



Middle Housing

Make your voice heard about Connected Communities to elected officials.

Description

Following is a template to use to provide feedback with an email or mailed letter to City of Cincinnati Mayor Aftab Pureval, Council Members and other appointed officials regarding the Connected Communities proposal. Note the following timeline with public conferences and milestone meetings. This schedule may be subject to change. Send your feedback as early as possible to make your opinion known.

KEY DATES COMING UP

	Follow the URL to sign up to speak:	
May 17, 2024	City Planning Commission Meeting	https://tinyurl.com/CC-CPC-May17
If this passes in Planning Commission May 17...		
June 3	Vote in Equitable housing Committee	https://www.cincinnati-oh.gov/council/public-speakers-registration/
June 4	Vote in Council next day	https://www.cincinnati-oh.gov/council/public-speakers-registration/

INSTRUCTIONS: Here is the template to copy, download as a pdf to copy or convert, customize, and send by email or mailed letter. For additional resources, find opinion letters posted by North Avondale neighbors [here](#), and earlier reporting [here](#). If you would like to reach out to an individual City Councilperson or include them in your mailing, find a [list of councilpersons here](#).

Please send any questions to nana@northavondalecincinnati.com.

[Your Name]

[Your Address]

[City, State, ZIP Code]

[Date]

Mayor.Aftab@cincinnati-oh.gov

ClerkOfCouncil@cincinnati-oh.gov

801 Plum St

Cincinnati, Ohio 45202

RE: CONNECTED COMMUNITIES

Dear Mayor Aftab Pureval and Council Members,

As a resident deeply invested in the future and well-being of Cincinnati, specifically the North Avondale community, I must express my strong opposition to the Connected Communities ordinance currently under consideration. NANA (North Avondale Neighborhood Association) recently voted and published their opinion on the following statement "North Avondale opposes moving forward with the Connected Communities proposed ordinance. The City of Cincinnati must provide the data and impact analyses that will allow for meaningful review, public participation and approval by the community council of the impacted neighborhoods."

My Concerns on the Plan Include:

1. The proposed change in zoning. Specifically, the elimination of single-family homes, and relaxed height restrictions and setbacks.
2. Reduction in parking requirements without a robust public transit system.
3. The proposal lacks safeguarding of neighborhood character resulting in the destruction of the unique charm of our community.
4. An accelerated decision, a sham of a public engagement process. The proposed ordinance was already drafted and sent to the Mayor on April, 17, 2023. In addition, the original plan was written by the Urban Land Institute on June 22, 2021 therefore, our comments and participation cannot be meaningful.
5. The plan does not consider community-driven development for North Avondale's historic, architectural and cultural preservation.
6. Potential impact on the environment, greenspace, police, fire, sewer, storm water and water mains have not been considered in the plan.

Additionally, I believe the following points need to be addressed prior to any council vote on Connected

Communities.

1. Unintended Consequences – A more recent Urban Land Institute study found that less restrictive zoning regulations increased housing supply, but not for renters and low income peoples. Also, detrimental increases in housing density led to less affordability and increased incidents of crime. Though I agree that increased investment in subsidy programs and affordable housing development is necessary, these zoning changes will only exacerbate the problem by further concentrating poverty and promoting higher cost rentals/ increased homeownership costs in the Connected Communities areas by driving out the affordable housing opportunities.
- Fairness – Existing homeowners have purchased and invested in their homes under the current zoning regulations. Arbitrarily changing these zoning regulations after the fact to allow multi-family housing in historically single family neighborhoods will decrease their property values and neighborhood dynamics that may have appealed to them when they chose to live in a particular neighborhood.
- Absentee Landlords – Unfortunately Cincinnati has a horrible history with out of town investors and landlords. These zoning changes will only exacerbate this issue and increase the potential for out of town investors dividing-up single family homes as investment opportunities. Unless the zoning requires owner-occupancy for an extended period of time, this will occur (unlikely legal to do so).

North Avondale stands as an economically, ethnically and socially diverse neighborhood that needs to be protected from a plan that does not consider these values. I hope that the city will respect my concerns and not move forward until my concerns are addressed.

Sincerely,

[Your signature]

[Your printed name]

c: NANA@northavondalecincinnati.com

Date Created

May 10, 2024

Author

sarah-koucky