

February 26, 2024

Ohio Housing Financing Agency
Office of Planning, Preservation & Development
57 E. Main Street
Columbus, Ohio 43215

RE: Northside Gateway

To Whom It May Concern:

Over-the-Rhine Community Housing has made us aware of their proposed Northside Gateway project, that includes the new construction and adaptive reuse of a 42-unit apartment building located in the Northside neighborhood of Cincinnati. Please accept this letter as confirmation that the project is located within the target area of Plan Cincinnati and its proposed construction is consistent with various policies and goals outlined in the Plan; additionally, this project is in line with the neighborhood-specific Northside Comprehensive Land Use Plan Update as summarized below:

Plan Cincinnati (2012)

Plan Cincinnati is a city-wide comprehensive plan created to guide the future direction of the City. Plan Cincinnati was developed over several years with extensive community input from residents, local community organizations, businesses, nonprofits, institutions, and City staff, and was formally adopted by the City Council on November 21, 2012. The Plan establishes “5 Initiative Areas” that capture the action-oriented themes the City has embraced. For each Initiative Area, Plan Cincinnati sets forth goals, strategies, action steps and timelines to promote transformative community changes that are envisioned for the City’s near future. Plan Cincinnati’s “Live” Initiative Area emphasizes the following housing and neighborhood development goals and strategies, which will be accomplished by the Northside Gateway project: (1) “Create a more livable community”; (2) “Support and stabilize our neighborhoods”; (3) “Provide a full spectrum of housing options, and improve housing quality and affordability”; (4) “Evenly distribute housing that is affordable throughout the City”; and (5) “Respond to neighborhood deterioration through targeted rehabilitation, modernization or demolition.” More information about Plan Cincinnati can be found at <https://www.cincinnati-oh.gov/planning/plan-cincinnati/>

Northside Comprehensive Land Use Plan Update (2014)

Northside Comprehensive Land Use Plan (“Comprehensive Plan Update”) is a plan that focuses on improving Northside neighborhood for it to sustain a true thriving urban village. The Comprehensive Plan Update was released in 2014 as an Update to the 2006 Land Use Plan and to better reflect the Goals and Principals in Plan Cincinnati. The 2014 Comprehensive Plan Update was approved by the City Planning Commission on May 16, 2014 and the City Council on June 18, 2014 (per Resolution 42-2014). The Comprehensive Plan Update is consistent with goals and strategies stated in Plan Cincinnati including “Support and stabilize our housing,” “Provide quality healthy housing for all income levels,” and “Offer housing options of varied sizes and types for residents at all stages of life.” The Reinvestment Plan area includes the location of Northside Gateway project. The Comprehensive Plan Update supports the subject project through its Live Goal 3, calling for

“Improve the quality and quantity of affordable and market rate rental housing.” More information about the Comprehensive Plan Update can be found online at <https://www.cincinnati-oh.gov/planning>.

The proposed project is consistent with the above-mentioned Plan Cincinnati and Northside Comprehensive Land Use Plan Update. Should you have any questions, please do not hesitate to contact Morgan Rahe at morgan.rahe@cincinnati-oh.gov or by phone at 513-352-4648.

Sincerely,

Markiea L. Carter

Markiea L. Carter
Director
Department of Community and Economic Development

CC: Roy J. Hackworth, Housing Division Manager

MC/mr