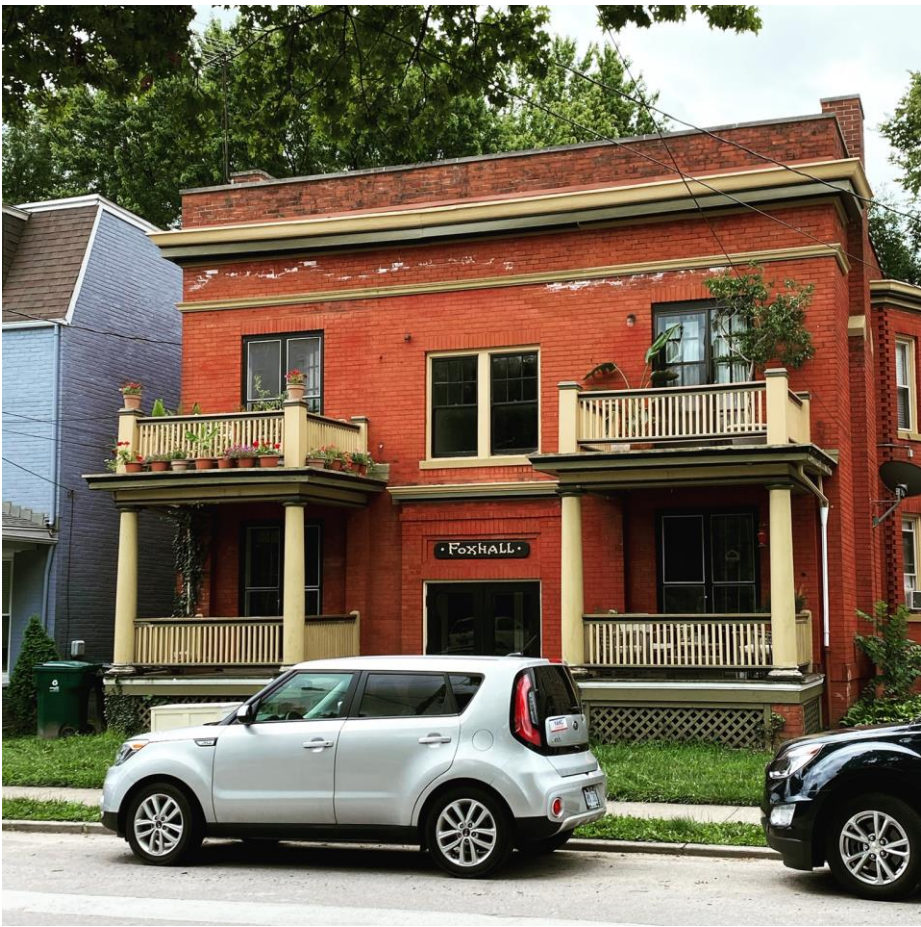
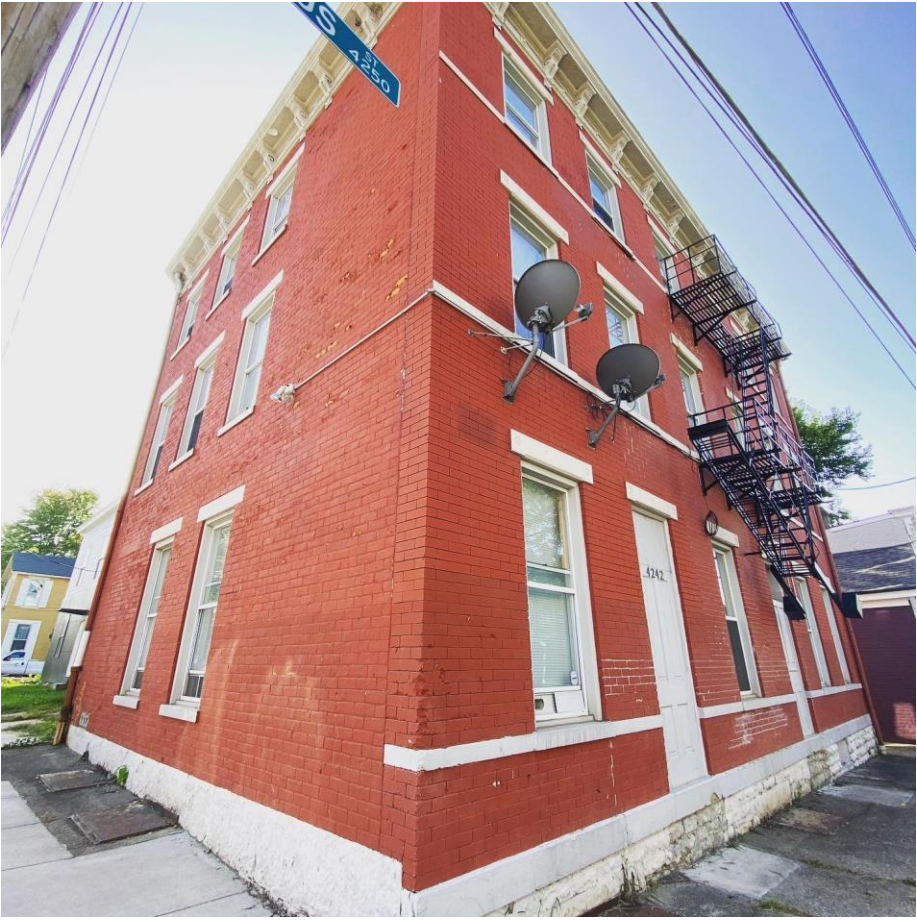

Zoned To Shrink

— Mark Samaan, MCP —













All These Houses Can't Be Built Today

- More than 1 unit per lot not allowed in **53% of *all* residential land** in Cincinnati - all pictures
- Building residences without parking is not allowed in **98.9% of all residential land** in Cincinnati - most pictures
- Building residences with fewer than 2 parking spaces per unit is not allowed in **54% of *all* residential land in Cincinnati - most pictures**

How Does This Affect Us?

- Where housing supply can be built is a **municipal function** in Ohio
- A major part of the cost of housing (owning/renting) is the **mismatch between housing supply and demand**
 - Other factors are labor, building codes, development regulations, and profit/overhead
- If the law bars how much housing can be built in certain areas, then supply is artificially constrained

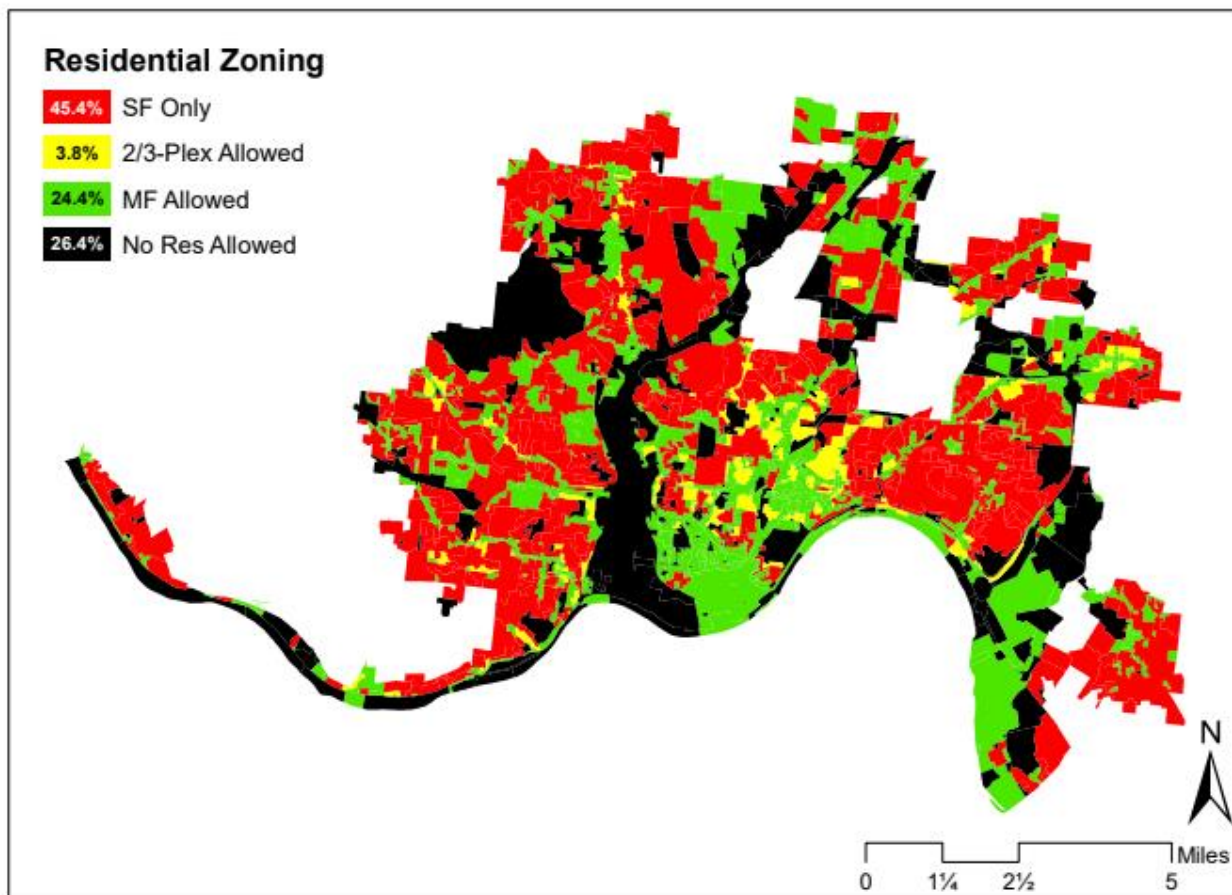
How Does This Affect Us?

- Artificially constrained housing supply = rising housing costs for all
- Single-family only zoning does not necessarily increase homeownership
 - Single-family homes are very valuable rental properties to the owner
 - Many potential homeowners cannot afford a mortgage without taking a renter in

How Does This Affect Us?

- Homes in neighborhoods like Hyde Park are increasing in value rapidly as far more people want to live there than there are houses available
- Dramatically rising property values benefit land speculators and those who can both afford to pay ever increasing property tax sums
- With single-family zoning and increasing property values, the future is one of McMansions and displacement of people across the income spectrum

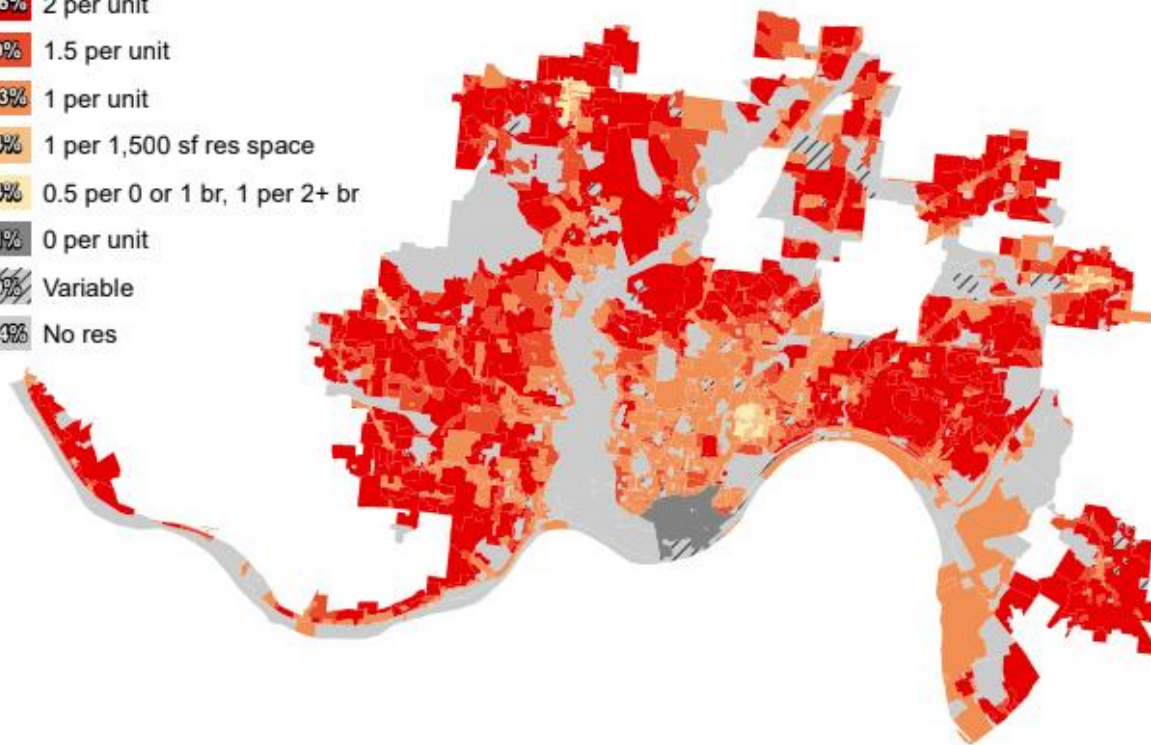
Cincinnati Residential Zoning



Residential Parking Requirements by Zone

Parking Requirements

39.6%	2 per unit
9.9%	1.5 per unit
20.3%	1 per unit
0.4%	1 per 1,500 sf res space
0.4%	0.5 per 0 or 1 br, 1 per 2+ br
1.1%	0 per unit
1.9%	Variable
26.4%	No res

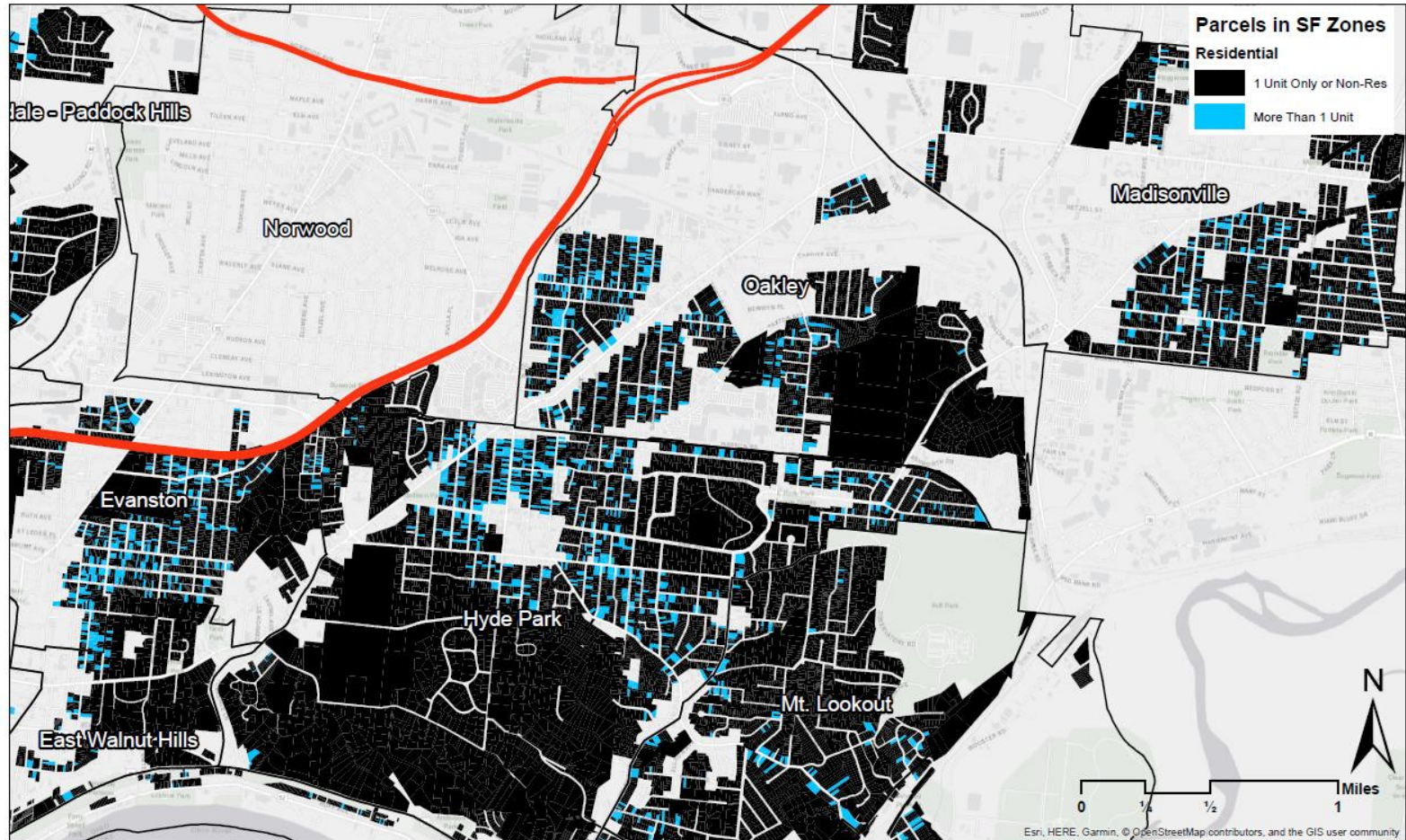


Mapped by Mark Samaan 2019

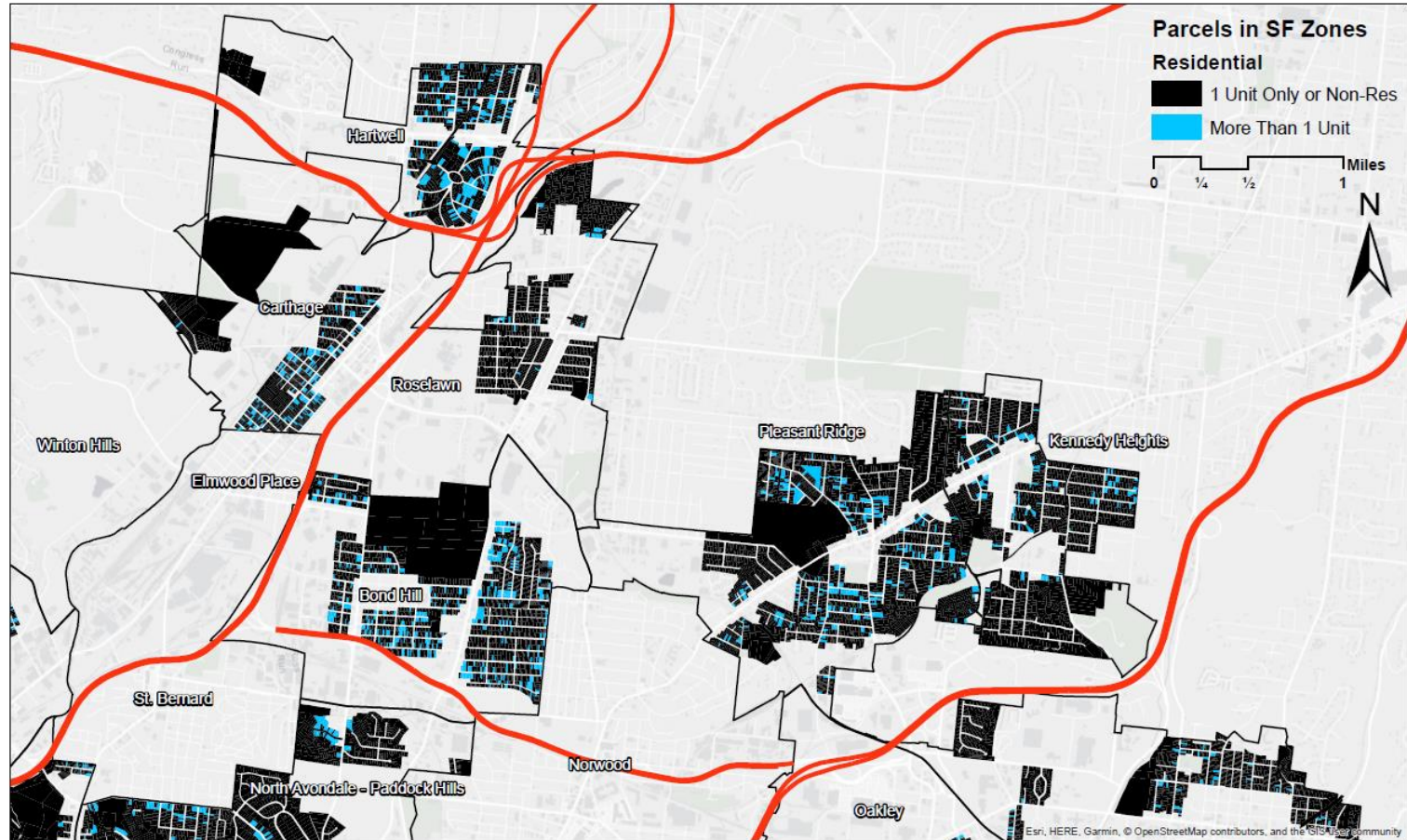
Lower West Side Cincinnati Non-Compliant in SF Zoning Housing Parcels



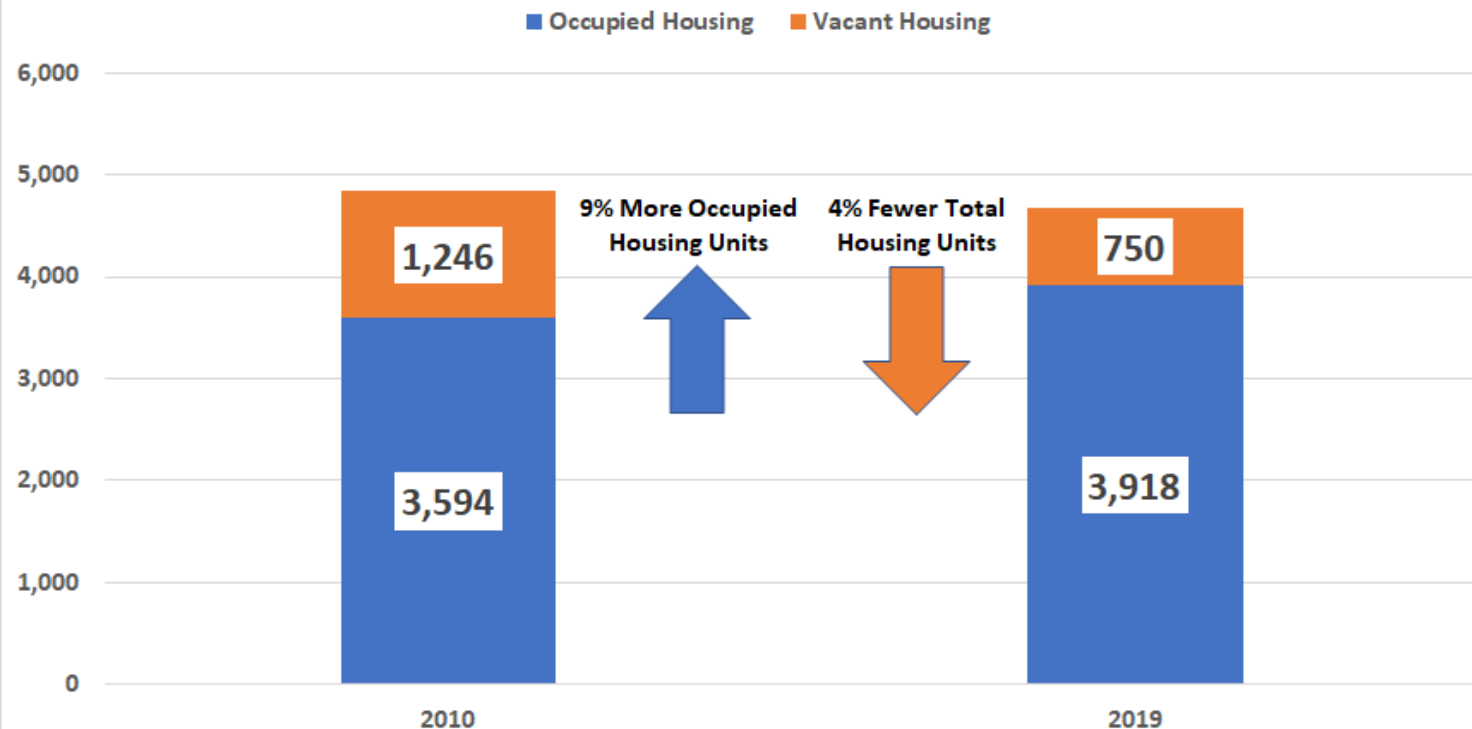
East Side Cincinnati Non-Compliant in SF Zoning Housing Parcels



Upper Cincinnati Non-Compliant in SF Zoning Housing Parcels



Total Occupied and Vacant Housing Units in Northside 2010 - 2019



Last Thoughts

- Cincinnati is now a growing City yet we are zoned to shrink
- Housing costs both purchase and rent have gone up faster than inflation in Cincinnati - for the first time in decades
- Many of the housing buildings we know and consider to be “core Cincinnati housing stock” cannot be built today in most of the City

Last Thoughts

- Once they're gone, they're gone
- These buildings are typically home to more affordable units
- Most parts of Cincinnati zoned for single-family only are objectively **not** single-family areas - rather, a mix of housing types