
HOUSING



HAMILTON, OHIO
COMPREHENSIVE PLAN



HOUSING

LONG-TERM GOAL:

Enhance Hamilton’s vital role as Butler County’s most diverse housing market by offering housing of different types, density, tenure, sizes, costs, and locations that accommodate the needs, desires, preferences, and financial capabilities of current and future residents.

INTRODUCTION:

The City of Hamilton seeks to create a viable community that enhances the health, stability and overall quality of life of residents by offering a diversity of quality housing opportunities. The process used to develop the “Housing” section of the Comprehensive Plan included a housing inventory of the entire city, demographics information and public review of data and findings. Housing is fundamental for the creation of neighborhoods, the basic residential component in the City of Hamilton.

The Housing section provides guidance for the City’s efforts to provide an adequate housing supply to meet existing and future housing demand in Hamilton. Housing plays a major role in defining Hamilton’s sense of place. The development, maintenance, and redevelopment of housing plays a major role in shaping the community’s physical character, transportation and public infrastructure investments, and the need and location of schools and community facilities.

The City exercises a major role in determining the location and impact of new housing opportunities within the community through the Zoning Ordinance, Subdivision Ordinance, historic preservation regulations, building codes, and extension of water and sanitary sewer infrastructure. These factors provide the City’s principal means for influencing the mix of housing types, maintenance of housing stock, and diversity and quality of new residential development.

The Housing Section of the comprehensive plan is divided into eight sections: Overall Objectives, Infill and Mixed Use Redevelopment, Connectivity/Transportation, Housing Choices, Economic Development/Fiscal Responsibility, Intergovernmental Cooperation, Historical Preservation, Environmental Preservation/Open Space, and Schools and Services. In an effort to meet the goals of the Housing Section and coordinate efforts with the region, the Ohio-Kentucky-Indiana Regional Council of Governments (OKI) concepts are utilized to support the objectives. The OKI ideas utilized within the plan are italicized and documented. In order to integrate public concerns and ideas, some recommendations have been taken from the Hamilton Vision 2020 “Steering A Course to the Future” document.

POLICIES STRATEGIES AND ACTIONS

Overall Objectives:

Section 6.1

- A. The City of Hamilton should encourage the monitoring and identification of housing stock conditions for improvement and maintenance. *“A comprehensive plan is the appropriate vehicle for any community to consider and define the condition of its housing because of the comprehensive context it provides.”* (OKI, Strategic Regional Policy Plan p.61)

- B. *“In 2020, new and redeveloped neighborhoods will include walkable, compatible retail, business, education, and civic uses, as well as a broad range of housing types and price levels.”* (OKI, Strategic Regional Policy Plan p.18)

Development, Redevelopment and Infill

Section 6.2

OBJECTIVES

- A. Revitalize older residential neighborhoods near the center of the city to create a diverse housing stock.
- B. Create '24/7' communities in which residents can work, live and play.
- C. Neighborhoods should provide for all aspects of basic daily living.

STRATEGIES

In order to meet the objectives outlined in the Comprehensive Plan's Housing Section, the following strategies should be pursued by the City of Hamilton:

- The City of Hamilton's housing plan should include mixed use infill projects that would allow for the type of development that includes all of the needs of everyday life in one neighborhood. Mixed use development is a more compact type of development that often places commercial usage on the ground floor or street level of buildings with office and/or residential components occupying the floors above. The residential components of a mixed use neighborhood helps to create a '24/7' atmosphere where people can live, work, eat, sleep, and play. A '24/7' neighborhood is a neighborhood that is active 24 hours a day, 7 days a week.
- This type of development is usually accomplished by applying mixed use zoning overlays on top of an area's current zoning. A zoning overlay allows for the previous zoning to remain in affect while still allowing for mixed uses. Infill developments are often prime locations for mixed use neighborhoods because of their close proximity to the center of the city where the infrastructure of the site and its surrounding context is more applicable.

- "Local governments will use the goals, objectives, and policies of their comprehensive plan to encourage mixed-use, transit-friendly development, where appropriate." (OKI, Strategic Regional Policy Plan p.64)
- "Local governments will encourage public and private efforts to create and maintain safe and livable neighborhoods where people want to live, work, learn, play, shop, and grow a business." (OKI, Strategic Regional Policy Plan p.69)

ACTIONS

- A. The City of Hamilton's Housing Plan should put equal emphasis on all types of housing, including Infill development.
- B. The City of Hamilton should identify which areas would be best suited for infill and mixed- use development to increase housing opportunities.
- C. The City of Hamilton should apply mixed use zoning overlays and/or mixed use zoning districts that will incorporate residential uses to areas deemed best suited for such development.



Examples of Mixed Use

Connectivity and Transportation

Section 6.3

OBJECTIVES

- A. Residential neighborhoods should be integrated into the City of Hamilton's transportation network to provide a variety of travel modes to residents. A multimodal transportation network includes bicycle, vehicle, pedestrian and mass transit.

STRATEGIES

In order to meet the objectives outlined in the Comprehensive Plan's Housing Section, the following strategies should be pursued by the City of Hamilton:

- Housing stock in the City of Hamilton should be planned in conjunction with a transportation system that utilizes a variety of transportation options including mass transit, automobile, pedestrian, and bicycle. The City of Hamilton's Housing Plan should provide residents with the ability to choose between transportation options by improving and increasing the housing stock in areas located close to business districts, job markets, and future mass transit hubs. Balancing the modes of transportation will help reduce travel demand and better connect neighborhoods. More compact neighborhoods allow for residents to have quick, easy access to all the basic needs of daily life by utilizing a variety of transportation options.
- "Local comprehensive plans will support a mix of land uses, higher density development, and non-motorized connections to reduce single-occupant vehicle trips, where appropriate." (OKI, Strategic Regional Policy Plan p.35)

ACTIONS

- A. The City of Hamilton's Housing Plan should coordinate with The City of Hamilton's Land Use Plan and Transportation Plan to place high priority on compact, mixed use neighborhoods as areas for mass transit hubs to allow for a variety of transportation options.

Housing Choices

Section 6.4

OBJECTIVES

- A. Provide a diverse housing stock that is accessible to all members of the community and serves a variety of needs.

STRATEGIES

In order to meet the objectives outlined in the Comprehensive Plan's Housing Section, the following strategies should be pursued by the City of Hamilton:

- The City of Hamilton's Housing Plan should provide equal housing opportunities by offering a range of affordable housing. The City of Hamilton should promote socio-economically diverse residential development to help balance the local economy and help bring diversity and culture to its neighborhoods.
- "Local governments will use the goals, objectives, and policies of their comprehensive plan's land use element to encourage a range of housing types, densities, and affordabilities within their communities." (OKI, Strategic Regional Policy Plan p.66)
- "The goals, objectives, and policies of the local comprehensive plan's housing element will encourage a diverse mix of housing choices in order to attract and provide housing options for all income levels." (OKI, Strategic Regional Policy Plan p.69)

ACTIONS

- A. The City of Hamilton's Housing Plan should encourage residential development that accommodates the socio-economic diversity of the community.
- B. The City of Hamilton should use the Fair Housing Ordinance - Chapter 515 to provide equal housing opportunities for all Hamilton residents.
- C. The City of Hamilton should use Ohio Revised Code 135.82, which encourages affordable housing, to obtain funding for affordable housing options in Hamilton.

Varied Housing Types

Section 6.5



Single-Family



Single-Family



Duplex



Townhomes



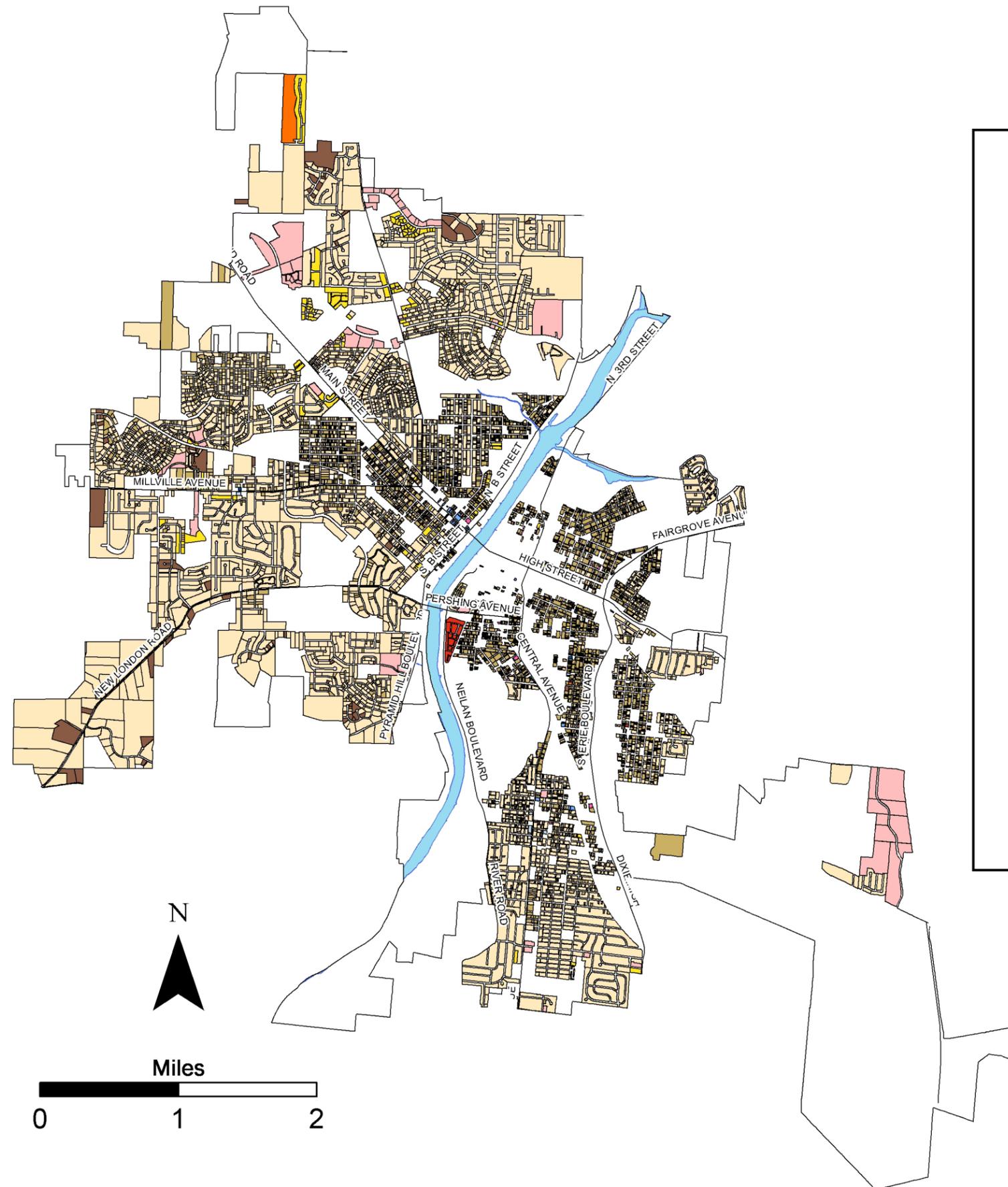
Multi-Family



Multi-Family

Housing Conditions Map

Figure 7.5



Legend

-  City Boundary
-  Main Streets
- Property Condition**
-  Mixed Use (Good Condition)
-  Mixed Use (Needs Work)
-  Mixed Use (Vacant)
-  Multi Family (2-4 Units)(Good Condition)
-  Multi Family (2-4 Units)(Needs Work)
-  Multi Family (2-4 Units)(Vacant)
-  Multi Family (5+ Units)(Good Condition)
-  Multi Family (5+ Units)(Vacant)
-  Multi Family (5+ Units)(Needs Work)
-  Single Family (Good Condition)
-  Single Family (Needs Work)
-  Single Family (Vacant)

Date: 01.01.2008

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OBJECTIVES

- A. Create a more sustainable tax base by providing housing opportunities for all socio-economic income levels.
- B. Reduce infrastructure costs by encouraging residential development that maximizes existing land and infrastructure capacity.

STRATEGIES

In order to meet the objectives outlined in the Comprehensive Plan's Housing Section, the following strategies should be pursued by the City of Hamilton:

- The City of Hamilton should encourage development that maximizes the return on investment and maintains a stable economy. Infill and Mixed Use development are more compact and walkable, therefore creating a community with less need for automotive travel. When travel demand decreases so do infrastructure costs related to road improvements such as street widening and resurfacing. Also, there is a more efficient tax return with the increase in housing density. For example, a ten-acre development with 40 homes compared to a ten-acre development with 20 homes would have lower per unit infrastructure cost. Investment in infill housing and housing in mixed use developments would result in much more efficient utilization of existing infrastructure.
- "A community's fiscal strength is partially dependent on the amount of property taxes collected. Property taxes are based on the assessed value of property, which is based on several factors, including physical condition. It is therefore in a community's best fiscal interest to monitor the physical condition of its housing stock." (OKI, Strategic Regional Policy Plan p.61)

ACTIONS

- A. The City of Hamilton's fiscal policies regarding housing and its needed infrastructure should encourage investment in infill residential and mixed use housing developments that are served by existing infrastructure.

Intergovernmental Cooperation

Section 6.7

OBJECTIVES

- A. The City of Hamilton should work with neighboring jurisdictions to increase housing opportunities throughout the OKI region.

STRATEGIES

In order to meet the objectives outlined in the Comprehensive Plan's Housing Section, the following strategies should be pursued by the City of Hamilton:

- In order to best utilize land development in the OKI region every local government should coordinate in an effort to increase housing opportunities in the region. The City of Hamilton must ensure that their objectives are in line with those of all other local governments in the OKI region and that those goals are reflective of the those set forth in the OKI Strategic Regional Policy Plan.

ACTIONS

- A. The Housing section of the City of Hamilton's Comprehensive Plan should be coordinated with federal and state law and support regional goals, objectives and plans adopted by The Ohio-Kentucky-Indiana Regional Council of Governments (OKI).
- B. The City of Hamilton should coordinate with all other municipalities in the OKI region to assess housing availability and determine future housing development policies that will best promote balanced housing opportunities throughout the OKI region.

Historic Preservation

Section 6.8

OBJECTIVES

- A. Preserve the City of Hamilton's historic identity by maintaining the character of historic neighborhoods.

STRATEGIES

In order to meet the objectives outlined in the Comprehensive Plan's Housing Section, the following strategies should be pursued by the City of Hamilton:

- Historical preservation is key to any city in retaining its identity and historical significance. Hamilton has many assets with its historic neighborhoods Rossville, German Village, and Dayton Lane. Historic preservation helps retain city identity, promotes economic stability and history, and enhances the aesthetics of neighborhoods with detailed, historic architecture.

ACTIONS

- A. Preserve structures with historical significance/ importance and unique architecture through the development of appropriate regulations that can safeguard the integrity of these neighborhoods.



Examples of Historical Structures

Environmental Quality

Section 6.9

OBJECTIVES

- A. As part of the development review process for new housing development, efforts should be made to preserve open space and protect the natural environment, indigenous wildlife, and improve air and water quality.

STRATEGIES

In order to meet the objectives outlined in the Comprehensive Plan's Housing Section, the following strategies should be pursued by the City of Hamilton:

- Too often, new housing developers completely wipe out the land to provide a flat, empty surface in order to more cheaply and efficiently build on the site. In order to help preserve nature and open spaces housing developers should build more in line with natural topography and features by leaving the existing land elevations intact, preserving mature trees on the proposed site, and building around unique natural features such as creek beds and steep slopes. Preserving open space is key to preserving the natural environment. In order to preserve open space single-family homes should be built on smaller lots to achieve the desired number of houses built.
- "Local governments will enable the use of environmentally sensitive building practices to integrate growth with protection of the region's natural systems." (OKI, Strategic Regional Policy Plan p.56)

ACTIONS

- A. The City of Hamilton should promote the preservation of natural features and open space in all new residential developments. To accomplish this action the City should determine what regulations would facilitate the desired environmental objective.
- B. To help preserve open space and the environment, the City of Hamilton should promote smaller single-family lots, cluster residential developments and reduce parking requirements for these residential developments.



Cluster development examples

ACTION STEPS

Infill and Mixed Use Redevelopment:

- A. The City of Hamilton's Housing Plan should put equal emphasis on all types of housing, including Infill development.
- B. The City of Hamilton should identify which areas would be best suited for infill and mixed- use development to increase housing opportunities.
- C. The City of Hamilton should apply mixed use zoning overlays and/or mixed use zoning districts that will incorporate residential uses to areas deemed best suited for such development.

Connectivity/Transportation:

- A. The City of Hamilton's Housing Plan should coordinate with The City of Hamilton's Land Use Plan and Transportation Plan to place high priority on compact, mixed use neighborhoods as areas for mass transit hubs to allow for a variety of transportation options.

Housing Choices:

- A. The City of Hamilton's Housing Plan should encourage residential development that accommodates the socio-economic diversity of the community.
- B. The City of Hamilton should use the Fair Housing Ordinance - Chapter 515 to provide equal housing opportunities for all Hamilton residents.
- C. The City of Hamilton should use Ohio Revised Code 135.82, which encourages affordable housing, to obtain funding for affordable housing options in Hamilton.

Economic Development/Fiscal Responsibility:

- A. The City of Hamilton's fiscal policies regarding housing and its needed infrastructure should encourage investment in infill residential and mixed use housing developments that are served by existing infrastructure.

Intergovernmental Cooperation:

- A. The Housing section of the City of Hamilton's Comprehensive Plan should be coordinated with federal and state law and support regional goals, objectives and plans adopted by The Ohio-Kentucky-Indiana Regional Council of Governments (OKI).
- B. The City of Hamilton should coordinate with all other municipalities in the OKI region to assess housing availability and determine future housing development policies that will best promote balanced housing opportunities throughout the OKI region.

Historical Preservation:

- A. Preserve structures with historical significance/importance and unique architecture through the development of appropriate regulations that can safeguard the integrity of these neighborhoods.

Environmental Preservation/Open Space:

- A. The City of Hamilton should promote the preservation of natural features and open space in all new residential developments. To accomplish this action the City should determine what regulations would facilitate the desired environmental objective.
- B. To help preserve open space and the environment, the City of Hamilton should promote smaller single-family lots, cluster residential developments and reduce parking requirements for these residential developments.

REFERENCES

OKI Regional Council of Governments. Strategic Regional Policy Plan. Cincinnati: 2005.