

West Price Hill Community Council
Working Together to Make Our Mark

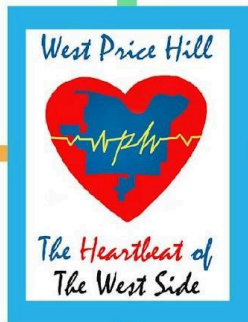
May 18th, 2026

This letter represents the opinion of the West Price Hill Community Council's (WPHCC) membership regarding a proposed development at 2323 Ferguson Road: a 4-building, 167-unit, income-restricted LIHTC complex which would be built by LDG Development.

This opinion was discussed, motioned, amended, and voted upon by our membership at our public meeting on 5/12/2026. Furthermore, we have received input from numerous non-members as well, documented at a public meeting by the City of Cincinnati's Planning Commission on 4/30/2026.

WPHCC opposes the proposed development in its current state. The general opinion is that it adds too much density to an area that already struggles with traffic, crime, and infrastructure issues. Additionally, we feel as though our neighborhood is oversaturated by income-restricted housing, which has contributed to a nearly 350% increase in poverty in West Price Hill since 2000. We also feel that the community engagement for this project has been lackluster, as evident by many residents who live near the site and hadn't even heard about the proposed development until notices about the Planning Commission meeting were distributed.

One point that has been repeatedly expressed by our membership is that we aren't opposed to more housing as a rule. Rather, we want more market-rate housing in our neighborhood.



West Price Hill Community Council
Working Together to Make Our Mark

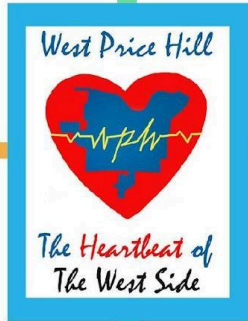
Still, if the proposed development receives the necessary zoning variances and funding, and is eventually approved to be built, WPHCC asks the developer and city administration to take the following action steps and otherwise assess these items:

Immediate:

- Add more greenspace to the development plan
- Consider adding commercial retail to the development plan
- Conduct a traffic impact analysis
- Communicate to residents who live on streets connected to Ferguson Rd.
- Conduct an economic assessment of West Price Hill as well as a study that shows the potential economic impact of adding income-restricted housing to that area
- Communicate with Western Hills High School, Dater Montessori, and local businesses along Ferguson
- Proactively solicit applications from families who have kids in Cincinnati Public Schools and are experiencing homelessness

Long-Term:

- Enforce code and zoning laws on properties around that area, especially those identified by WPHCC to be in violation
- Increase police presence around that area, and perform strict law enforcement for traffic violations, loitering, drug use and dealing, fighting, etc.
- Invest in commercial retail spaces along the Glenway and Ferguson corridor
- Build more market-rate housing around West Price Hill



West Price Hill Community Council
Working Together to Make Our Mark

WPHCC would appreciate communication about these actions, as well as any updates about the proposed development. We hope that we can work together with the developer and city administration to ensure that our neighborhood grows in a meaningful manner that is consistent with our mission statement: "The Community Council strives to make our neighborhood a vibrant, safe, and healthy place to live, work, and raise families."

Respectfully submitted,

Ben Klayer
President, WPHCC
info@westpricehillcc.org