

OVER THE RHINE

COMMUNITY COUNCIL

September 26, 2017

Dear City Council Members,

The Over-the-Rhine Community Council (ORCC) has discussed the city's consideration of selling the city-owned properties located at 1512 to 1520 Republic Street in our neighborhood. Earning our potential support for the sale of this city-owned land will be contingent upon the extent to which each of the following specific criteria are met. However, before stating these criteria, we wish to express that it is our belief that the City is under no obligation to sell these parcels.

Should the City wish to sell the city-owned properties at 1512 to 1520 Republic Street in Over-the-Rhine, the Over-the-Rhine Community Council (ORCC) requests that you the City issue a publicly available request for proposals (RFP) to solicit a variety of proposals and encourage competition in service of finding the best proposal and most value (in every sense) for its citizens from the sale. That RFP should require that developers indicate their commitment to the following:

1. The Joseph House for veterans, which currently utilizes this space for parking, would be supported and not be adversely affected. People, organizations and facilities within the 1500 block of Republic Street and within one block east and west would not be adversely affected.
2. Housing which is affordable to households within the following income ranges and in the following prioritized order (number one being the first):
 - a. Households with incomes at 0% to 30% of the current Area Median Income (AMI)
 - b. Households with incomes at 31% to 60% of the current Area Median Income (AMI)
 - c. Households with incomes at 61% to 80% of the current Area Median Income (AMI)
3. The Developer has thoroughly presented ideas and plans to the Over-the-Rhine Community Council (ORCC), has actively worked with the ORCC to address any concerns of the ORCC to the satisfaction of the ORCC and commits to continue to work in partnership with the ORCC.
4. The Developer has thoroughly presented their design plans and ideas to the Over-the-Rhine Joint Infill Committee, has actively worked with the Infill Committee to address any concerns of the Committee to the satisfaction of the Committee and commits to continue to work in partnership with the Committee.
5. The developer has completed a thorough, fact-based study of how their development will affect parking and have committed to plans necessary to abate any potential negative effect on parking.

These criteria of the ORCC have been developed based upon years of discussion about how development can and should positively contribute to the quality of life of residents of our neighborhood. They reflect the *Over-the-Rhine Comprehensive Plan* developed with city planning staff and approved by the Planning Commission and City Council as well as the subsequent housing statistics update; *Over-the-Rhine/Pendleton Housing Inventory* report.

Our *Comprehensive Plan* states as a key objective that we should maintain homes for residents with low incomes and develop new homes at all income levels without displacement. The *Comprehensive Plan* states that in the period of ten to fifteen years following its passage in 2002, the point at which we find ourselves now; 25% of housing should be

available to households with incomes at 0% to 30% of the Area Median Income (AMI), 25% of housing should be for households at 31% to 60% of AMI, 30% should be affordable at 61% to 100% AMI and 20% at an unlimited rate.

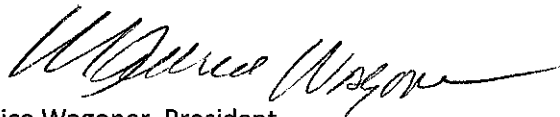
The 2015 *Over-the-Rhine/Pendleton Housing Inventory* shows that since 2002 our neighborhood has lost 73%, or over 2,300 units, of housing affordable to households with the lowest-incomes (0% to 30% of Area Median Income) thus leaving us significantly below our stated housing goals. And we now have fewer vacant units and land with which to make up for this loss. It is clear from these numbers that development since the *Comprehensive Plan* was approved has not followed our *Plan*.

This means that to begin to meet the goals of our neighborhood's *Comprehensive Plan* and to have an economically inclusive neighborhood without displacement, we must prioritize the development of housing affordable to people with low incomes. Prioritizing this use with city-owned property through an RFP process is one of the best opportunities available to utilize city leverage for development of this important and decreasing housing stock.

We wish to partner with City Council and the Department of Community and Economic Development to make the best decisions possible for Over-the-Rhine. We ask for time in front of the pertinent City Council Committee to present the backup data for these priorities and recommendations. In addition, please keep us informed of, and at the table for discussions related to these parcels and other city-owned parcels within our neighborhood.

You may contact us for follow-up at presidentotrcc@gmail.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Maurice Wagoner", with a long, sweeping underline.

Maurice Wagoner, President
Over-the-Rhine Community Council
Email: presidentotrcc@gmail.com