



6. 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.

6.1 Overall Objectives:

“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)

OBJECTIVES, STRATEGIES, and ACTIONS:

6.2 Infill and Mixed Use Redevelopment

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 this 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 above floors. 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, thus drawing investment to the area.
- 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)



Examples of mixed use development.

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.
- C. The City of Hamilton should apply mixed use zoning overlays and/or mixed use zoning districts to areas deemed best suited for such development.



6.3 Connectivity/Transportation

Objectives:

- A. Integrate residential neighborhoods with other uses.
- B. Neighborhoods should be successfully integrated into the City of Hamilton's transportation network. This includes all modes of transportation: bicycle, vehicle, pedestrian and mass transit.
- C. Provide a variety of travel options to all city neighborhoods.

Strategies:

In order to meet the objectives outlined in this 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 equally utilizes a variety of transportation options including mass transit, automobile, pedestrian, and bicycle. The City of Hamilton's Housing Plan should provide the 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 to promote compact mixed use neighborhoods that allow for a variety of transportation options.
- B. The City of Hamilton's Housing Plan should coordinate with the City of Hamilton's Transportation Plan to place high priority on compact, mixed use neighborhoods as areas for mass transit hubs.



6.4 Housing Choices

Objectives:

A. Provide a diverse housing stock that meets all income levels.



Townhomes



Single Family



Rear-loading Garages



Multi-Family



Duplex



Single Family

Strategies:

In order to meet the objectives outlined in this 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 should encourage fair housing practices.
- B. The City of Hamilton's Housing Plan should promote socio-economically diverse residential development.
- C. The City of Hamilton should use the Fair Housing Ordinance - Chapter 515 to provide equal housing opportunities for all Hamilton residents.
- D. The City of Hamilton should use Ohio Revised Code 135.82, which encourages affordable housing, to obtain funding for affordable housing options in Hamilton.

6.5 Economic Development/Fiscal Responsibility

Objectives:

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

Strategies:

In order to meet the objectives outlined in this 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 per square footage. If a ten-acre development has a 20 home build out the government will collect property taxes for those 20 homes, however if the same ten-acre development has a 40 home build out then the government is able to collect property taxes from 40 homes. Building more compactly also saves infrastructure cost because the infrastructure that would be needed to supply and maintain a ten-acre 40 home development would be half of what it would take to supply two ten-acre 20 home developments. Investment in infill housing and housing in mixed use developments would result in much more efficient use of city budget.
- *“Local and regional investments in transportation facilities and services will support compact, pedestrian-, bicycle, and transit-friendly land uses, where appropriate, and facilitate travel demand management strategies.” (OKI, Strategic Regional Policy Plan p.34-35)*



Actions:

- A. The City of Hamilton's fiscal policies regarding housing and its needed infrastructure should encourage the investment in infill and mixed use developments.

6.6 Intergovernmental Cooperation

Objectives:

- A. Create a balanced housing stock throughout Butler County.

Strategies:

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

- In order to best utilize land development in Butler County every local government should coordinate in an effort to balance the housing stock in the region. The land use patterns in and around the City of Hamilton will have a direct long term affect. The City of Hamilton must ensure that their objectives are in line with those of all other local governments in Butler County 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 Butler County to assess housing land use patterns and determine future housing land use patterns.



6.7 Historical Preservation

Objectives:

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

Strategies:

In order to meet the objectives outlined in this 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 historical assets with its historic neighborhoods such as Rossville, German Village, and Dayton Lane. Not only does preserving historical homes help retain city identity, economic stability and history, but it enhances the aesthetics of neighborhoods with detailed, historic architecture.



Examples of historical homes in the area.

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.



6.8 Environmental Preservation/Open Space

Objectives:

- A. Preserve and protect the City of Hamilton's natural environment.
- B. Protect indigenous wildlife.
- C. Improve air and water quality.

Strategies:

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

- Too often, new community developments completely wipe out the land in which they are developed to provide a flat, empty surface in order to more cheaply and efficiently build on the site. Also, the land that is being used is far bigger in size than it needs to be to fulfill the housing quantity desired, thus much of the natural environment is unnecessarily destroyed. 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 in tact, preserving mature trees on the proposed site, and building around unique natural features such as creek beds, steep slopes, etc... 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 in order to achieve the desired number of houses built for the developer. Smaller lots could allow for the same number of houses on a potential development, while allowing a greater amount of land to be preserved.
- *"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 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 the City of Hamilton should promote smaller single-family lots, cluster residential developments and reduce parking requirements for these residential developments.



Cluster Development



Small Single-family Lots



Housing Action List

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.
- C. The City of Hamilton should apply mixed use zoning overlays 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 to promote compact mixed use neighborhoods that allow for a variety of transportation options.
- B. The City of Hamilton's Housing Plan should coordinate with the City of Hamilton's Transportation Plan to place high priority on compact, mixed use neighborhoods as areas for mass transit hubs.

Housing Choices:

- A. The City of Hamilton should encourage fair housing practices.
- B. The City of Hamilton's Housing Plan should promote socio-economically diverse residential development.

Economic Development/Fiscal Responsibility:

- A. The City of Hamilton's fiscal policies regarding housing and its needed infrastructure should encourage the investment in infill and mixed use developments.

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 Butler County to assess housing land use patterns and determine future housing land use patterns.



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 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 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.