



Connected Communities: Our Goals

- To support the growth and investment that is happening across the city, including Reinventing METRO.
- To allow neighborhoods to support people at every stage of life.
- To help Cincinnati become more people-focused, healthy, and connected.



Focus Areas



Middle Housing



Reduced Regulatory
Barriers to Housing



Parking



Encouraging Affordable
Development



Human Scale
Development



Land Use
Process
Improvements



Community Engagement

Cincinnati Housing Solutions Summit (June 2022)

Sponsored by Councilmember Harris, with partnership from Cincinnati USA Regional Chamber, ULI, LISC, Urban League, NAACP, CBI – over 200 in attendance

Focus Groups with Professional Stakeholders (5 in August 2022; 3 in March 2023)

- Architects and Designers
- Market-Rate and Affordable Housing Developers
- Transportation and Mobility Experts
- Housing Funders, Advocates, and Non-Profits
- NBD Professionals, CDCs, Small Business Owners

Focus Group with Community Council Leaders (August 2022)

- Led by Councilmember Harris and Invest in Neighborhoods

Community Survey (December 2022 – January 2023)

- Questions about population and housing increases and where, parking

Connected Communities – Public Engagement Meetings (January – April 2023)

- 5 in-person, 2 virtual

Housing Advisory Board (HAB) (February 22, 2023)

Cincinnati Neighborhood Summit (March 11, 2023)

- Formal presentation and all-day hands-on engagement

Focus Group with Board of Realtors (March 21, 2023)



Connected Communities in Action

Highlights From Engagement (So Far)



Professional Stakeholders revealed that **density and parking regulations** are their biggest challenge; **hearings create risk**; There is a **market for Middle Housing**; Realtors confirmed **not enough product for clients**



Survey showed 70% support for **increased population and housing** City-wide, but less support for “in my neighborhood”



Engagement meetings showed openness to **increasing Middle Housing**, especially near NBDs and transit corridors, but concern about allowing too much density in Single-Family areas



Engagement meetings showed openness to **relaxing regulatory standards** (density, height, setbacks) but concern about too much drastic change that is out of character with individual neighborhoods



Engagement meetings showed support for **increasing amenities**, understanding of **importance of transit corridors and NBDs**



Engagement meetings showed openness to **relaxing parking minimums** for commercial/office uses, but concern about reducing parking minimums in residential areas










Next Steps

- Continue to process engagement results
- Develop draft policy changes that strike the right balance
- Engagement on Draft Policy Changes at Housing Summit (Later this Year)
- Additional Engagement to Follow



CITY PLANNING AND ENGAGEMENT MENU

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Connected Communities | Introduction

What is "Connected Communities?"

"Connected Communities" is the name given to a series of potential policy changes, and the process involved in crafting those changes, related to land-use that will help Cincinnati grow into a more accessible, people-focused, diverse, healthy, and connected community for all.

Focus Areas

In order to achieve the City's many goals, the Department of City Planning and Engagement has organized the research, work, and menu of changes within the six focus areas as follows:

- **Middle Housing:** The expansion of the different typologies of permissible residential housing, including duplexes, triplexes, row and townhomes, and cottage courts, in certain zoning districts within the zoning code.
- **Reduced Regulatory Barriers:** The modification of existing building regulations, such as height, setback, minimum lot size, floor-area-ratio, and density, to allow more and easier housing production.
- **Parking:** The modification of parking regulations to allow for easier housing production.
- **Encouraging Affordable Development:** Providing a regulatory incentive to projects proposing affordable housing by providing greater flexibility or relaxation of current building regulations such as height, setback,