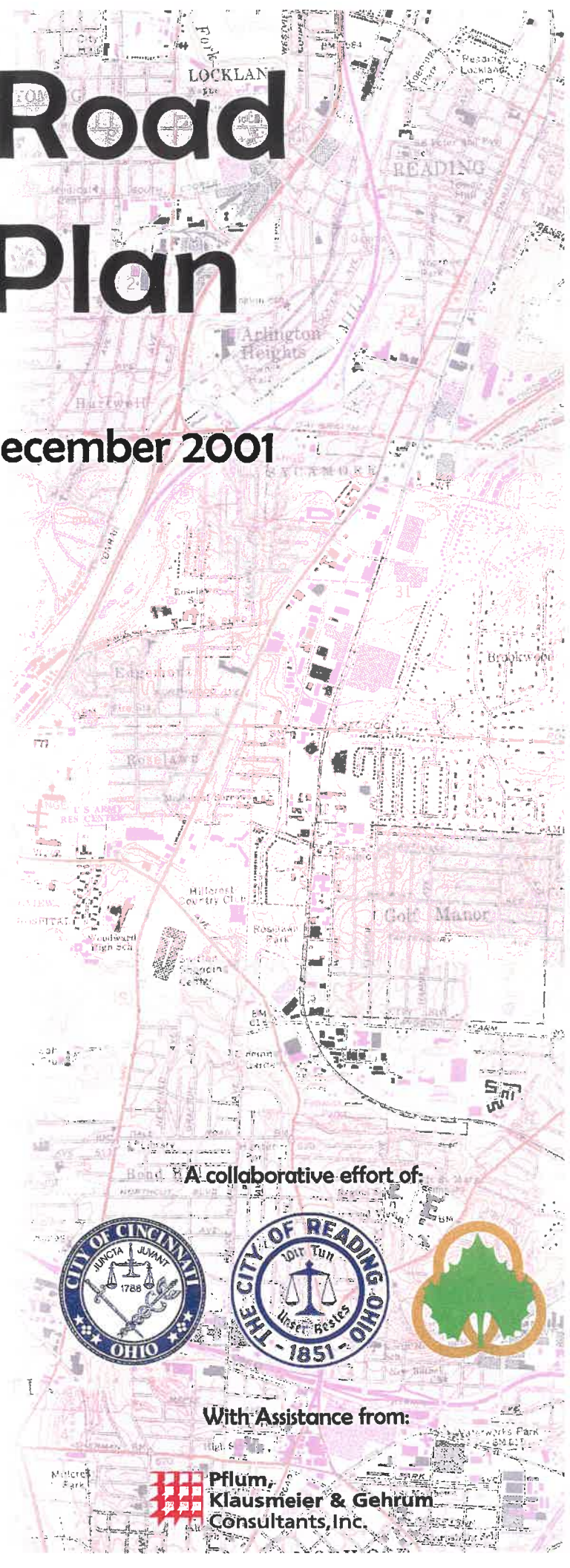
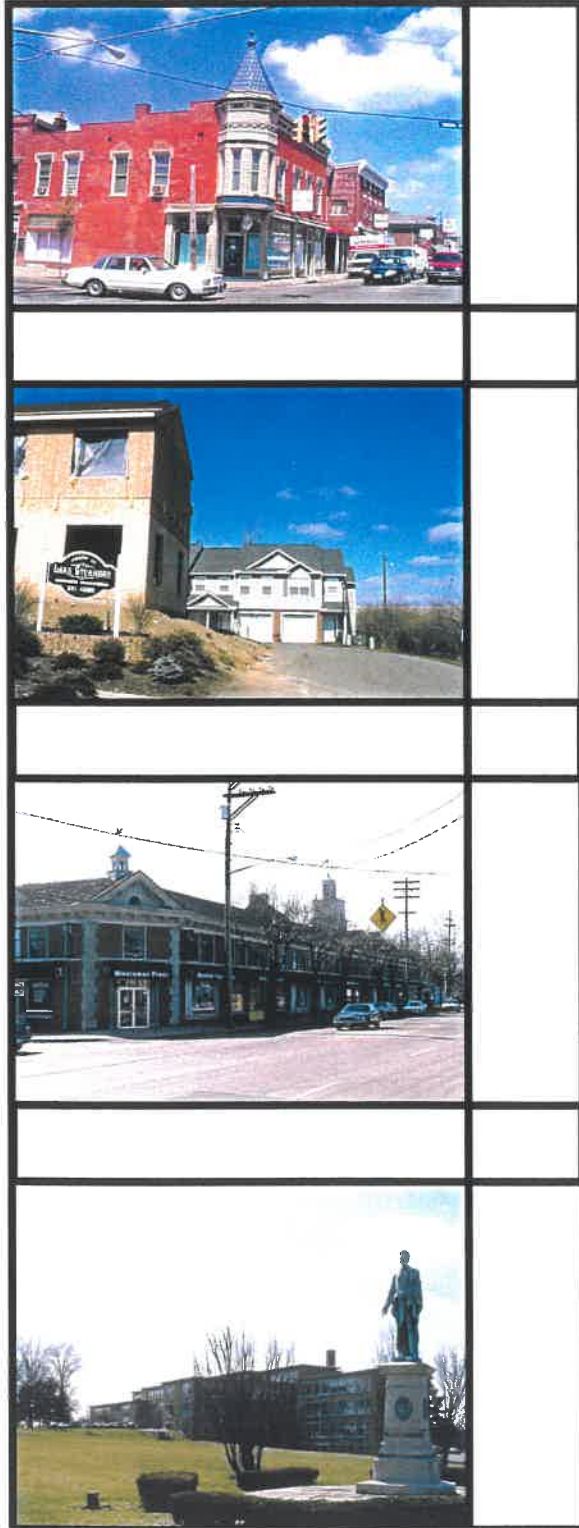
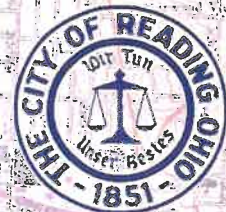


Reading Road Corridor Plan

December 2001



A collaborative effort of:



With Assistance from:



**Pflum,
Klausmeier & Gehrum
Consultants, Inc.**

City of Cincinnati

E.M.T.R.

An Ordinance No. 042

-2002

APPROVING and adopting the Reading Road Corridor Urban Renewal Plan as an urban renewal plan for purposes of Chapter 725 of the Ohio Revised Code and as a community development plan for purposes of Chapter 1728 of the Ohio Revised Code; and designating three sub-areas within the Reading Road Corridor Urban Renewal Area as blighted areas: (1) Bond Hill Urban Renewal Area A, along California Avenue west of Oberlin Avenue to Paddock Road and along Paddock Road, north of California Avenue to Laidlaw Avenue, (2) Bond Hill Urban Renewal Area B, along Reading Road, north of Andina Avenue to Elizabeth Place (on the west) and Dale Road (on the east), and (3) Roselawn Urban Renewal Area, along Reading Road between Summit and Section Roads.

WHEREAS, the City, in cooperation with the City of Reading and Sycamore Township, has made detailed studies of the social, cultural and economic conditions of the Reading Road Corridor as it extends through their respective jurisdictions; and

WHEREAS, the City of Cincinnati, the City of Reading and Sycamore Township have proposed a program of joint action for the revitalization of the Reading Road Corridor; and

WHEREAS, pursuant to that program of joint action for the revitalization of the Reading Road Corridor, the City of Cincinnati has made detailed studies of the location, physical condition of structures, land use, environmental influences, and the social, cultural and economic conditions of the portion of the proposed Reading Road Corridor Urban Renewal Area that is within the City of Cincinnati, and has identified three sub-areas: (1) Bond Hill Urban Renewal Area A, along California Avenue west of Oberlin Avenue to Paddock Road and along Paddock Road, north of California Avenue to Laidlaw Avenue, (2) Bond Hill Urban Renewal Area B, along Reading Road, north of Andina Avenue to Elizabeth Place (on the west) and Dale Road (on the east), and (3) Roselawn Urban Renewal Area, along Reading Road between Summit and Section Roads, as blighted areas; and

WHEREAS, the City Manager has submitted to the Council a proposed "Reading Road Corridor Urban Renewal Plan," dated July, 2001, which includes a study of blight in the Reading Road Corridor and documents that a project area, being comprised of those three sub-areas, is a blighted area as defined in Cincinnati Municipal Code Chapter 725 and a feasible method for the relocation of families, if any, that may be displaced from the project area in implementation of the plan; and

WHEREAS, the City Manager has recommended that Council approve and adopt the Reading Road Corridor Urban Renewal Plan pursuant to Cincinnati Municipal Code Chapter 725; and

WHEREAS, the members of Council have a general knowledge of current conditions prevailing in the Reading Road Corridor; and

WHEREAS, under the provisions of Title I of the Housing and Community Development Act of 1974, as amended, the federal government may provide financial assistance to local public agencies for the carrying out of urban renewal projects; and

WHEREAS, the City may apply for and receive financial assistance under such act and subsequent acts for the undertaking of and making available financial assistance for the Reading Road Corridor Urban Renewal Plan; and

WHEREAS, the Reading Road Corridor Urban Renewal Plan proposes certain land uses and may require changes in zoning, the modification of streets, and the location or relocation of public utilities and other public facilities; and

WHEREAS, on JAN 04 2002, 2001 the City Planning Commission approved the Reading Road Corridor Urban Renewal Plan; and

WHEREAS, subsequent to approval of the plan by the City Planning Commission, Council has held a public hearing on the approval and adoption of the Reading Road Corridor Urban Renewal Plan;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. The Council finds and determines:

- (a) That the project area comprised of the Reading Road Corridor Urban Renewal Area, being comprised of three sub-areas, (1) Bond Hill Urban Renewal Area A, along California Avenue west of Oberlin Avenue to Paddock Road and along Paddock Road, north of California Avenue to Laidlaw Avenue, (2) Bond Hill Urban Renewal Area B, along Reading Road, north of Andina Avenue to Elizabeth Place (on the west) and Dale Road (on the east), and (3) Roselawn Urban Renewal Area, along Reading Road between Summit and Section Roads, as described and depicted in the legal descriptions and maps in *Exhibit A*, attached, and as approximately depicted in maps within the Reading Road Corridor Urban Renewal Plan, is a blighted area as defined in Chapter 725 of the Cincinnati Municipal Code;
- (b) That there is a feasible method for the temporary relocation of families, if any, displaced from the project area in implementation of the plan; and that there are or are being provided in the project area, or in other areas not less desirable in regard to public utilities and public and commercial facilities, at rents and prices within the financial means of any families displaced from the project area, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families, and reasonably accessible to their places of employment;
- (c) That financing may be provided pursuant to contracts with the United States Government for financial assistance which is necessary to enable the project to be undertaken in accordance with the Reading Road Corridor Urban Renewal Plan;
- (d) That the Reading Road Corridor Urban Renewal Plan will afford maximum opportunity consistent with the sound needs of the locality as a whole for the redevelopment or rehabilitation of the area by private enterprise; and
- (e) That the Reading Road Corridor Urban Renewal Plan conforms to the Master Plan for the overall development of the City;

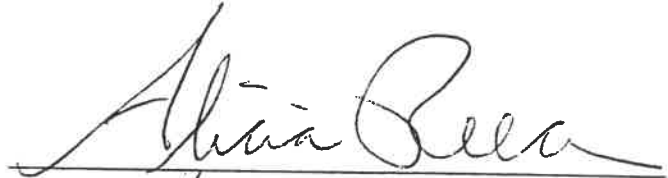
- (f) That Council approves the Reading Road Corridor Urban Renewal Plan as a program of joint action for the revitalization of the Reading Road Corridor which extends through the City of Cincinnati, the City of Reading and Sycamore Township.

Section 2. Council approves and adopts the Reading Road Corridor Urban Renewal Plan, dated July, 2001, a copy of which is on file with the Clerk of Council with this ordinance, as an urban renewal plan in conformity with Chapter 725, Urban Renewal, Cincinnati Municipal Code, applicable to the Reading Road Corridor Urban Renewal Area, being comprised of three sub-areas, (1) Bond Hill Urban Renewal Area A, along California Avenue west of Oberlin Avenue to Paddock Road and along Paddock Road, north of California Avenue to Laidlaw Avenue, (2) Bond Hill Urban Renewal Area B, along Reading Road, north of Andina Avenue to Elizabeth Place (on the west) and Dale Road (on the east), and (3) Roselawn Urban Renewal Area, along Reading Road between Summit and Section Roads. Further, Council approves and adopts the Reading Road Corridor Urban Renewal Plan as an urban renewal plan for purposes of Chapter 725 of the Ohio Revised Code and as a community development plan for purposes of Chapter 1728 of the Ohio Revised Code.

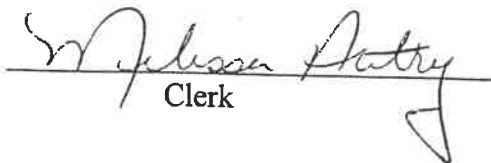
Section 3. The proper officers are authorized to do all things necessary for the implementation of the Reading Road Corridor Urban Renewal Plan in accordance with Chapter 725, Urban Renewal, of Cincinnati Municipal Code and Chapters 725 and 1728 of the Ohio Revised Code.

Section 4. This ordinance shall go into effect from and after the earliest time allowed by law.

Passed: February 13, 2002


Vice Mayor

Attest:


Clerk

I HEREBY CERTIFY THAT ORDINANCE NO 42
2002 WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 2-26-02

Reading Road Corridor Plan

A collaborative effort of
The City of Cincinnati, The City of Reading
and Sycamore Township, Ohio

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December 2001

With Assistance From:

 **Pflum,
Klausmeier & Gehrum**
Consultants, Inc.

Reading Road Corridor Plan



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- Appendix B – Zoning District Descriptions**
- Appendix C – Building Survey Plan**
- Appendix D – Planning and Financial Tools**
- Appendix E – Available Property Owner Programs**

Overview

Introduction

The Reading Road Corridor, from the Norwood Lateral north through the City of Reading, is the heart of a series of neighborhoods and communities that share many characteristics and problems that face aging and maturing inner ring suburbs. Like other inner ring suburbs these neighborhoods and communities face the continuing challenge of achieving and maintaining economic health. Reading Road itself serves as the tie that binds these communities together, in spite of the fact that they exist in multiple political jurisdictions. The problems and opportunities faced by the Cincinnati neighborhoods of Bond Hill and Roselawn, the southwestern corner of Sycamore Township, and the City of Reading transcend political boundaries.

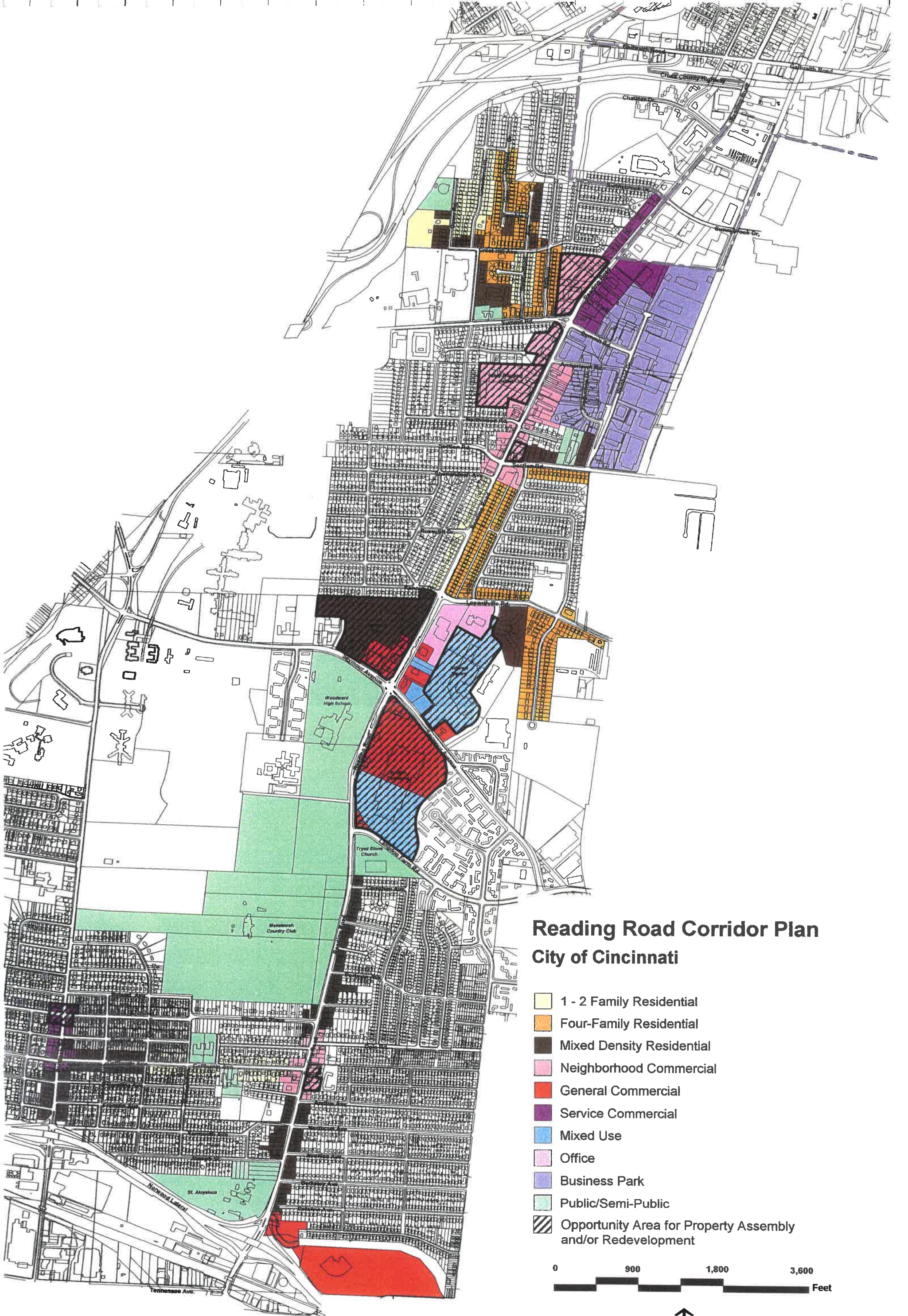
The purpose of this plan is to create a vision for the Reading Road Corridor that is the result of a regional collaborative planning effort. In 1998, the Hamilton County Office of Economic Development brought together three of these communities because all three had shown interest in preparing various types of plans to address the conditions and land use of properties along Reading Road. The City of Reading was interested in preparing an urban renewal plan that would allow the city to acquire land for economic development. The City of Cincinnati and Sycamore Township were interested in developing a plan for the corridor addressing future land uses and strategies for redevelopment. By combining the efforts of all three communities, each community would be aware of how future development will have an affect on surrounding areas regardless of jurisdiction. This Plan is a result of that regional effort.

Planning Process

During the months of July, August and September of 1998, each property within a pre-determined Study Area (see map on page 2) was visually surveyed documenting the use of each property, building occupancy, names of businesses, the conditions of the property, etc. Other analysis was conducted including the identification of zoning classifications and lot sizes. These surveys provided vital information on the existing conditions of properties within the study area that helped the Reading Road Corridor Planning Committee make recommendations as to the future use of properties as well as strategies for revitalizing several areas of the community.

Additionally, an Eligibility or Blight Study was completed within the City of Cincinnati in the Summer of 2001 for the three areas being recommended for designation as urban renewal areas within the City neighborhoods of Bond Hill and Roselawn. The Blight Study is on pages 33 to 61.

The planning process was guided by a Planning Committee with representatives of the City of Cincinnati neighborhoods of Bond Hill and Roselawn; Sycamore Township; the City of Reading; the City of Cincinnati Department of Economic Development; the Hamilton County Office of Economic Development; and the consulting firm of Pflum, Klausmeier & Gehrum Consultants, Inc. (PKG).



Reading Road Corridor Plan City of Cincinnati

- 1 - 2 Family Residential
- Four-Family Residential
- Mixed Density Residential
- Neighborhood Commercial
- General Commercial
- Service Commercial
- Mixed Use
- Office
- Business Park
- Public/Semi-Public
- Opportunity Area for Property Assembly and/or Redevelopment



December 2001

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Prior to making any recommendations, the Committee established a list of approximately thirty issues; each member helped prioritize the top planning issues facing Reading Road. The following is a list of the top ten issues:

1. Blight/Business Closures.
2. Signage/Overhead Utilities/Visual Pollution/Streetscape/Community Identity and Image.
3. Participation/Partnerships with owners, developers, government and the community.
4. Reuse of underutilized properties.
5. Business quality.
6. Access/Traffic/Circulation.
7. Commercial mixture.
8. Plan continuity - Who is responsible for implementing plan?
9. Safety.
10. Highest and best use of properties negatively impacted by new development.

With these planning issues in mind, the committee reviewed various areas of the corridor to discuss a long-range vision for the area and how that vision could be achieved. These areas became known as "areas of opportunity" and are described further in this plan. In some cases, the communities were satisfied with the existing development within these area and wished to maintain existing uses with some encouragement for rehabilitating existing structures while in other areas the communities wished to see complete redevelopment through the demolition of existing buildings and the development of new uses.

Study Areas

On the following pages are descriptions of sections of the Study Area. For each section there is a description of the existing character and a map that illustrates both the properties that make up the area and the existing land usage. There is a vision for each section that describes how the area should develop in the long-term range of the plan. Following the vision is a series of implementation recommendations that lists the recommended planning tools and specific strategies to help the communities achieve the long-term vision of the corridor. These planning tools are further described in Appendix B of this plan. Finally, there is a brief statement on the recommended future land uses for each section.

Implementation of Corridor Plan Recommendations

The City of Cincinnati has not committed funding for the right-of-way improvements, development projects or community programs noted in the Implementation portion of the Reading Road Corridor Plan. The Bond Hill and Roselawn communities will be responsible for requesting funds to carry out strategies eligible for City funding through the City's budget process. Certain improvements and development projects require participation from private property owners. Ongoing participation by the community and City staff is important when reevaluating and determining priority projects for future funding.

Overview –Bond Hill and Roselawn Communities

The communities of Roselawn and Bond Hill were developed during the time when Cincinnatians were moving from dense, established areas of the inner city to newer suburban areas further north. Many middle-income families who had begun moving out of older city neighborhoods, such as Corryville and Mt. Auburn, began to move to the area of Reading Road from Tennessee Avenue to Summit Avenue and beyond. These popular suburbs of the mid-twentieth century developed around the automobile, which was reflected in the layout and appearance of these communities. Neighborhood business districts were located along the Reading Road corridor, State Route 42, which remains one of the city's major north/south traffic routes. The most current demographics for the Bond Hill/Roselawn communities are summarized below:

- **Population**

According to the 2000 Census, the population of Bond Hill and Roselawn is 9,682 and 6,806 respectively. Since 1980, Bond Hill has lost 15.5% of its population and Roselawn lost 8% for the same period. The combined 2000 population of 16,488 individuals reflects a reduction of 12 percentage points from the 1980 census.

- **Median Household Income**

The median household income was \$26,954 in Bond Hill and approximately \$30,260 in Roselawn. The median household income in the City of Cincinnati was \$21,006 (1990 U.S. Census). Over ten years, the median household income rose by 77% in Bond Hill; by approximately 92% in Roselawn and by 66% in the City of Cincinnati (1990 U.S. Census).

- **Home Ownership**

According to the 2000 U.S. Census, the Bond Hill and Roselawn communities, combined, have a higher percentage of owner-occupied housing units (35% in the City; 39% in Bond Hill, 33% in Roselawn) and a lower vacancy rate than the City average of 8.7% (6% in Bond Hill; 4.5% in Roselawn).

- **Business Establishments**

A 1997 study commissioned by the City of Cincinnati's Economic Development Department reported that Bond Hill was home to approximately 262 business establishments. The same study identified approximately 428 business establishments in Roselawn.

The primary trade area (defined as the area generating the greatest share of visitation and purchasing) is composed of Bond Hill/Roselawn and Golf Manor. Golf Manor is a small municipality situated east of the intersection of Bond Hill and Roselawn communities. As the

U.S. Census data below indicates, the primary trade area population and number of households declined between 1996 and 2001¹

	1990	1996	2001	1996-2001 Change
Total Population	22,194	19,776	20,487	+ 3.6
Population African-American	15,005	11,520	16,799	+46.0
Population White	6,985	8,039	3,073	- 62.0
Number of Households	9,514	8,907	8,645	-2.9

- **Diversity Within the Trade Area**

The U.S. Census figures for 2000 summarized illustrate the diversity of the trade area with regard to ethnicity, household size, balance of owner versus renter and age for Bond Hill and Roselawn.¹

- **Trade Area Population**

Total Population	20,487
African American	82%
White	15%
Other	3

- **Trade Area Size of Household**

Average Household Size	2.4
Average Family Size	2.7

- **Housing Units In Trade Area**

Owner Occupied	48%
Renter Occupied	51%
Other	1%

¹ Excerpts from The Reading Road/Seymour Avenue Retail District Assessment, prepared by Marketing Developments, Inc. for the Department of Economic Development, Cincinnati, Ohio June 1997. Revised by City Planning Department, Cincinnati, Ohio, July 2001.

- Trade Area Age Group

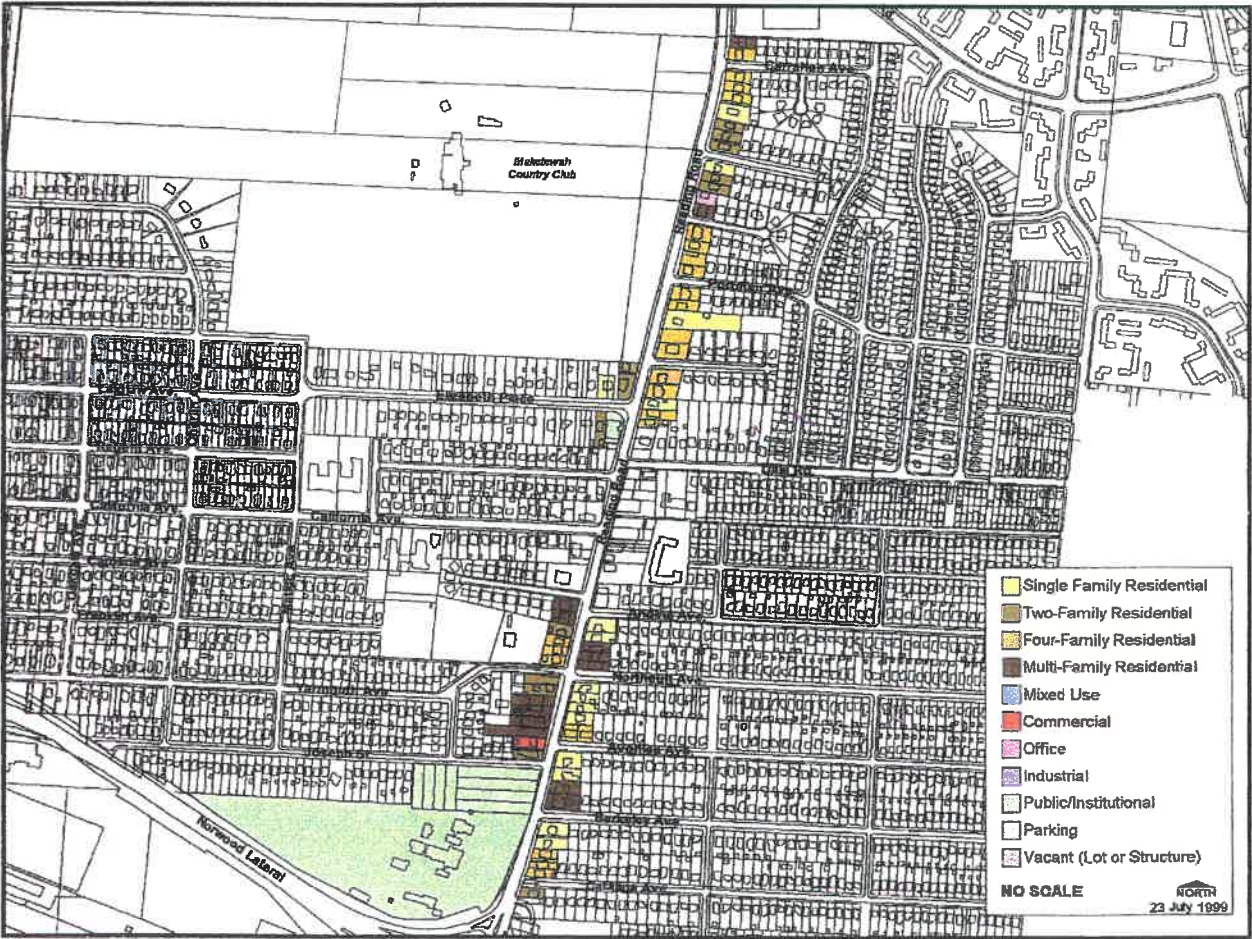
Under 18	25%
18-24	9%
25-44	25%
45-54	15%
55-64	10%
65+	16%

Both Bond Hill and Roselawn have recognized the need to revitalize their business districts, and are encouraging the renovation of the housing stock and the redevelopment of underutilized, vacant or abandoned properties. The same issues which affect the remainder of the Reading Road corridor (blight, visual pollution, declining business districts, and older, poorly maintained housing) impact Bond Hill and Roselawn as well. Yet, in general, the neighborhood residents and business view the challenges in their community in a positive manner and have considerable optimism about the revitalization of their communities and the Reading Road corridor.

Bond Hill/Reading Road Neighborhoods

Existing Character

North of Dale Road are generally single, two, and four-family buildings. Between Dale and Andina is the key section of the community’s neighborhood business district. Businesses in the district tend to be small storefronts serving local residents. South of Andina are small to medium sized multi-family units and St. Aloysius Orphanage. The community’s major concern within this area is its visual appearance, most especially, the intersection of Reading Road & California Avenue. A recently completed blight study of this area (part of a full blown blight study) found that most buildings along this corridor needed structural and/or cosmetic attention.



Vision

Because this portion of Reading serves as a gateway into Bond Hill, improvements in the appearance of the right-of-way, including signage, landscaping, and streetscaping, will help set Reading Road apart from other corridors. While some streetscape elements should unify the entire corridor – lights, roadwork, etc., other elements should indicate distinct communities or movement from residential to commercial areas.

Implementation Recommendations

1. *Establish this area as an area within a Community Reinvestment Area.*
2. *Educate residents and property owners about various funds, programs, and other incentives, for housing and business district improvements (fix-up/paint-up initiatives) available through the city, state and federal government. (See Appendix E)*
3. *Implement a streetscape program, which mirrors the intersection treatments indicated in Exhibit C. Elements included in this streetscape program should coordinate signage, sidewalk improvements, uniform lighting, new bus shelters, and benches and planters to improve the visual appearance of the public right-of-way. Also, the plan should address improving the physical infrastructure of the corridor and improving the vehicular and pedestrian circulation of the district.*

There should be some differentiation between the residential land use and business district. An alternative would be to have a concentration of streetscape elements in the business districts. We strongly recommend that this streetscape plan be implemented at the intersection of Reading and California.

4. *Enhance and maintain landscape at the entrance/exit ramp at State Route 562 Norwood Lateral. Install gateway signage.*
5. *The majority of residential properties south of Andina are zoned R-5 (Cincinnati). Properties north of Dale Road are zoned R-4 or lower. Future home purchase, renovation, or rehabilitation activities, which perpetuate or maintain lower density residential uses, will be encouraged. Additionally, tax and funding incentives designed to spur renovation and development should be provided to smaller, neighborhood-oriented businesses along this gateway.*

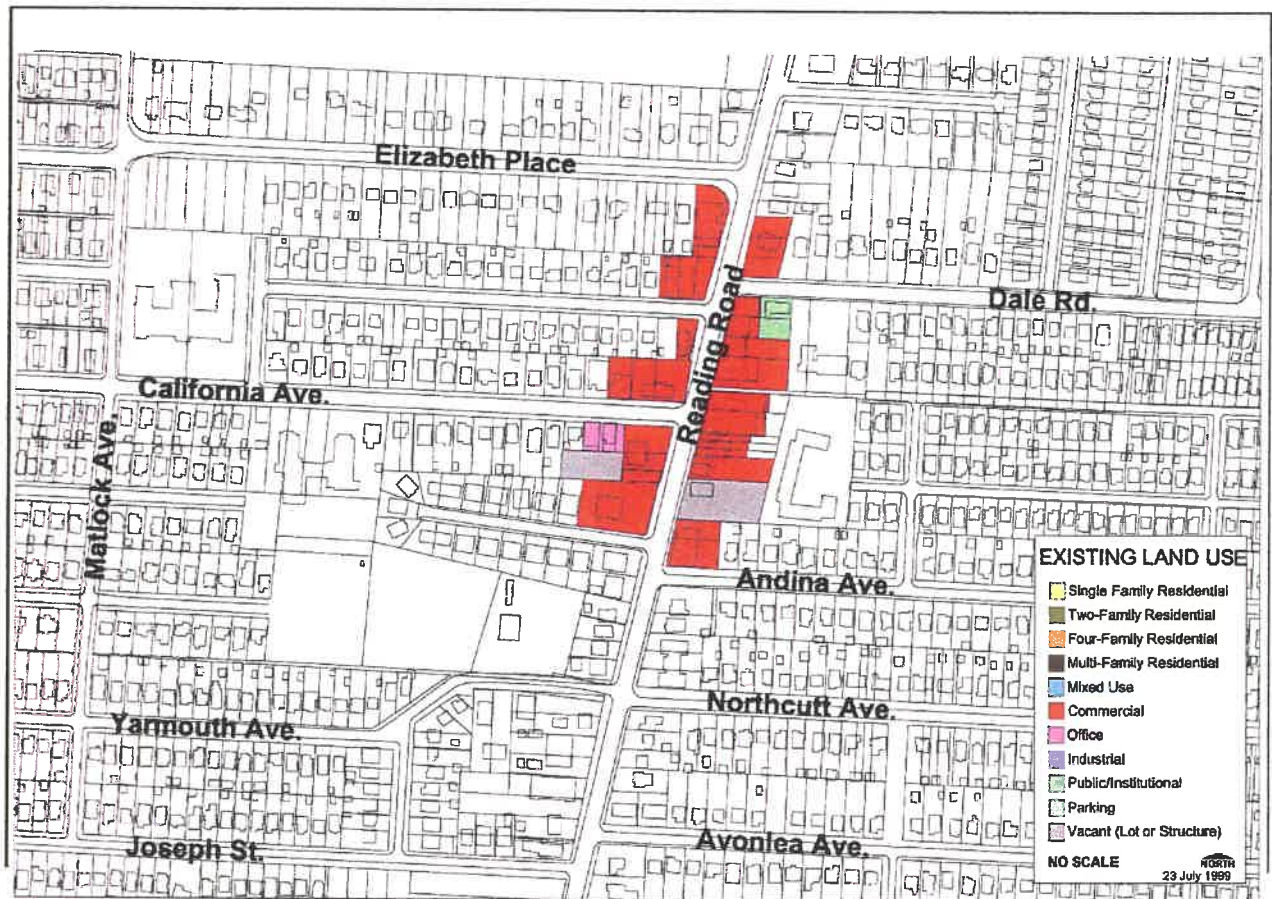
Land Use Plan

Maintain the existing mixture of single family, two-family units. Discourage expansion of businesses or multi-family units north of Dale Road.

Reading/California Neighborhood Business District

Existing Character

The small business district, which has its center at the intersection of Reading Road and California Avenue, has served retail needs of the community for many years. Because of changing demographics, significant business development along the 275 beltway and the amount of commercial zoning located nearby, this neighborhood business district has experienced significant erosion of its support base. This resulted in a "hodge podge" of land uses, which no longer serve the local community well.



Vision

Recent targeting of this area by the community council and the City of Cincinnati for special economic improvements has already resulted in some business retention and proposed redevelopment of select properties. The long-term vision for this area is to maintain it as part of a primary neighborhood business district (NBD) serving some essential needs of residents in Bond Hill and surrounding communities. This NBD is centrally located in the community and would be the appropriate location for convenience and niche type retail including small drug stores, shops, and restaurants. Such a conversion will require sustained and concentrated efforts to attract and retain businesses. Commercial neighborhood retail enterprises should be encouraged and provided incentives to locate within this district rather than throughout the community.

Implementation Recommendations

1. *Designate the area along Reading Road from Elizabeth Place/Dale Road south to Andina Avenue as an Urban Renewal Area.*
2. *Establish this area as an area within a Community Reinvestment Area. As part of the strategy educate property owners concerning the tax exemptions and opportunities available through the CRA designation.*
3. *Eliminate or minimize the amount of commercial zoning located in other areas of Bond Hill to help concentrate commercial uses in the Reading/California Neighborhood Business District.*
4. *Emphasize the use of facade improvement programs including the linked deposit program and other available programs (see Appendix B and E).*
5. *Implement a streetscape program, which mirrors the intersection treatments indicated in City of Cincinnati Exhibit C. There should be some differentiation between the residential and business districts. An alternative would be to have a concentration of streetscape elements in the business districts. The Plan strongly recommends that streetscape improvements be concentrated at the intersection of Reading Road and California Avenue.*

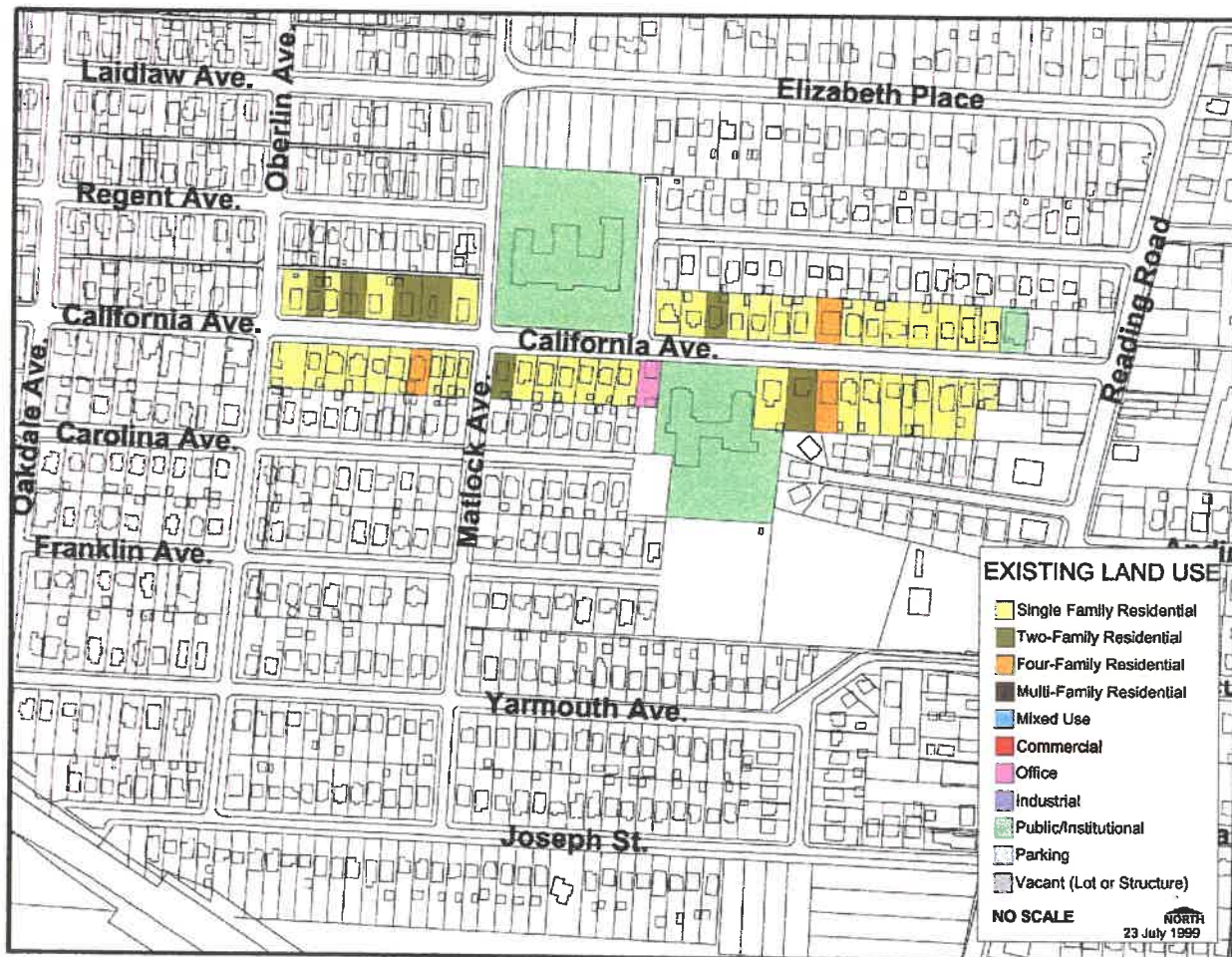
Land Use Plan

Encourage small retail commercial uses, which primarily serve the needs of Bond Hill and surrounding communities.

California Avenue Low Density Residential Area

Existing Character

The housing located along California Avenue between Reading Road and Oberlin Avenue consists mainly of single family and two-family homes. Although there has been little to no change in the land uses or in residential densities in this area, there has been considerable deterioration in the housing stock.



Vision

There is a definite need to rehabilitate the existing housing stock. Both the City and the State have funds and low interest loans available to help make improvements. Increased effort is needed to make property owners aware of these financing programs. There needs to be involvement and encouragement by the City, the Bond Hill Community Council and the property owners to help improve the housing in this area.

Implementation Recommendations

1. *Retain the California Avenue Low Density Residential Area within Community Reinvestment Area (CRA) #2 City-Wide (the CRA for one and two unit residential rehabilitations) or similar CRA areas. As part of the strategy educate property owners concerning the tax exemptions and opportunities available through the CRA designation.*
2. *Educate residents and property owners about funds and programs for housing improvements (fix-up/paint-up funds) available through the city, state and federal government. Several programs are listed in Appendix E including the names of responsible agencies.*
3. *Maintain the existing one and two family low density residential uses by retaining the present R-3 zoning.*

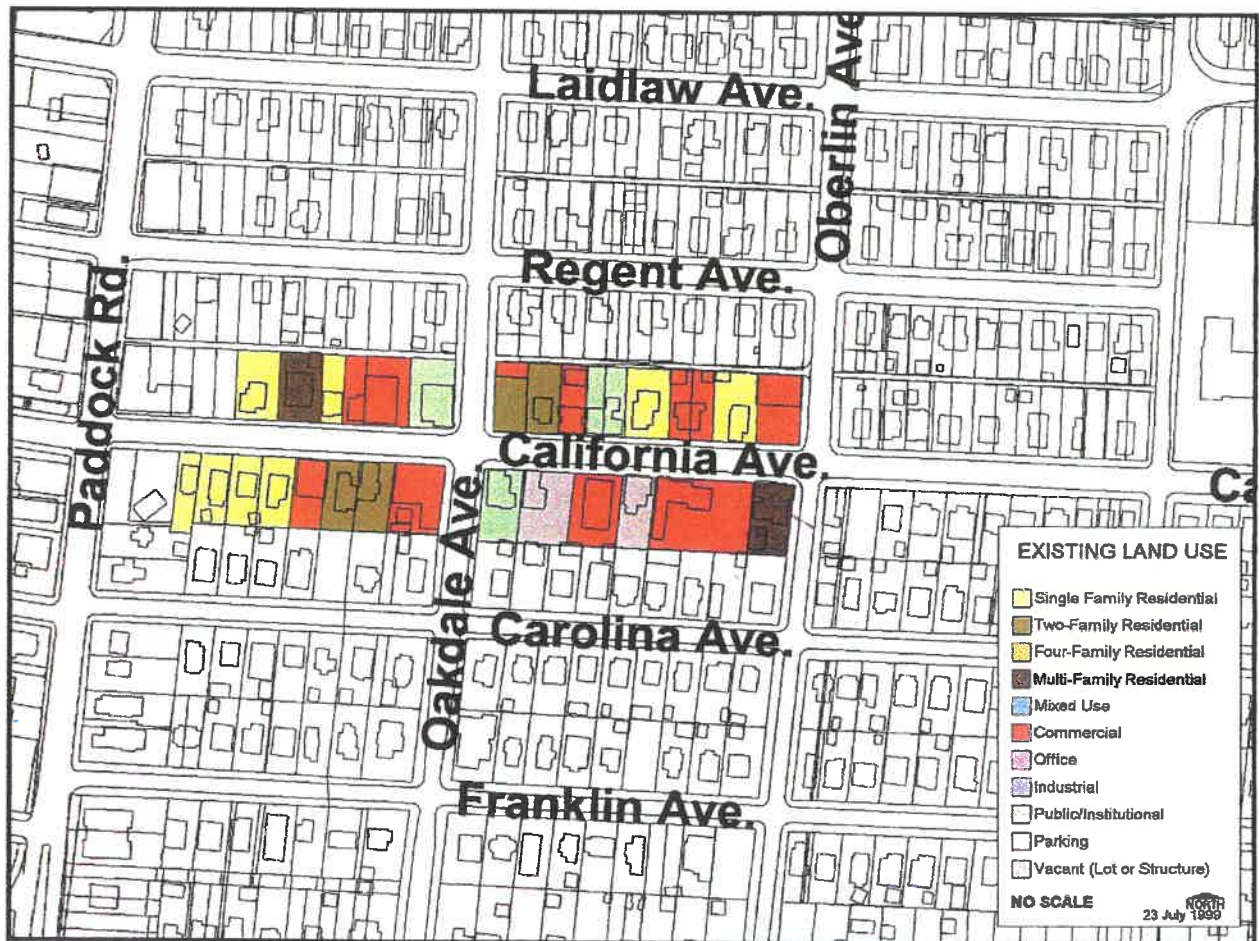
Land Use Plan

Encourage the renovation and/or rehabilitation of the existing low density, single and two-family residential uses.

California Avenue Mixed Use District

Existing Character

Over the past 15 years, the two blocks of California Avenue between Paddock Road and Oberlin Avenue have become a mixed land use area, which includes vacant buildings, small religious congregations, and several buildings that have small street-level businesses that maintain residential uses on the upper levels. Most businesses in this section provide personal care services to a largely pedestrian clientele and miss out on the benefits of being located within a more structured business district.



Vision

The community feels the best use of properties in this area is residential. However, it is understood that changing the current B-2 and B-4 zoning to disallow commercial use will create an excessive number of non-conforming uses. Recognizing this dilemma, the community's desire is to phase out existing businesses and redirect these and any new neighborhood businesses to the more appropriately configured neighborhood business district. Greater emphasis will be placed on improving the quality of housing in this area in anticipation that one owner's property improvements will influence another owner to carryout similar improvements to their property. Incentives to induce increased single and two-family residential development should be identified and provided if currently available or designed, if needed.

Implementation Recommendations

1. *Designate the area along California between Oberlin Boulevard west to Paddock Road as an Urban Renewal Area.*
2. *Retain the California Avenue Mixed Use District within the Community Reinvestment Area #2 or other similar CRA areas.*
3. *Implement a façade improvement program to prevent further deterioration of commercial property in this District.*
4. *Address land use zoning issues, which are not resolved upon adoption of the new zoning code and the new comprehensive plan. The new zoning code will be completed in 2001. It is anticipated that the comprehensive plan will be completed in 2002.*
5. *Educate property owners about funds and programs for housing improvements (fix-up/paint-up funds) available through the city, state and federal government. If there is adequate incentives available, property owners may be more willing to convert businesses to residences. Several programs are provided in Appendix E including the names of responsible agencies.*

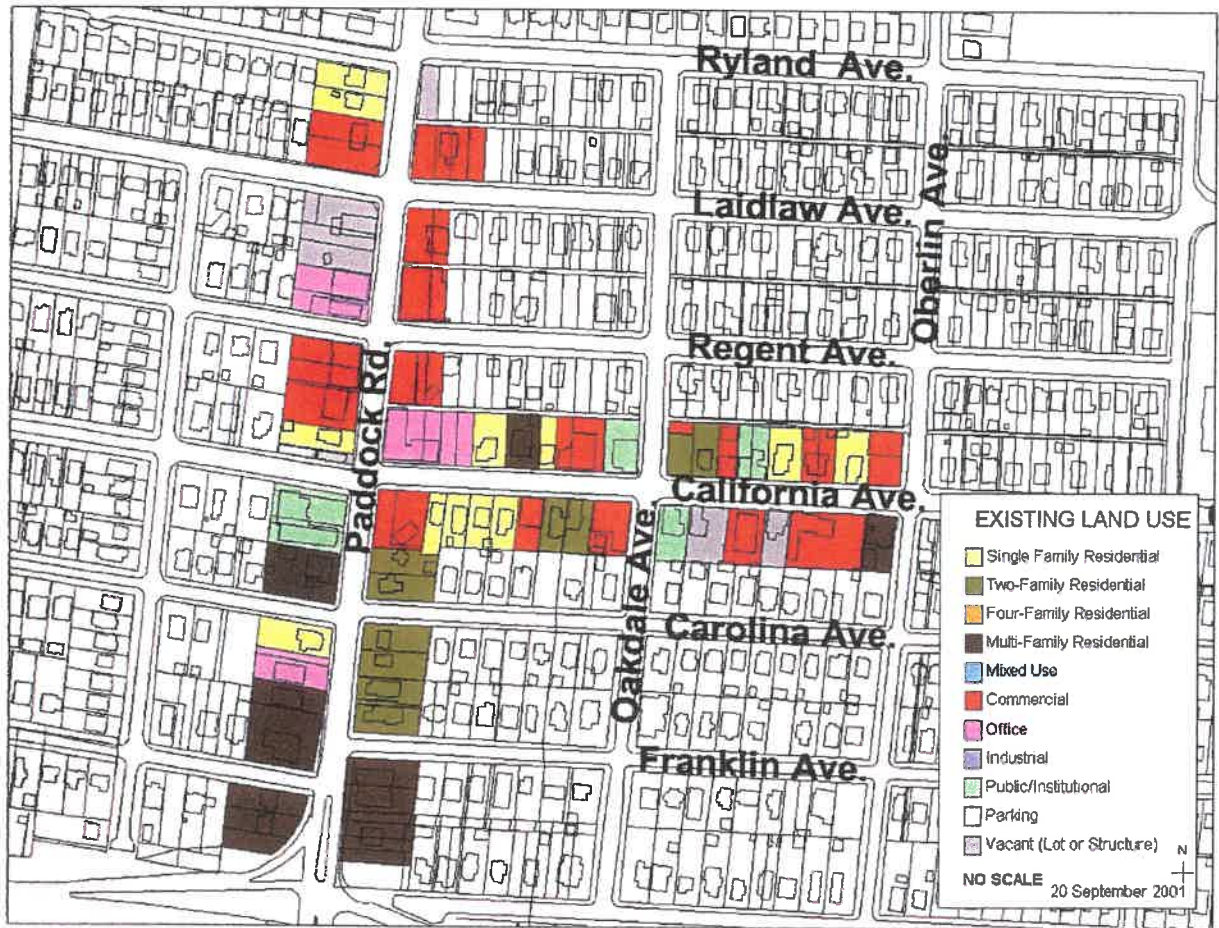
Land Use Plan

Emphasis should be placed on redeveloping the properties as residential uses, despite the existence of several small businesses throughout this district.

Paddock Road Business District

Existing Character

The Paddock Road Business District has a mixture of land uses, building vacancies and deteriorating properties. Neighborhood retail businesses along California work against the goal of creating strong NBDs at Paddock Road/California and Reading Road/ California Avenue. The district has small buildings and relatively large lots, providing better redevelopment options in lieu of rehabilitation of existing buildings.



Vision

The Paddock Road Business District is centrally located to several large office and industrial areas within the city. Since, there are very few service commercial businesses nearby that could serve the needs of office and industrial uses, the District is well situated to attract service commercial uses such as accountants, office supplies, printers/copiers, and office equipment sales/repair.

Implementation Recommendations

1. *Establish the Paddock Road Business District, along Paddock Road from Crusey south to the Norwood Lateral, as an area within a Community Reinvestment Area.*
2. *Designate the Paddock Road Business District, along Paddock Road from the northern Laidlaw Avenue intersection south through the southern California Avenue intersection, as an Urban Renewal Area, as identified in City of Cincinnati Exhibit A.*
3. *Develop and implement a plan to help eliminate inappropriate land uses and buildings that are a blighting influence on the surrounding area.*
4. *These properties, currently zoned B-2 and B-4 (Cincinnati) are both retail oriented, should be evaluated upon the completion of the new zoning code in order to encourage community service rather than regional service uses. Rezoning O-2 or other designations may result in the creating of non-conforming uses.*
5. *Develop and implement a streetscape program along Paddock Road which utilizes the goals and objectives for the Image & Identity Greenspace, and Design & Infrastructure elements contained in the Paddock Hills/Bond Hill Urban Design Plan to differentiate between the residential neighborhoods and business districts. The Plan strongly recommend this plan be implemented at the intersections of Paddock Road/California Avenue and Paddock Road/Laidlaw Avenue. Elements included in this streetscape program should coordinate signage, sidewalk improvements, uniform lighting, new bus shelters, benches and planters to improve the visual appearance of the public right-of-way.*

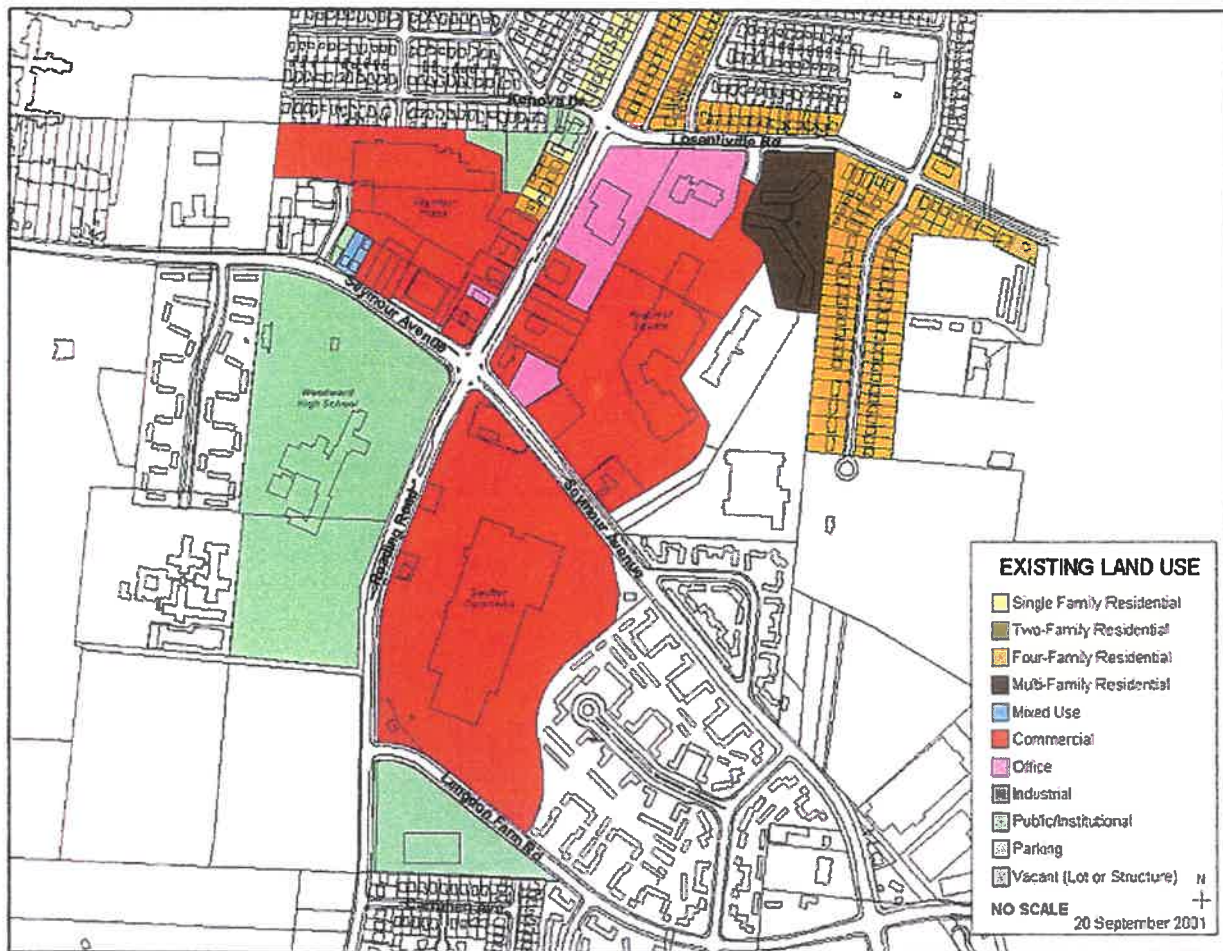
Land Use Plan

Encourage service commercial uses. Maintain the existing land uses, which support the neighborhood's adjacent light industrial uses.

Reading Road/Seymour Avenue Intersection

Existing Character

The Reading Road/Seymour Avenue intersection is arguably the most important intersection in the Bond Hill and Roselawn communities. Seymour Avenue is the dividing line between Bond Hill to the south and Roselawn to the north. Reading Road, also known as State Route 42, is one of the City’s primary traffic arteries. The intersection is home to Woodward High School at its southwest corner; Seymour Plaza at its northwest corner; Hillcrest Square at its northeast corner; and Swifton Commons Mall bordering the southeast corner. The Reading Road/Seymour Avenue intersection is *within the Seymour Avenue Retail District*. The District is anchored on the west by the TechSolve Business Park and Interstate 75; and Roselawn Park and the Cincinnati Gardens area to the east.



Vision

The Bond Hill/Roselawn communities are optimistic about the continued revival and vitality of the Reading Road/ Seymour Avenue shopping district. The Hillcrest Square, Seymour Plaza and Swifton Commons redevelopment are key to the anticipated resurgence of the area. The communities envision a rebirth of the area through enhanced economic vitality of the Seymour Avenue Business District as an attractive regional hub with an improved transportation network, fully utilized vacant and/or underutilized properties, upgraded appearance and aesthetics of the area, and a desirable area for businesses and residents.

Land Use Plan

Future land uses should be consistent with the Seymour Avenue Neighborhood Business District Strategy 2000 plan, dated September 2000, prepared by the City Planning Department and approved by the Cincinnati City Planning Commission and City Council. This plan calls for a number of redevelopment efforts to strengthen the area as a major destination point for both Bond Hill and Roselawn residents and regional patrons. Strategies include:

1. *Infrastructure and roadway upgrades, particularly along Seymour Avenue, to make the area more attractive to businesses, investors, shoppers, and residents. Such improvements, along with incentive packages such as Tax Increment Financing (TIF), will help the district compete with other market areas.*
2. *Creation of a landscaped gateway at the intersection of Reading Road and Seymour Avenue to serve as a business identifier.*
3. *Redevelopment of Seymour Plaza as an office/distribution center, landscaping on Kenova Street to buffer residential from commercial uses at Seymour Plaza, and façade improvements.*
4. *Improved interior traffic circulation in Hillcrest Square from Losantiville Road to Seymour Avenue. Building façade improvements are also recommended.*
5. *Redevelopment of Swifton Commons site for a mix of institutional and commercial uses.*
6. *Improve track and field facilities at Woodward High School.*
7. *The plan recommends preserving the maximum amount of land for open space recreation such as a golf facility at the Maketewah Country Club.*

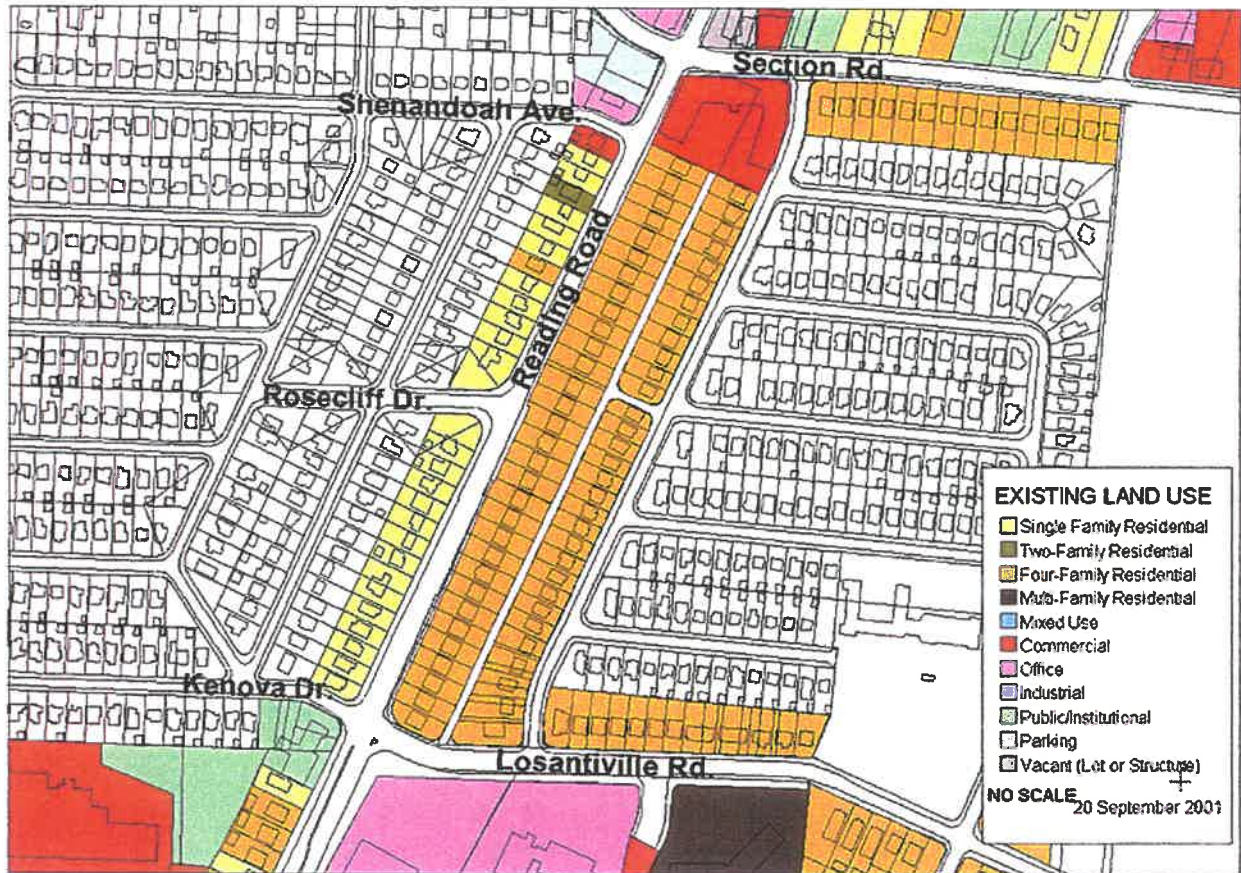
During the Reading Road Corridor Urban Renewal Planning process, the community sought changes in zoning classification for Seymour Plaza and Hillcrest Square to promote residential uses of properties, which are now predominantly business. Such rezoning could result in creation of several non-conforming uses. It is hoped that both the new Citiwide Zoning Code and the Citiwide Comprehensive Plan being undertaken by the City Planning Department will address land use and zoning issues. If other issues remain after the formation of these two planning tools, it is suggested that Planning Department undertake a land use and zoning study to resolve these issues.

The Seymour Business District Community Reinvestment Area (CRA #47) recommended in the plan was designated by Ordinance No. 70-2001 on March 7, 2001.

Roselawn/Reading Road Residential Area

Existing Character

It is rare to find stable residential uses along a major thoroughfare in an urban setting such as in Roselawn. The housing that lines Reading Road between Losantiville Road and Section Road have maintained their multi-use status; and the housing that lines the south side of Section Road and the housing along Eastlawn Drive have remained a constant throughout the years. Similar areas have experienced conversions of single family homes to multi-family homes and housing to non-residential uses, and show signs of housing stock deterioration. In the Roselawn/Reading Road Residential Area, however, there has been no such conversion of residences and there is minimal deterioration of buildings. In fact, the residential uses serve as a gateway and a buffer into the surrounding neighborhoods.



Vision

There is no desire to make any changes to the residential uses along this corridor. The community recognizes the quality housing stock available in this area. The four-family residential buildings along Reading Road and Section Road provide a transition and buffer between the single family housing behind them and both the high volume of traffic along Reading Road and the industrial park north of Section Road.

Implementation Recommendations

1. *Establish the Roselawn/Reading Road Residential Area as an area within a Community Reinvestment Area. As part of the strategy, educate property owners concerning the tax exemptions and opportunities available for residential properties containing one, two or more units throughout the CRA designation.*
2. *Educate residents and property owners about funds and programs for housing improvements (fix-up/paint-up funds) available through the city, state and federal government. Several programs are identified in Appendix E, including the names of responsible agencies.*
3. *Maintain the existing R-3 and R-5 (Cincinnati) zoning to preserve the existing land uses.*

Land Use Plan

1. Maintain existing single family and four-family residential land uses.

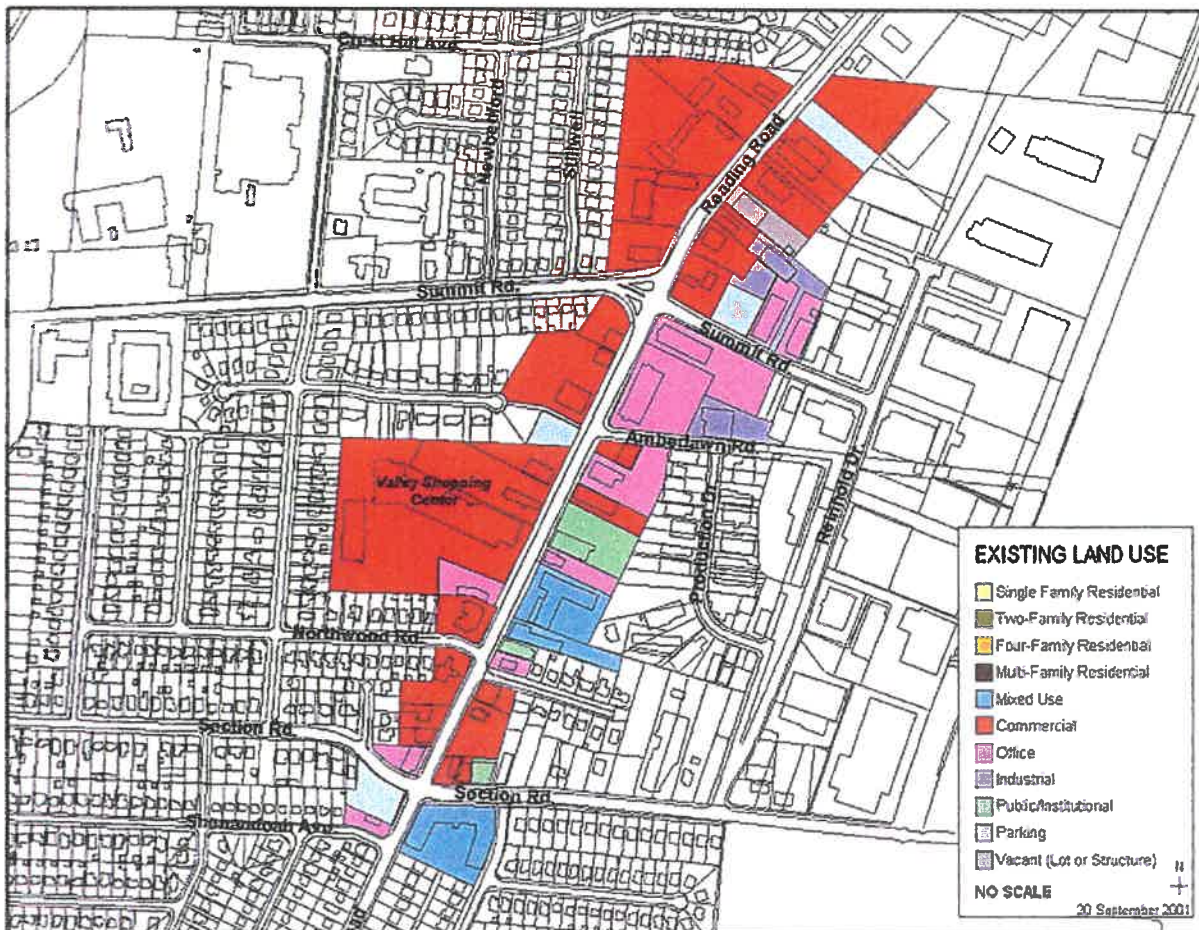
Roselawn Neighborhood Business District

Existing Character

Roselawn Neighborhood Business District has experienced a decline in the healthy balance of various size commercial and office establishments. Many of the office and service commercial uses located within this district are the result of the industrial park located to the east of this district while the commercial uses serve the local residents. This business district was once widely known for the businesses that served a primarily Jewish population in the community.

Unfortunately, like other business districts, businesses have been moving to the suburbs leaving behind commercial vacancies, which encourage other uses. For example, in the case of the Valley Shopping Center, the commercial vacancies have been filled by social service and medical offices that - although not the ideal utilization of the complex - provide needed service to the area.

Residents and business owners, however, are encouraged by the new businesses moving to the area.



Vision

Even with an overall satisfaction with the district, the community recognizes the need to attract more businesses that serve local residents as well as the large population of office and industrial workers who leave the area in the evening. There are also several underutilized properties within the district that the community would like to see redeveloped. There is a need to provide general retail uses - such as restaurants - that serve both the members of the community and the daily office and industrial worker population.

Implementation Recommendations

- 1. Designate the Roselawn Business District, along Reading Road on the west side from Section Road north to Summit Road and on the east side from Section Road to Amberlawn, as an Urban Renewal Area to help eliminate inappropriate land uses and buildings that are a blighting influence on the surrounding area. The urban renewal designation should include the area identified in City of Cincinnati Exhibit A.*
- 2. Establish the Roselawn Neighborhood Business District as an area within a Community Reinvestment Area. The CRA designation should include the area identified in City of Cincinnati Exhibit B3.*
- 3. As part of the Plan strategy, organize property owners to develop a Special Improvement District (SID) and remove obsolete signage from the business district.*
- 4. Develop and implement a streetscape program in the Roselawn Neighborhood Business District, along Reading Road between Section Road and Summit Road, which is consistent with the streetscape developed for the Bond Hill Business District. The Plan strongly recommends that the streetscape program be implemented at the intersections of Reading Road/Section Road and Reading Road/Summit Road. (See City of Cincinnati Exhibit C.)*

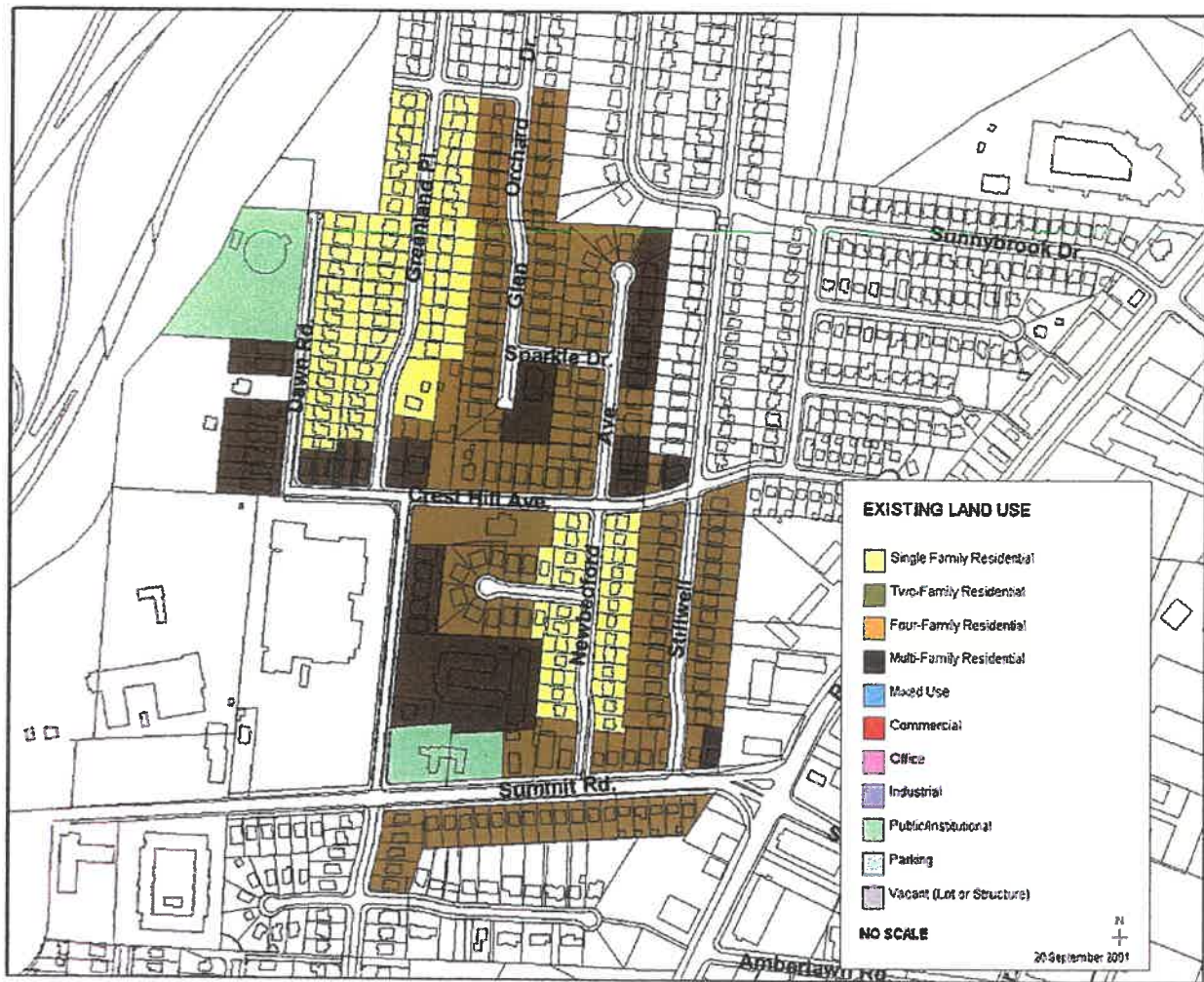
Land Use Plan

Retain some retail and office commercial uses. Also, explore the possibility of redeveloping commercial properties into single-family residential uses as opportunities arise.

Roselawn Multi-Unit Residential District

Existing Character

Primarily characterized by four family dwellings, the Roselawn Multi-Unit Residential District is an older neighborhood interspersed with pockets of single family residential dwellings, higher density apartments and public/institutional uses. There has been no change of land use in this seemingly stable residential area. Multi-family units have experienced more deterioration due to lack of basic annual maintenance than have the single-family residential units.



Vision

There is no desire to make any land use changes to the residential areas within this district. However, the community wishes to discourage the redevelopment of some of the single-family housing into multi-unit housing. The mix of densities provides a variety of housing types for all residents desiring to locate within Roselawn. Annual upkeep, preventive maintenance and the recent housing sweep conducted by the City of Cincinnati should prove to benefit this area from an aesthetic standpoint.

Implementation Recommendations

1. *Establish the Roselawn Multi-Unit Residential District as an area within a Community Reinvestment Area.*
2. *As part of the strategy, educate property owners concerning the tax exemptions, opportunities available for residential properties. Educate residents and property owners about funds and programs for housing improvements (fix-up/paint-up initiatives) available through the city, state and federal government. Several programs have been listed in Appendix D, including the names of responsible agencies.*
3. *Maintain the current mix of R-2, R-3 and R-4 Residential zoning throughout this area to encourage the existing mix and character of the area.*
4. *Work with and educate property owners and landlords on methods for screening potential tenants and monitoring current tenants in order to produce a property that is an asset to the community.*

Land Use Plan

Maintain the current mix of four family, multi-family, single-family and institutional uses. Discourage the conversion of existing single-family dwellings or the new development of multi-family units. The community strongly supports the redevelopment of converted multi-family properties back into single family dwellings whenever an opportunity arises.

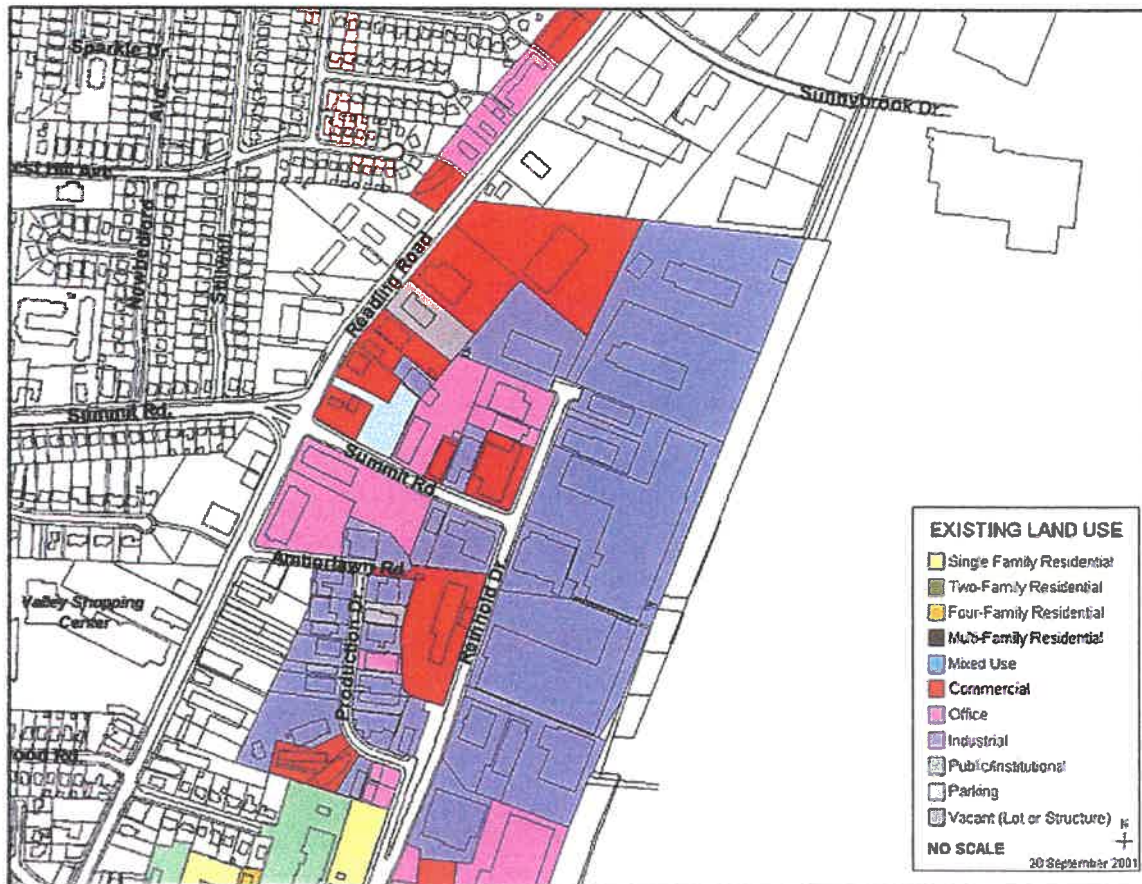
Roselawn Industrial District

Existing Character

This area of opportunity concentrates on the industrial park located east of Reading Road and north of Section Road as well as a small part of the Reading Road corridor between Summit and Sunnybrook Roads. The industrial park is relatively stable with many of the businesses having remained in the area throughout the years. The occasional vacancy that occurs in this area is more likely due to the fact that there is no room for expansion as companies outgrow their existing buildings. These companies must move out of the area in order to expand, and are quickly replaced by other small to moderate size businesses.

The properties that are located along Reading Road are a mixture of industrial, office and commercial uses of various sizes and property conditions.

Like other areas along Reading Road, a concern in this area is the visual appearance and condition of the public right-of-way. There is little that unifies the corridor, and in some cases the existing streetscape presents hazardous conditions for pedestrians.



Vision

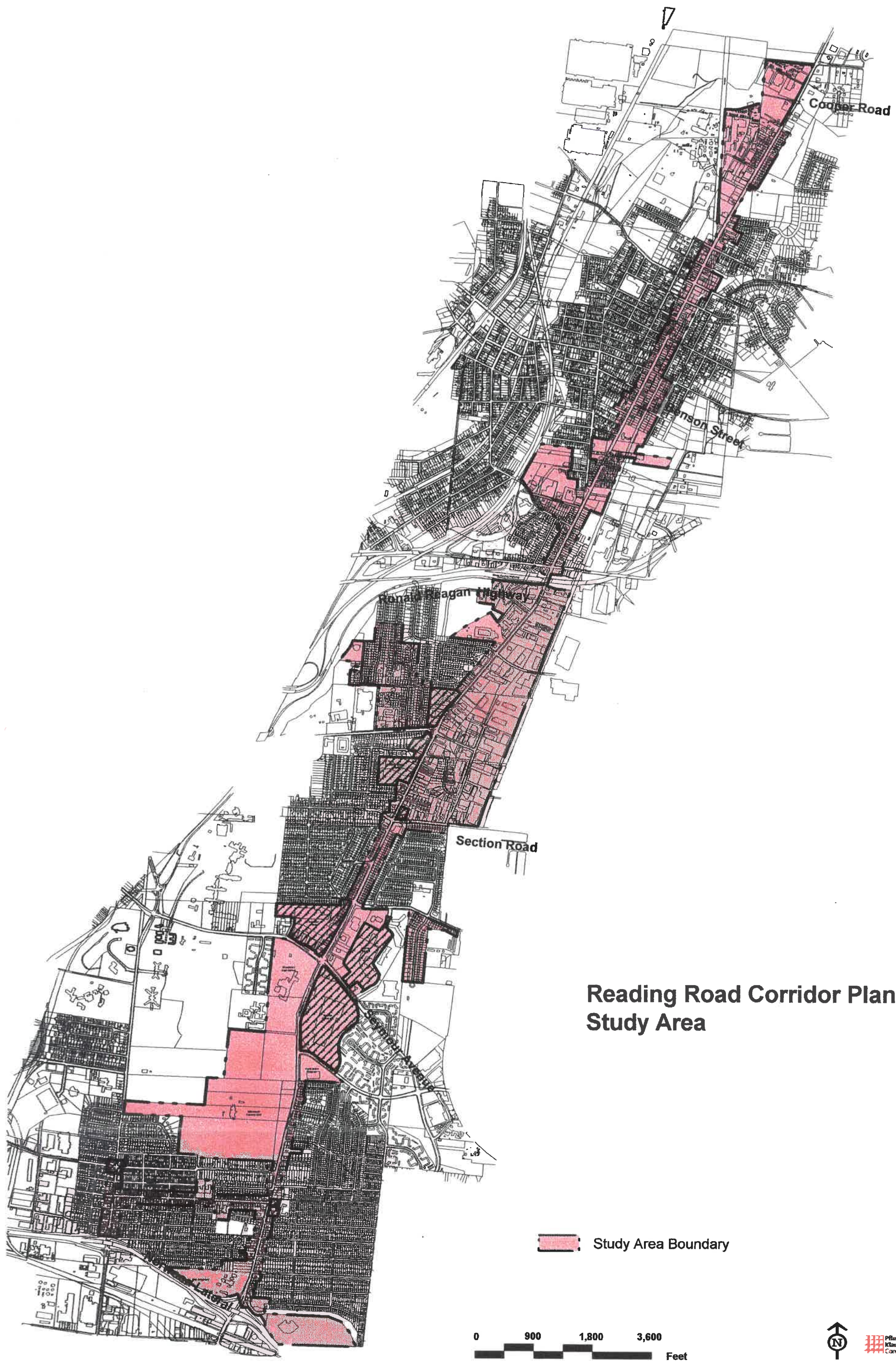
There should be few changes in the Industrial District due to the minimal amount of room for business expansion. However, along Reading Road there is an opportunity for some redevelopment and reuse of the more underutilized properties. Similar to the Paddock Avenue Business District, the properties along Reading Road are situated near several large office and industrial areas where commercial uses that are more service oriented would be preferred. By promoting service commercial uses and reducing the amount of land that is used for retail commercial purposes, there will be a concentration of retail commercial land in those areas most appropriate for retail.

Implementation Recommendations


1. *Establish the Roselawn Industrial District as an area within a Community Reinvestment Area.*
2. *Maintain the current M-2 industrial zoning one block east of Reading Road along Reinhold Drive to encourage the continuation of the existing uses. However, the properties along Reading Road which are zoned B-4 should be re-evaluated upon the adoption of the new zoning code in order to encourage community, rather than regional, service uses.*
3. *Remove obsolete signage from the business district.*
4. *Develop and implement a streetscape program along Reading Road consistent with the streetscape created in the Bond Hill Business District along Reading Road. The Plan strongly recommends that the streetscape program be implemented at the intersections of Reading Road/Summit Road and Reading Road/Section Road.*

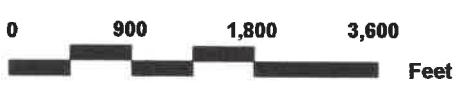
Land Use Plan

Retain industrial uses to the east of Reading Road in the Industrial District. Encourage service commercial uses on the properties along Reading Road.



Reading Road Corridor Plan Study Area

 Study Area Boundary



December 2001

EXECUTIVE SUMMARY

EXHIBIT A1

The Urban Renewal Plan for the Reading Road corridor is the result of analyzing existing conditions, surveying business owners and proprietors, and obtaining community input.

The Study Area core encompasses manufacturing, business, and residential uses along Reading Road from Reading Road north of Norwood lateral to Cross County Ronald Reagan Highway.

Economic Development Department contracted with Pflum, Klausmeier and Gehrum Consultants, Inc. to facilitate the development of the Plan in collaboration with Cincinnati's Bond Hill and Roselawn communities, Sycamore Township, City of Reading, and Hamilton County Development Company. Issues that were addressed include blighted structures, vacant and obsolete buildings, zoning conflicts, incompatible land uses, traffic, parking, safety and development opportunities.

During the process of developing the Reading Road Corridor Plan the communities of Bond Hill and Roselawn requested the designation of urban renewal areas in the Bond Hill and Roselawn Business Districts. The City Planning Commission approved the designation of urban renewal for three area business districts contained in the corridor plan.

A Task Force of area businesses, residents, property owners, and Community Council representatives guided the entire Planning process.

Goals developed by the planning task force include encouraging economic growth, elimination of blight, improving traffic circulation and integrating manufacturing, business and residential uses.

The Urban Renewal Plan identifies strategies to achieve these goals and to create and retain jobs within the City of Cincinnati while integrating new development into the neighborhood fabric. Examples of strategies include: intersection treatments at California and Paddock, Reading at Elizabeth, Dale, and California designed to improve vehicular traffic circulation through the area; rehabilitation and construction of structures to retain existing businesses and encouraging business expansion; encouraging zoning that reduces land use conflicts and reinforces the development of the residential /commercial/industrial business district; maintaining an aesthetically pleasing appearance through additional landscape screening for parking lots and adoption of a facade improvement program. For more details and location of the recommended strategies refer to the Implementation Recommendations section for each focus area of the plan.

The implementation of this plan requires the cooperation of communities of Bond Hill and Roselawn, the City of Cincinnati, Sycamore Township, City of Reading, Hamilton County Development Company and business and property owners.

The Urban Renewal Plan component is drafted in compliance with Chapter 725, Urban Renewal, of the Cincinnati Municipal Code. That chapter provides for property acquisition when necessary to carry out an urban renewal plan.

URBAN RENEWAL REQUIREMENTS

EXHIBIT A2

The area within the specified boundaries is hereby designated the “Reading Road Corridor and California/Paddock Road Robertson Avenue Corridor Urban Renewal Area” in accordance with Chapter 725 of the Cincinnati Municipal Code (“Chapter 725”). The Urban Renewal Area is depicted on page 7.

Under Chapter 725, it was found that “blighted and deteriorated areas” exist within the City and that the existence of those areas “contributes to the spread of disease and crime ..., constitutes an economic and social liability; and impairs ... the sound growth of the community.” It was also found that this blight and deterioration could not be controlled by private enterprise alone. To remedy this situation, Chapter 725 authorizes the City to expend funds to eliminate blight and deterioration and, toward this end, to acquire private property.

To expend funds for urban renewal, the City must first prepare an urban renewal plan which defines the area which is blighted or deteriorating, states the reasons for defining the areas as blighted or deteriorating, and recommends a certain course of action to redevelop or rehabilitate the area. When City Council approves the plan, thereby declaring the subject area to be an “Urban Renewal Area,” the City administration is formally authorized to carry out the activities recommended in the plan.

Under Chapter 725, an Urban Renewal Area is an area defined in an Urban Renewal Plan approved by City Council

pursuant to the chapter, which area constitutes a “blighted area” or “deteriorating area.” “Blighted area” is defined in Section 725-1-B of Chapter 725; “deteriorating area” is defined in Section 725-1-D.

Pflum, Klausmeier and Gehrum Consultants, Inc. has analyzed conditions in the Reading Road Corridor and California/Paddock Road Urban Renewal Areas. Those conditions will be reported in the Blight Study Summary of the final plan document. That report establishes that the Reading Road Corridor Urban Renewal Area is a blighted area as defined in Chapter 725. The City of Cincinnati therefore declares through the adoption of this plan by City Council that the Reading Road Corridor and California/Paddock Road Urban Renewal Areas are blighted areas, and Urban Renewal Areas under Chapter 725.

Through the adoption of this Urban Renewal Plan by City Council, the City Manager is authorized to carry out the redevelopment or rehabilitation of the area in accordance with the plan, and to acquire any property reasonably necessary to carry out the plan.

Further, the City of Cincinnati determines through the adoption of this plan by City Council that:

a) No relocation of families is contemplated by the Plan. If such relocation were required, there is a feasible method for the temporary relocation of any families displaced from the urban renewal area, and there are or are being provided in the area or in other areas (not less desirable in regard to public

utilities and public and commercial facilities) at rents and prices within the financial means of the families displaced from the area decent, safe and sanitary dwellings equal in number to the number available to such displaced families, and reasonably accessible to their places of employment. The City's relocation benefits for residents or businesses are set forth in Cincinnati Municipal Code Chapter 740.

b) No financial aid is to be provided by the federal government.

c) The urban renewal plan will afford maximum opportunity consistent with the sound needs of the locality as a whole for the redevelopment or rehabilitation of the area by private enterprise.

d) The urban renewal plan conforms to the master plan for the overall development of the city.

The Reading Road Corridor and California/Paddock Road Urban Renewal Area Plan, as set forth in pages 1 to __ of this document, is adopted as the Reading Road Corridor and California/Paddock Road Urban Renewal Plan, excepting only and portions of the Focus Area Plan which clearly have no applicability to the area designated as the Reading Road Corridor and California/Paddock Road Urban Renewal Area. The particular goal of the Urban Renewal Plan, in addition to other goals stated within the Focus Area Plan, is the elimination of conditions of blight and deterioration found within the Urban Renewal Area.

Redevelopment of property in the Urban Renewal Area sold or leased by the City shall be required by disposition contract to be in conformance with the development policies, recommendations, and guidelines of the Urban Renewal Plan.

ELIGIBILITY BLIGHT STUDY SUMMARY

EXHIBIT A3

Table of Contents

Executive Summary

Documentation of Blight or Deterioration

Roselawn – Reading Road: Summit Road to Section Road

Bond Hill – California Avenue and Paddock Road

Bond Hill – Reading Road, Elizabeth Plan to Andina Avenue

Distribution of Blighting Influences

Street Conditions

I. General Rating Classification – Excellent

II. General Rating Classification – Good

III. General Rating Classification – Fair

IV. General Rating Classification – Poor

MAP – Roselawn – Reading Road: Summit Road to Section Road

MAP – Bond Hill – California and Paddock

MAP Roselawn – Reading Road: Elizabeth Andina

Appendix A

Cincinnati Municipal Code, Chapter 725, Urban Renewal

Appendix B

Survey Forms

Appendix C

Photographic Documentation

Executive Summary

The purpose of this study is to determine whether or not “blighted and deteriorated areas” exist within the following three areas as established by the City of Cincinnati Department of Economic Development:

- ξ Roselawn – Reading Road from Summit Road to Section Road;
- ξ Bond Hill – Reading Road from Elizabeth Place to Andina Avenue; and
- ξ Bond Hill – California Avenue (between Paddock Avenue and Oberlin Avenue) and Paddock Avenue (between Laidlaw Avenue and California Avenue).

The basis for establishing this study is found in the Cincinnati Municipal Code, Title XII, Chapter 725, Legislative Finding, Urban Renewal (CMC 725) that states the following:

“It is hereby found and determined that there exist within the city blighted and deteriorating areas of the nature defined in this chapter which constitute a serious and growing menace injurious and inimicable to the public health, safety, morals and general welfare of the residents thereof; that the existence of such areas:

(a) contributes substantially and increasingly to the spread of disease and crime, and to losses by fire and accident, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution and punishment, for the

treatment of juvenile delinquency, for the maintenance of adequate police, fire and accident protection and for other public services and facilities;

(b) constitutes an economic and social liability; and

(c) substantially impairs and arrests the sound growth of the community by causing the obsolescence of urban neighborhoods and facilities, and by impeding and retarding the sound private development of property and creation and preservation of housing and employment opportunities; that both properties improved with structures and vacant properties contribute to the above conditions; that this menace is beyond remedy and control solely by regulatory processes and exercise of the police power, and cannot be dealt with effectively by the ordinary operation of private enterprise without the aids herein provided; that the elimination by the city, in whole or in part, of blighted and deteriorating areas by urban renewal as defined herein is necessary for the public welfare and is a public use and purpose for which public money may be expended and private property acquired; that in blighted areas the conditions of blight spread throughout the area in many instances require for the public welfare the acquisition by the city of both properties which do and properties which do not contribute to the qualification of the area as blighted; and that in deteriorating areas the public welfare requires acquisition of properties which contribute to the qualification of the area as deteriorating in order to prevent deterioration into a blighted area, but in

deteriorating areas the city will not implement eminent domain for blight elimination for other properties.

areas from becoming blighted and to provide for a safe, livable, economically viable and aesthetically pleasing atmosphere for both residents and businesses.

The fieldwork compiled for this study evaluated each property based on twenty-two (22) criteria as established in CMC 725 and found the following results:

- ξ Roselawn – Reading Road from Summit Road to Section Road is an area that is “*deteriorating*”;
- ξ Bond Hill – Reading Road from Elizabeth Place to Andina Avenue is an area that is “*blighted*” and
- ξ Bond Hill – California Avenue (between Paddock Avenue and Oberlin Avenue) and Paddock Avenue (between Laidlaw Avenue and California Avenue) is an area that is “*blighted*”.

To remedy the situation of “*blighted*” and “*deteriorating*” areas, this Study provides justification for the City of Cincinnati to establish an “Urban Renewal Area”, by Ordinance, and permits the development and adoption of an Urban Renewal Plan that will authorize the City to carry out the redevelopment or rehabilitation of those blighted and deteriorating areas in accordance with that Urban Renewal Plan. Furthermore, this Study and the resulting Urban Renewal Plan will provide the City with the option of acquiring any property reasonably necessary to carry out that plan under the powers of Eminent Domain.

The ultimate goal of this Study and the resulting Urban Design Plan is to end the blighting conditions, prevent deteriorating

Documentation of Blight or Deterioration

Roselawn – Reading Road: Summit Road to Section Road

The purpose of this study is to determine if the Reading Road Corridor from Summit Road to Section Road qualifies as a blighted or deteriorating area as defined by Chapter 725 of the Cincinnati Municipal Code, Urban Renewal.

I. Boundary Description

Beginning at a point of origin, said point being the intersection of the center of the right-of-way (ROW) of Reading Road and the center of the ROW of Section Road and the southwest corner of Hamilton County Auditor’s Plat Parcel (HCAPP) 117-10-28 (Book-Page-Parcel);

Thence, east along the centerline of the ROW of Section Road to the point of intersection with the west line of HCAPP 117-10-29;

Thence, east along the centerline of the ROW of Section Road to the point of intersection with the west line of HCAPP 117-10-93;

Thence, east along the centerline of the ROW of Section Road to the point of intersection with the west line of HCAPP 117-10-30;

Thence, east along the centerline of the ROW of Section Road to the point of intersection with the east line of HCAPP 117-10-101;

Thence, north along the east line of HCAPP 117-10-101 across Section Road to the point of intersection with the north line of the ROW of Section Road;

Thence, north along the east line of HCAPP 117-10-101 to the point of intersection with the north line of HCAPP 117-10-101;

Thence, west along the north line of HCAPP 117-10-101 to the point of intersection with the east line of HCAPP 117-10-26;

Thence, north along the east line of HCAPP 117-10-26 to the point of intersection with the south line of HCAPP 117-10-25;

Thence, north along the east line of HCAPP 117-10-25 to the point of intersection with the south line of HCAPP 117-10-24;

Thence, north along the east line of HCAPP 117-10-24 to the point of intersection with the south line of HCAPP 117-10-23/south line of the ROW of Stonybrook Drive;

Thence, north across Stonybrook Drive to the point of intersection with the north line of the ROW of Stonybrook Drive/south line of HCAPP 117-10-8;

Thence, north along the east line of HCAPP 117-10-8 to the point of intersection with the south line of HCAPP 117-10-7;

Thence, north along the east line of HCAPP 117-10-7 to the point of intersection with the south line of HCAPP 117-10-6;

Thence, east along the south line of HCAPP 117-10-6 to the point of intersection with the east line of HCAPP 117-10-6;

Thence, north along the east line of HCAPP 117-10-6 to the point of intersection with the north line of HCAPP 117-10-6;

Thence, west along the north line of HCAPP 117-10-6 to the point of intersection with the east line of HCAPP 117-10-5;

Thence, north along the east line of HCAPP 117-10-5 to the point of intersection with the south line of HCAPP 117-10-4;

Thence, north along the east line of HCAPP 117-10-4 to the point of intersection with the south line of HCAPP 117-10-3;

Thence, north along the east line of HCAPP 117-10-3 to the point of intersection with the south line of HCAPP 117-10-2;

Thence, north along the east line of HCAPP 117-10-2 to the point of intersection with the south line of HCAPP 117-10-44;

Thence, north along the east line of HCAPP 117-10-44 to the point of intersection with the south line of HCAPP 117-10-45;

Thence, north along the east line of HCAPP 117-10-45 to the point of intersection with the south line of HCAPP 117-10-1;

Thence, north along the east line of HCAPP 117-10-1 to the point of intersection with the south line of HCAPP 117-10-83;

Thence, north along the east line of HCAPP 117-10-83 to the point of intersection with the south line of HCAPP 117-10-80;

Thence, north along the east line of HCAPP 117-10-80 to the point of intersection with the south line of HCAPP 117-10-79;

Thence, north along the east line of HCAPP 117-10-79 to the point of intersection with the south line of HCAPP 117-10-84;

Thence, north along the east line of HCAPP 117-10-84 to the point of intersection with the south line of HCAPP 117-10-78;

Thence, north along the east line of HCAPP 117-10-78 to the point of intersection with the south line of HCAPP 117-10-77;

Thence, north along the east line of HCAPP 117-10-77 to the point of intersection with the south line of HCAPP 117-10-76;

Thence, north along the east line of HCAPP 117-10-76 to the point of intersection with the north line of HCAPP 117-10-76/south line of the ROW of Amberlawn Avenue;

Thence, west along the south line of the ROW of Amberlawn Avenue/north line of HCAPP 117-10-76 to the point of intersection with the east line of HCAPP 117-10-82;

Thence, west along the south line of the ROW of Amberlawn Avenue/north line of HCAPP 117-10-82 to the point of intersection with the east line of ROW of Reading Road;

Thence, northwest across Reading Road to the point of intersection with the westerly line of the ROW of Reading Road/east line of HCAPP 117-14-80;

Thence, northeast along the west line of the ROW of Reading Road/easterly line of HCAPP 117-14-80 to the point of intersection with the southerly line of HCAPP 117-14-188;

Thence, northeast along the west line of the ROW of Reading Road/easterly line of HCAPP 117-14-188 to the point of intersection with the northerly line of HCAPP 117-14-188;

- Thence, northwest along the northerly line of HCAPP 117-14-188/ westerly line of the ROW of Reading Road to the point of intersection with the easterly line of HCAPP 117-14-196;
- Thence, northwesterly along a curve to the left and the line of the ROW of Reading Road/northeasterly line of HCAPP 117-14-196 to the point of intersection with the westerly line of HCAPP 117-14-196/south line of ROW of Summit Road;
- Thence southwesterly along the westerly line of HCAPP 117-14-196 to the point of intersection with the northerly line of HCAPP 117-14-188;
- Thence southwesterly along the westerly line of HCAPP 117-14-188 to the point of intersection with the north line of HCAPP 117-14-80;
- Thence west along the north line of HCAPP 117-14-80 to the point of intersection with the westerly line of HCAPP 117-14-80;
- Thence southwesterly along the westerly line of HCAPP 117-14-80 to the point of intersection with the line of ROW of Mirimar Court east cul-de-sac;
- Thence southeasterly along the line of ROW of Mirimar Court east cul-de-sac/ westerly line of HCAPP 117-14-80 to the point of intersection with the north line of a unnamed ingress egress ROW;
- Thence southeasterly along the line of ROW of Mirimar Court east cul-de-sac across the unnamed ingress egress ROW to the point of intersection with the south line of an unnamed ingress egress ROW;
- Thence east along the south line of an unnamed ingress egress ROW to the point of intersection with the westerly line of HCAPP 117-14-99;
- Thence southwesterly along the westerly line of HCAPP 117-14-99 to the point of intersection with the north line of HCAPP 117-14-98;
- Thence west along the north line of HCAPP 117-14-98 to the point of intersection with the easterly line of HCAPP 117-14-96;
- Thence west along the north line of HCAPP 117-14-96 to the point of intersection with a easterly line of HCAPP 117-14-95;
- Thence west along the north line of HCAPP 117-14-95 to the point of intersection with the west line of HCAPP 117-14-95;
- Thence south along the west line of HCAPP 117-14-95 to the point of intersection with a south line of HCAPP 117-14-95;
- Thence east along the southerly line of HCAPP 117-14-95 to the point of intersection with the westerly line of HCAPP 117-8-59;
- Thence southwesterly along the westerly line of HCAPP 117-8-59 to the point of intersection with the northerly line of HCAPP 117-8-60;
- Thence southwesterly along the westerly line of HCAPP 117-8-60 to the point of intersection with the northerly line of HCAPP 117-8-61;
- Thence southwesterly along the westerly line of HCAPP 117-8-61 to the point of intersection with the southerly line of HCAPP 117-8-61/north line of ROW of Northwood Drive;
- Thence southwesterly across Northwood Drive to the point of intersection with the south line of ROW of Northwood Drive/north line of HCAPP 117-8-62;

- Thence south along the west line of HCAPP 117-8-62 to the point of intersection with the northerly line of HCAPP 117-8-64;
- Thence south along the west line of HCAPP 117-8-64 to the point of intersection with the northerly line of HCAPP 117-8-187;
- Thence west along the north line of HCAPP 117-8-187 to the point of intersection with the west line of HCAPP 117-8-187;
- Thence south along the west line of HCAPP 117-8-187 to the point of intersection with the north line of HCAPP 117-8-188;
- Thence south along the west line of HCAPP 117-8-188 to the point of intersection with the north line of HCAPP 117-8-2;
- Thence south along the west line of HCAPP 117-8-2 to the point of intersection with the north line of HCAPP 117-8-1;
- Thence west along the north line of HCAPP 117-8-1 to the point of intersection with the west line of HCAPP 117-8-1/east line of ROW of Griffin Drive;
- Thence south along the west line of HCAPP 117-8-1/ east line of ROW of Griffin Drive to the point of intersection with the northerly line of ROW of Section Avenue/southerly line of HCAPP 117-8-1;
- Thence southeasterly along the northerly line ROW of Section Avenue/southerly line of HCAPP 117-8-1 to the point of intersection with the westerly line of ROW of Reading Road/easterly line of HCAP 117-8-1;
- Thence, returning to the point of origin, southeasterly across Reading Road to the point of intersection with the center of the ROW of Reading Road and the center of the ROW of Section Road and the southwest corner of HCAPP 117-10-28.

II. Conditions of the Study Area

Within the Reading Road Corridor from Summit Road to Section Road area, of the twenty-four (24) parcels, eight (8) parcels in the study area fulfilled the criteria identified in the Cincinnati Municipal Code Section 725-1-B (a), Blighted Area. All blocks within this study area show the presence of one or more of the following blighting factors:

1. Age:

Sixty-three (63) percent of the parcels (15 parcels) within this study area contain buildings that are forty (40) years of age or greater.

2. Obsolescence:

There were no parcels within this study area that exhibit functional or economic obsolescence.

3. Dilapidation or Deterioration

Nine (9) parcels, or thirty-eight (38) percent of the parcels within this study area exhibit characteristics of dilapidation or deterioration.

4. Abandonment/Excessive Vacancies:

Forty-six (46) percent of the structures in this study area were found to be abandoned or

vacant to the extent of thirty-three (33) percent or more of the structure (11 parcels/structures).

5. Periodic Flooding:

There were no parcels within this study area that lie within the floodplain.

6. Faulty Lot Layout/Overcrowding/Inadequate Loading or Parking:

There were no parcels within this study area that exhibited the aforementioned blighting criteria.

7. Deleterious or Incompatible Land Use/Inadequate Site Conditions/Environmentally Hazardous Conditions:

There were three (3) parcels (thirteen (13) percent) within this study area that exhibited the aforementioned blighting criteria.

8. Inadequate Public Facilities:

One (1) parcel (four percent) within this study area exhibited inadequate public facilities.

9. Diversity of Ownership or Defective or Unusual Conditions of Title Rendering Private Assemblage for Redevelopment Unlikely:

Diversity of ownership was found on fifteen (15) parcels within this study area constituting sixty-three (63) percent of parcels.

10. Illegal Use/Code Violations:

There were two (2) illegal use or code violations identified in this study area (Building and Zoning violations were not available at the time of draft of this document) constituting eight (8) percent of the study area.

11. Unsafe or Environmentally Hazardous Conditions, Unsuitable or Unstable Soil Conditions, Failure to Maintain Grounds or Deleterious Land Use:

There were seven (7) parcels within this study area that exhibited the aforementioned blighting criteria (thirty-two (32) percent of study area parcels).

12. Unused Railroads or Service Stations, Landfills/Junkyards:

There were no parcels within this study area that exhibited the aforementioned blighting criteria.

13. Other factors inhibiting sound private development

There were no parcels within this study area that exhibited the aforementioned blighting criteria.

- B. Structures and vacant parcels meeting the blighting criteria are reasonably distributed through the area. However, only eight (8) parcels constituting thirty-three (33) percent of the study area meet the “blighted area” criteria, as established under 725-1-B, with three (3) or more factors for occupied parcels; and for vacant parcels, with two (2) or more factors (see distribution chart).
- C. Additionally, at least forty-two (42) percent of the structures, reasonably distributed through the area, are deteriorated or deteriorating, as established by 725-1-D; or have the public improvements that are in a general state of deterioration (factors A3 and A8 above).

The conclusion drawn from this data is that the number, degree and distribution of blighting factors, which are documented in this report, warrant the designation of the Reading Road Corridor from Summit Road to Section Road as a “deteriorating area” as defined by Chapter 725 of the Cincinnati Municipal Code, Urban Renewal.

Bond Hill – California Avenue and Paddock Road

The purpose of this study is to determine if the California Avenue and Paddock Road Corridors qualify as a blighted or deteriorating area as defined by Chapter 725 of the Cincinnati Municipal Code, Urban Renewal.

I. Boundary Description

Beginning at a point of origin, said point being the intersection of the east line of the right-of-way (ROW) of Paddock Road and the southwest corner of Hamilton County Auditor’s Plat Parcel (HCAPP) 131-6-293 (Book-Page-Parcel);

Thence, east along the south line of HCAPP 131-6-293 to the point of intersection with the west line of HCAPP 131-6-196;

Thence, south along the west line of HCAPP 131-6-196 to the point of intersection with the south line of HCAPP 131-06-196;

Thence, east along the south line of HCAPP 131-6-196 to the point of intersection of a easterly line of HCAPP 131-6-196;

Thence, north along the easterly line of HCAPP 131-6-196 to the point of intersection of the south line of HCAPP 131-6-195 extended west;

Thence, east along the south line of HCAPP 131-6-195 extended west to the point of intersection of the west line of HCAPP 131-6-195;

Thence, east along the south line of HCAPP 131-6-195 to the point of intersection of the west line of HCAPP 131-6-192;

Thence, east along the south line of HCAPP 131-6-192 to the point of intersection of the west line of HCAPP 131-6-191;

Thence, east along the south line of HCAPP 131-6-191 to the point of intersection of the west line of HCAPP 131-6-190;

Thence, east along the south line of HCAPP 131-6-190 to the point of intersection of the west line of HCAPP 131-6-189;

Thence, east along the south line of HCAPP 131-6-189 to the point of intersection of the west line of HCAPP 131-6-188;

Thence, east along the south line of HCAPP 131-6-188 to the point of intersection of the west line of HCAPP 131-6-187;

Thence, east along the south line of HCAPP 131-6-187 to the point of intersection of the west line of HCAPP 131-6-186;

Thence, east along the south line of HCAPP 131-6-186 to the point of intersection of the east line of HCAPP 131-6-186/west line of the ROW of Oakdale Avenue;

Thence, east across Oakdale Avenue to the point of intersection with the east line of the ROW of Oakdale Avenue/west line of HCAPP 131-6-97;

Thence, east along the south line of HCAPP 131-6-97 to the point of intersection of the west line of HCAPP 131-6-95;

Thence, east along the south line of HCAPP 131-6-95 to the point of intersection of the west line of HCAPP 131-6-93;

Thence, east along the south line of HCAPP 131-6-93 to the point of intersection of the west line of HCAPP 131-6-276;

Thence, east along the south line of HCAPP 131-6-276 to the point of intersection of the west line of HCAPP 131-6-91;

Thence, east along the south line of HCAPP 131-6-91 to the point of intersection of the west line of HCAPP 131-6-89;

Thence, east along the south line of HCAPP 131-6-89 to the point of intersection of the west line of HCAPP 131-6-86;

- Thence, east along the south line of HCAPP 131-6-86 to the point of intersection of the west line of HCAPP 131-6-85;
- Thence, east along the south line of HCAPP 131-6-85 to the point of intersection of the west line of HCAPP 131-6-84;
- Thence, east along the south line of HCAPP 131-6-84 to the point of intersection of the west line of HCAPP 131-6-83;
- Thence, east along the south line of HCAPP 131-6-83 to the point of intersection of the east line of HCAPP 131-6-83/west line of the ROW of Oberlin Avenue;
- Thence, north along the east line of HCAPP 131-6-83/west line of the ROW of Oberlin Avenue to the point of intersection of the north line of HCAPP 131-6-83/south line of the ROW of California Avenue;
- Thence, north across California Avenue to the point of intersection with the south line of the ROW of California Avenue/south line of HCAPP 131-6-69;
- Thence, north along the east line of HCAPP 131-6-69 to the point of intersection of the north line of HCAPP 131-6-69/south line of the ROW of an unnamed alley;
- Thence, west along the north line of HCAPP 131-6-69/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-70;
- Thence, west along the north line of HCAPP 131-6-70/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-71;
- Thence, west along the north line of HCAPP 131-6-71/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-72;
- Thence, west along the north line of HCAPP 131-6-72/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-73;
- Thence, west along the north line of HCAPP 131-6-73/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-74;
- Thence, west along the north line of HCAPP 131-6-74/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-75;
- Thence, west along the north line of HCAPP 131-6-75/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-76;
- Thence, west along the north line of HCAPP 131-6-76/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-77;
- Thence, west along the north line of HCAPP 131-6-77/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-78;
- Thence, west along the north line of HCAPP 131-6-78/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-79;
- Thence, west along the north line of HCAPP 131-6-79/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-80;
- Thence, west along the north line of HCAPP 131-6-80/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-283;
- Thence, west along the north line of HCAPP 131-6-283/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-290;
- Thence, west along the north line of HCAPP 131-6-290/south line of the ROW of an unnamed alley to the point of intersection of the west line of HCAPP 131-6-290/ east line of the ROW of Oakdale Avenue;

Thence, west across Oakdale Avenue to the point of intersection with the west line of the ROW of Oakdale Avenue/east line of HCAPP 131-6-172;

Thence, west along the north line of HCAPP 131-6-172/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-287;

Thence, west along the north line of HCAPP 131-6-287/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-173;

Thence, west along the north line of HCAPP 131-6-173/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-174;

Thence, west along the north line of HCAPP 131-6-174/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-175;

Thence, west along the north line of HCAPP 131-6-175/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-176;

Thence, west along the north line of HCAPP 131-6-176/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-177;

Thence, west along the north line of HCAPP 131-6-177/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-178;

Thence, west along the north line of HCAPP 131-6-178/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-179;

Thence, west along the north line of HCAPP 131-6-179/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-180;

Thence, west along the north line of HCAPP 131-6-180/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-181;

Thence, west along the north line of HCAPP 131-6-181/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-182;

Thence, west along the north line of HCAPP 131-6-182/south line of the ROW of an unnamed alley to the point of intersection of the east line of HCAPP 131-6-183;

Thence, west along the north line of HCAPP 131-6-183/south line of the ROW of an unnamed alley to the point of intersection of the west line of HCAPP 131-6-183;

Thence, north across the unnamed alley to the point of intersection of the north line of the ROW of the unnamed alley/south line of HCAPP 131-6-170;

Thence, north along the east line of HCAPP 131-6-170 to the point of intersection of the north line of HCAPP 131-6-170/south line of the ROW of Regent Avenue;

Thence, north across Regent Avenue to the point of intersection of the north line of the ROW of Regent Avenue/south line of HCAPP 131-6-156;

Thence, north along the east line of HCAPP 131-6-156 to the point of intersection of the north line of HCAPP 131-6-156/south line of the ROW of an unnamed alley;

Thence, north across the unnamed alley to the point of intersection of the north line of the ROW the unnamed alley/south line of HCAPP 131-6-142;

Thence, north along the east line of HCAPP 131-6-142 to the point of intersection of the north line of HCAPP 131-6-142/south line of the ROW of Laidlaw Avenue;

Thence, north across the Laidlaw Avenue to the point of intersection of the north line of the ROW of Laidlaw Avenue/south line of HCAPP 131-6-127;

Thence, east along the south line of the ROW of Laidlaw Avenue/south line of HCAPP 131-6-127 to the point of intersection of the east line of HCAPP 131-6-127;

Thence, north along the east line of HCAPP 131-6-127 to the point of intersection of the north line of HCAPP 131-6-127/south line of the ROW of an unnamed alley;

Thence, west along the south line of ROW of the unnamed alley/north line of HCAPP 131-6-127/ to the point of intersection of the east line of HCAPP 131-6-128;

Thence, west along the south line of ROW of the unnamed alley/north line of HCAPP 131-6-128/ to the point of intersection of the east line of HCAPP 131-6-129;

Thence, west along the south line of ROW of the unnamed alley/north line of HCAPP 131-6-129/ to the point of intersection of the west line HCAPP 131-6-129/east line of ROW of Paddock Road;

Thence, west across Paddock Road to the point of intersection of the west line of the ROW of Paddock Road/east line of HCAPP 118-1-45;

Thence, west along the north line of HCAPP 118-1-45 to the point of intersection of the west line of HCAPP 118-1-45;

Thence, south along the west line of HCAPP 118-1-45 to the point of intersection of the north line of HCAPP 118-1-14;

Thence, south along the west line of HCAPP 118-1-14 to the point of intersection of the south line of HCAPP 118-1-14/north line of the ROW of Laidlaw Avenue;

Thence, south across Laidlaw Avenue to the point of intersection of the south line of the ROW of Laidlaw Avenue/north line of HCAPP 118-1-20;

Thence, south along the west line of HCAPP 118-1-20 to the point of intersection of the north line of HCAPP 118-1-21;

Thence, south along the west line of HCAPP 118-1-21 to the point of intersection of the north line of HCAPP 118-1-32;

Thence, south along the west line of HCAPP 118-1-32 to the point of intersection of the north line of HCAPP 118-1-15;

Thence, south along the west line of HCAPP 118-1-15 to the point of intersection of the north line of HCAPP 118-1-144;

Thence, south along the west line of HCAPP 118-1-144 to the point of intersection of the south line of HCAPP 118-1-144/north line of the ROW of Regent Avenue;

Thence, south across Regent Avenue to the point of intersection of the south line of the ROW of Regent Avenue/north line of HCAPP 118-1-22;

Thence, south along the west line of HCAPP 118-1-22 to the point of intersection of the north line of HCAPP 118-1-23;

Thence, south along the west line of HCAPP 118-1-23 to the point of intersection of the north line of HCAPP 118-1-24;

Thence, south along the west line of HCAPP 118-1-24 to the point of intersection of the north line of HCAPP 118-1-25;

Thence, south along the west line of HCAPP 118-1-25 to the point of intersection of the south line of HCAPP 118-1-25;

Thence, east along the south line of HCAPP 118-1-25 to the point of intersection of the west line of HCAPP 118-1-26;

Thence, south along the west line of HCAPP 118-1-26 to the point of intersection of the south line of HCAPP 118-1-26/north line of the ROW of California Avenue;

Thence, south across California Avenue to the point of intersection of the south line of the ROW of California Avenue/north line of HCAPP 118-1-27;

Thence, west along the south line of the ROW of California Avenue/north line of HCAPP 118-1-27 to the point of intersection of the west line of HCAPP 118-1-27
Thence, south along the west line of HCAPP 118-1-27 to the point of intersection of the north line of HCAPP 118-1-13;
Thence, south along the west line of HCAPP 118-1-13 to the point of intersection of the south line of HCAPP 118-1-13;
Thence, east along the south line of HCAPP 118-1-13 to the point of intersection of the east line of HCAPP 118-1-13/west line of the ROW of Paddock Road;
Thence, returning to the point of origin, east across Paddock Road to the point of intersection of the east line of the ROW of Paddock Road/southwest corner of HCAPP 131-6-293.

II. Conditions of the Study Area

A. Within the California Avenue and Paddock Road Corridors area, of the forty-five (45) parcels, thirty (30) parcels in the study area fulfilled the criteria identified in the Cincinnati Municipal Code Section 725-1-B (a), Blighted Area. All blocks within this study area show the presence of one or more of the following blighting factors:

1. Age:

Ninety-one (91) percent of the parcels (41 parcels) within this study area contain buildings that are forty (40) years of age or greater.

2. Obsolescence:

Functional or economic obsolescence was not apparent on any parcel within the study area.

3. Dilapidation or Deterioration

Twenty-four (24) parcels, or fifty-three (53) percent of the parcels within this study area exhibit characteristics of dilapidation or deterioration.

4. Abandonment/Excessive Vacancies:

Twenty-four (24) percent of the structures in this study area were found to be abandoned or vacant to the extent of thirty-three (33) percent or more of the structure (11 parcels/structures).

5. Periodic Flooding:

There were no parcels within this study area that lie within the floodplain.

6. Faulty Lot Layout/Overcrowding/Inadequate Loading or Parking:

Seven (7) parcels within this study area exhibited the aforementioned blighting criteria constituting approximately sixteen (16) percent of the total area.

7. Deleterious or Incompatible Land Use/Inadequate Site Conditions/Environmentally Hazardous Conditions:

Three (3) parcels within this study area exhibited the aforementioned blighting criteria constituting six (6) percent of the total area.

8. Inadequate Public Facilities:

Four (4) parcels (nine (9) percent) within this study area exhibited inadequate public facilities.
 9. Diversity of Ownership or Defective or Unusual Conditions of Title Rendering Private Assemblage for Redevelopment Unlikely:

Fifty (50) blighting criteria were found on forty-five (45) parcels within this study area. Relating to diversity of ownership, defective or unusual conditions of title (delinquent taxes).
 10. Illegal Use/Code Violations:

There were no illegal use or code violations identified in this study area (Building and Zoning violations were not available at the time of draft of this document).
 11. Unsafe or Environmentally Hazardous Conditions, Unsuitable or Unstable Soil Conditions, Failure to Maintain Grounds or Deleterious Land Use:

There were no parcels within this study area that exhibited the aforementioned blighting criteria
 12. Unused Railroads or Service Stations, Landfills/Junkyards:

Two (2) parcel within this study area exhibited the aforementioned blighting criteria (four (4) percent of the total).
 13. Other factors inhibiting sound private development

There were no parcels within this study area that exhibited the aforementioned blighting criteria.
- B. Structures and vacant parcels meeting the blighting criteria are reasonably distributed through the area. Thirty (30) parcels constituting sixty-seven (67) percent of the study area meet the “blighted area” criteria, as established under 725-1-B, with three (3) or more factors for occupied parcels; and for vacant parcels, with two (2) or more factors (see distribution chart).

- C. Additionally, approximately sixty-two (62) percent of the structures, reasonably distributed through the area, are deteriorated or deteriorating, as established by 725-1-D; or have the public improvements that are in a general state of deterioration (factors A3 and A8 above).

The conclusion drawn from this data is that the number, degree and distribution of blighting factors, which are documented in this report, warrant the designation of the California Avenue and Paddock Road Corridors area as a "*blighted area*" as defined by Chapter 725 of the Cincinnati Municipal Code, Urban Renewal.

Bond Hill – Reading Road; Elizabeth Place to Andina Avenue

The purpose of this study is to determine if the Reading Road Corridor from Elizabeth Place to Andina Avenue qualifies as a blighted or deteriorating area as defined by Chapter 725 of the Cincinnati Municipal Code, Urban Renewal.

I. Boundary Description

Beginning at a point of origin, said point being the intersection of the east line of the right-of-way (ROW) of Reading Road/north line of the ROW of Andina Avenue and the southwest corner of Hamilton County Auditor's Plat Parcel (HCAPP) 119-1-199 (Book-Page-Parcel);

Thence, east along the south line of HCAPP 119-1-199/north line of the ROW of Andina Avenue to the point of intersection with the east line of HCAPP 119-1-199;

Thence, north along the east line of HCAPP 119-1-199 to the point of intersection with the south line of HCAPP 119-1-198;

Thence, north along the east line of HCAPP 119-1-198 to the point of intersection with the south line of HCAPP 119-2-536;

Thence, east along the south line of HCAPP 119-2-536 to the point of intersection with the east line of HCAPP 119-2-536;

Thence, north along the east line of HCAPP 119-2-536 to the point of intersection with the south line of HCAPP 119-2-14;

Thence, north along the east line of HCAPP 119-2-14 to the point of intersection with the south line of HCAPP 119-2-486;

Thence, north along the east line of HCAPP 119-2-486 to the point of intersection with the south line of HCAPP 119-2-428;

Thence, north along the east line of HCAPP 119-2-428 to the point of intersection with the south line of HCAPP 119-2-513;

Thence, north along the east line of HCAPP 119-2-513 to the point of intersection with the south line of HCAPP 119-2-426;

Thence, north along the east line of HCAPP 119-2-426 to the point of intersection with the south line of HCAPP 119-2-524;

Thence, north along the east line of HCAPP 119-2-524 to the point of intersection with the north line of HCAPP 119-2-524/south line of the ROW of an unnamed alley;

Thence, west along the north line of HCAPP 119-2-524/south line of the ROW of an unnamed alley to the point of intersection with the extended east line of HCAPP 119-2-13;

Thence, north along the east line extended of HCAPP 119-2-13 to the point of intersection with the south line of HCAPP 119-2-13/north line of the ROW of an unnamed alley;

Thence, north along the east line of HCAPP 119-2-13 to the point of intersection with the south line of HCAPP 119-2-183;

Thence, north along the east line of HCAPP 119-2-183 to the point of intersection with the north line of HCAPP 119-2-183;

- Thence, west along the north line of HCAPP 119-2-183 to the point of intersection with the east line of HCAPP 119-2-185;
- Thence, north along the east line of HCAPP 119-2-185 to the point of intersection with the south line of HCAPP 119-2-177;
- Thence, north along the east line of HCAPP 119-2-177 to the point of intersection with the north line of HCAPP 119-2-177/south line of the ROW of Dale Road;
- Thence, north across Dale Road to point of intersection with the north line of the ROW of Dale Road/south line of HCAPP 119-2-168;
- Thence, east along the north line of the ROW of Dale Road/south line of HCAPP 119-2-168 to the point of intersection with the east line of HCAPP 119-2-168;
- Thence, north along the east line of HCAPP 119-2-168 to the point of intersection with the south line of HCAPP 119-2-210;
- Thence, north along the east line of HCAPP 119-2-210 to the point of intersection with the south line of HCAPP 119-2-12;
- Thence, north along the east line of HCAPP 119-2-12 to the point of intersection with the south line of HCAPP 119-2-221;
- Thence, north along the east line of HCAPP 119-2-221 to the point of intersection with the north line of HCAPP 119-2-221;
- Thence, west along the north line of HCAPP 119-2-221 to the point of intersection with the west line of HCAPP 119-2-221/east line of the ROW of Reading Road;
- Thence, west across Reading Road to the point of intersection of the west line of the ROW of Reading Road/east line of HCAPP 117-5A-62;
- Thence, northwesterly through a curve in the south ROW of Elizabeth /north line of HCAPP 117-15A-62 to the point of intersection of the west line of HCAPP 117-5A-62;
- Thence, south along the west line of HCAPP 117-5A-62 to the point of intersection with the north line of HCAPP 117-5A-67;
- Thence, south along the west line of HCAPP 117-5A-67 to the point of intersection with the north line of HCAPP 117-5A-66;
- Thence, south along the west line of HCAPP 117-5A-66 to the point of intersection with the north line of HCAPP 117-5-22;
- Thence, west along the north line of HCAPP 117-5-22 to the point of intersection with the east line of HCAPP 117-5-115;
- Thence, west along the north line of HCAPP 117-5-115 to the point of intersection with the east line of HCAPP 117-5-223;
- Thence, south along the west line of HCAPP 117-5-223 to the point of intersection with the north line of the ROW of Rosa Place/south line of HCAPP 117-5-223;
- Thence, south across Rosa Place to the point of intersection with the south line of the ROW of Rosa Place/north line of HCAPP 117-5-136;
- Thence, west along the south line of the ROW of Rosa Place/north line of HCAPP 117-5-136 to the point of intersection with the west line of HCAPP 117-5-136;

Thence, south along the west line of HCAPP 117-5-136 to the point of intersection with the north line of HCAPP 117-5-71;

Thence, west along the north line of HCAPP 117-5-71 to the point of intersection with the west line of HCAPP 117-5-71;

Thence, south along the west line of HCAPP 117-5-71 to the point of intersection with the south line of HCAPP 117-5-71/north line of the ROW of California Avenue;

Thence, south across California Avenue to the point of intersection with the south line of the ROW of California Avenue/north line of HCAPP 117-5-189;

Thence, west along the south line of the ROW of California Avenue/north line of HCAPP 117-5-189 to the point of intersection with the west line of HCAPP 117-5-189;

Thence, south along the west line of HCAPP 117-5-189 to the point of intersection with the north line of HCAPP 117-5-55;

Thence, south along the west line of HCAPP 117-5-55 to the point of intersection with the north line of HCAPP 117-5-56;

Thence, west along the north line of HCAPP 117-5-56 to the point of intersection with the west line of HCAPP 117-5-56;

Thence, south along the west line of HCAPP 117-5-56 to the point of intersection with the north line of HCAPP 117-5-56/north line of the ROW of Anita Place;

Thence, east along the north line of the ROW of Anita Place/south line of HCAPP 117-5-56 to the point of intersection with the west line of HCAPP 117-5-56 extended/west line of the ROW of Reading Road;

Thence, east across Reading Road to the point of intersection with the west line of the ROW of Reading Road/west line of HCAPP 119-1-199;

Thence, returning to the point of origin, south along the east line of the ROW of Reading Road to the point of intersection with the southwest corner of HCAPP 131-6-199.

II. Conditions of the Study Area

- A. Within the Reading Road Corridor from Elizabeth Place to Andina Avenue, of the twenty-two (22) parcels, twelve (12) parcels in the study area fulfilled the criteria identified in the Cincinnati Municipal Code Section 725-1-B (a), Blighted Area. All blocks within this study area show the presence of one or more of the following blighting factors:
1. Age:

Fifty-nine (59) percent of the parcels (13 parcels) within this study area contain buildings that are forty (40) years of age or greater.
 2. Obsolescence:

One (1) parcel (five (5) percent) within this study area contain buildings that are functionally or economically obsolete.
 3. Dilapidation or Deterioration

Eight (8) parcels, or thirty-six (36) percent of the parcels within this study area exhibit characteristics of dilapidation or deterioration.
 4. Abandonment/Excessive Vacancies:

Thirty-two (32) percent of the structures in this study area were found to be abandoned or vacant to the extent of thirty-three (33) percent or more of the structure (7 parcels/structures).
 5. Periodic Flooding:

There were no parcels within this study area that lie within the floodplain.
 6. Faulty Lot Layout/Overcrowding/Inadequate Loading or Parking:

Five (5) parcels within this study area exhibited the aforementioned blighting criteria constituting approximately twenty-three (23) percent of the total area.
 7. Deleterious or Incompatible Land Use/Inadequate Site Conditions/Environmentally Hazardous Conditions:

Four (4) parcels within this study area exhibited the aforementioned blighting

- criteria constituting eighteen (18) percent of the total area.
8. **Inadequate Public Facilities:**
- There were no parcels that exhibited this characteristic in this study area.
9. **Diversity of Ownership or Defective or Unusual Conditions of Title Rendering Private Assemblage for Redevelopment Unlikely:**
- Thirteen (13) blighting criteria were found on forty-five (22) parcels within this study area. Relating to diversity of ownership, defective or unusual conditions of title (delinquent taxes).
10. **Illegal Use/Code Violations:**
- There were no illegal use or code violations identified in this study area (Building and Zoning violations were not available at the time of draft of this document).
11. **Unsafe or Environmentally Hazardous Conditions, Unsuitable or Unstable Soil Conditions, Failure to Maintain Grounds or Deleterious Land Use:**
- There were no parcels within this study area that exhibited the aforementioned blighting criteria
12. **Unused Railroads or Service Stations, Landfills/Junkyards:**
- There were no parcels within this study area that exhibited the aforementioned blighting criteria
14. **Other factors inhibiting sound private development**
- There were no parcels within this study area that exhibited the aforementioned blighting criteria.
- B. Structures and vacant parcels meeting the blighting criteria are reasonably distributed through the area. Twelve (12) parcels constituting fifty-five (55) percent of the study area meet the “blighted area” criteria, as established under 725-1-B, with three (3) or more factors for occupied parcels; and for vacant parcels, with two (2) or more factors (see distribution chart).
- C. Additionally, there were eight (8) deteriorated or deteriorating buildings, as established by 725-1-D; or properties that have the public

improvements that are in a general state of deterioration (factors A3 and A8 above).

The conclusion drawn from this data is that the number, degree and distribution of blighting factors, which are documented in this report, warrant the designation of the Reading Road Corridor from Elizabeth Place to Andina Avenue as a “*blighted area*” as defined by Chapter 725 of the Cincinnati Municipal Code, Urban Renewal.

Distribution of Blighting Influences

Distribution of Blighting Influences and Blighted Units By Area
Roselawn and Bond Hill

Area	Total Parcels	Blighting Influences (see below)																				Blighted Parcels		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T		U	V
California to Paddock	45	41	0	24	11	7	3	0	4	49	0	0	1	0	0	0	0	0	0	0	0	2	0	30
Elizabeth to Andina	22	13	1	8	6	5	4	0	0	13	0	0	0	0	0	0	0	0	1	0	0	0	0	12
Summit to Section	24	15	0	9	10	0	3	0	1	15	0	0	0	2	0	0	7	0	1	1	0	0	0	8
Total	91	69	1	41	27	12	0	0	5	77	0	0	0	0	0	0	0	0	2	0	0	1	0	50
Percentages %		76%	1%	59%	30%	13%	0%	0%	5%	85%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	1%	0%	

Structure Occupied: (A) Age (B) Obsolescence (C) Dilapidation (D) Abandonment or Vacancy Exceeding 33% (E) Faulty Arrangement of Structures (F) Deleterious (G) Periodic Flooding or Location in the Floodplain (H) Inadequate or Deteriorated Public Facilities or rights-of-way (I) Diversity of Ownership (J) Illegal Use of Structures Not permitted by Current Code (K) Factors Inhibiting Sound Private Development Vacant/Undeveloped Parcel
For Vacant Parcels: (L) Diversity of Ownership (M) Illegal use, or Conditions not permitted by Current Codes (N) Faulty Lot Layout (O) Inadequate or Deteriorated Public Facilities or rights-of-way (P) Unsafe or Environmentally Hazardous Conditions, unsuitable or unstable soils, failure to maintain grounds, or deleterious land use (Q) Periodic Flooding or Location in the Floodplain (R) Abandonment or Vacancy for five or more years (S) Other Factors Inhibiting Sound Private Development or Otherwise detrimental to the public health and safety (T) Presence of a Rail yard, Railroad Right of Way Abandoned or Unused for three or more years (U) Presence of a Gasoline Station or Motor Vehicle Service Garage, Abandoned for three or more years (V) Presence of a Junkyard or Solid Waste Disposal or Landfill Site

Street Conditions

The City of Cincinnati rates the conditions of streets from Excellent to Poor. These four (4) categories are identified below:

I. General Rating Classification - Excellent

Asphalt Streets – Newly paved. No significant defects except for sporadic narrow cracks in surface. No utility cuts. Unoxidized wearing course. Aggregate still securely bonded to surface.

Concrete Streets – No significant defects, surface smooth and little if any spalling. No utility cuts. Sporadic cracking.

II. General Rating Classification - Good

Asphalt Streets – Intermittent surface defects having little effect on ride quality. Few utility cuts. Surface free of potholes. Visible reflective cracks along joints, but narrow and flat. Surface may be oxidized.

Concrete Streets – Intermittent surface defects having little effect on ride quality. Few utility cuts. Pavement joints starting to crack at intersections, but remaining solid. Slabs even.

III. General Rating Classification - Fair

Asphalt Streets – Numerous surface defects of moderate severity, with impact on ride quality. Frequent utility cuts with breakage on edge. Base failures forming evidenced by alligator cracking. Occasional filled potholes. Wide reflective cracks along joints. Surface heaving over blown joints. Underlying concrete pavements relatively level.

Concrete Streets – Numerous surface defects of moderate severity, with impact on ride quality. Frequent utility cuts with breakage on edge. Extensive joint failures, especially at intersections. Slabs relatively level, but with random cracking within.

IV. General Rating Classification - Poor

Asphalt Streets – Abundant surface defects of moderate to extreme severity with significant impact on ride quality. Frequent utility cuts, many of which have deteriorated to collections of potholes. All joints heaved. Potholes requiring constant attention. Alligator cracking and sunken sections of pavement. Underlying slabs of concrete have settled unevenly.

Concrete Streets – Abundant surface defects of moderate to extreme severity with significant impact on ride quality. Frequent utility cuts, many of which have deteriorated to collections of potholes. All joints severely deteriorated and most completely failed. Extensive areas of slab failure. Slabs settled unevenly causing sudden breaks in grade.

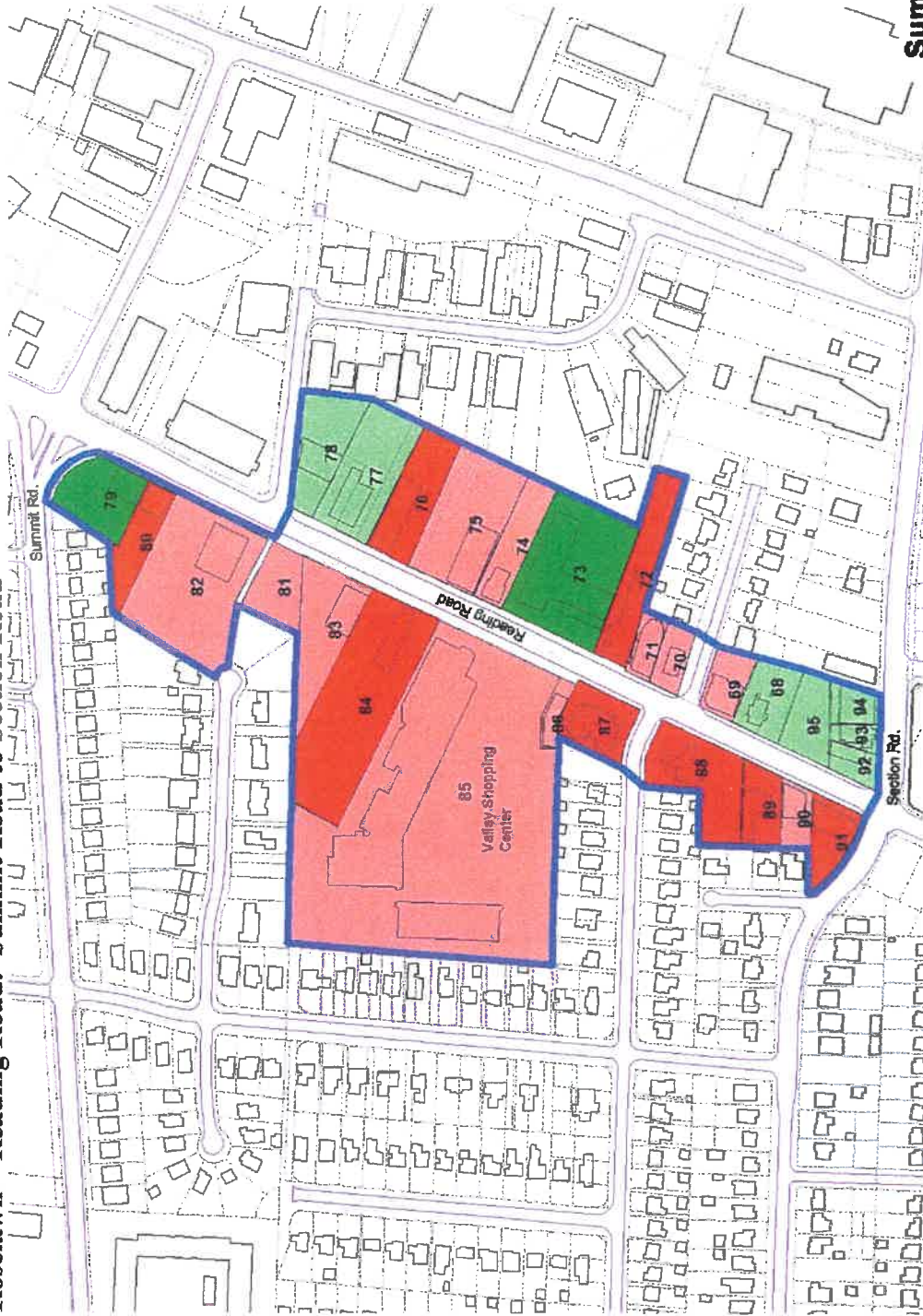
Based on the aforementioned criteria, the conditions of the streets within the study area are as follows as obtained from the City of Cincinnati Streets inventory, updated 2001:

<u>Street</u>	<u>Condition</u>
Reading Road (Summit to Section)	Fair
Reading Road (Elizabeth to Andina)	Excellent
Section Road	Fair
Summit Road (East of Reading)	Poor
Summit Road (West of Reading)	Fair
Paddock Road (California to Regent)	Fair
California Avenue (Paddock to Matlock)	Fair
Regent Avenue	Excellent
Laidlaw Avenue (Paddock to Oakdale)	Fair
Elizabeth Place	Fair
Andina Avenue	Excellent

City of Cincinnati Exhibit A – Urban Renewal Areas

The following pages document the Urban Renewal Areas established by the City of Cincinnati as a part of the Reading Road Corridor Plan process.

Roselawn - Reading Road: Summit Road to Section Road



Legend

- Envelope
- Pavement
- Fence
- Study Area

Blight Criteria

- 0
- 1
- 2
- 3+

Summit to Section

Existing Conditions Survey



Pflum, Klausmeier & Gehrum
Consultants, Inc.

Roselawn – Reading Road: Elizabeth to Andina



BOND HILL URBAN RENEWAL PLAN AREA MAPS

EXHIBIT A4



RYLAND AV

RYLAND AV

LIDLAW AV

REGENT AV






CALIFORNIA AV

CAROLINA AV

PADDOCK RD

OAKDALE AV

Reading Road Corridor Urban Renewal Plan (Bond Hill Area a)

-  Bond Hill Urban Renewal Area A
-  Buildings
-  Parcels
-  Street Pavement
-  SNA Boundary



0 100 200 Feet



Reading Road Corridor Urban Renewal Plan (Bond Hill Area b)

-  Bond Hill Urban Renewal Area B
-  Buildings
-  Parcels
-  Street Pavement
-  SNA Boundary



**BOND HILL URBAN RENEWAL PLAN AREA LEGAL
BOUNDARY DESCRIPTION**

EXHIBIT A5

MAP 366

BOND HILL URA (A)

Situate in the City of Cincinnati, Hamilton County, State of Ohio and being more particularly described as follows:

Beginning at the intersection of the centerlines of California Avenue and Oberlin Avenue; thence southwardly with the centerline of Oberlin Avenue to the intersection with the eastwardly extension of the south parcel line of Parcel 83 Plat Book 131 Page 6 HCAP; thence westwardly along said parcel line extended and said line and continuing along the south parcel line of Parcels 84, 85, 86, 89, 91, 276, 93, 95, 97 extended, 186, 187, 188, 189, 190, 191, 192 and 195 Plat Book 131 Page 6 HCAP to the east parcel line of Parcel 196 Plat Book 131 Page 6 HCAP; thence southwardly, westwardly and northwardly along said parcel to the southeast corner of Parcel 293 Plat Book 131 Page 6 HCAP; thence westwardly along the south parcel line of said parcel and said line extended to the centerline of Paddock Road; thence southwardly with said centerline to the intersection with the eastwardly extension of the south parcel line of Parcel 13 Plat Book 118 Page 1 HCAP; thence westwardly along said parcel line extended and said line to the southwest corner of said parcel; thence northwardly along the west parcel line of said Parcel 13 and continuing along the west parcel line of Parcels 27, 27 extended, 115, 25, 24, 23, 22, 22 extended, 144 15, 32, 21, 20, 20 extended 14 and 45 Plat Book 118 Page 1 HCAP to the northwest corner of said Parcel 45; thence eastwardly along the north parcel line of said parcel and said line extended to the intersection with the westwardly extension of the north right-of-way line of an unnamed 10-foot alley north of Laidlaw Avenue between Paddock Road and Oakdale Avenue; thence eastwardly along said right-of-way line extended and said line to the intersection with the northwardly extension of the east parcel line of Parcel 126 Plat Book 13 Page 6 HCAP; thence southwardly along said parcel line extended, said line and said line extended to the centerline of Laidlaw Avenue; thence westwardly with said centerline to the intersection with the northwardly extension of the east parcel line of Parcel 142 Plat Book

131 Page 6 HCAP; thence southwardly along said parcel line extended, said line and said line extended and continuing along the east parcel line of Parcel 155 Plat Book 131 Page 6 HCAP and 156 extended Parcel 170 Plat Book 131 Page 6 HCAP and 170 extended to the centerline of an unnamed 10-foot alley north of California Avenue between Paddock Road and Oberlin Avenue; thence eastwardly with said centerline to the intersection with the centerline of Oberlin Avenue; thence southwardly with the centerline of Oberlin Avenue to the point of beginning.

MAP 379

BOND HILL URA (B)

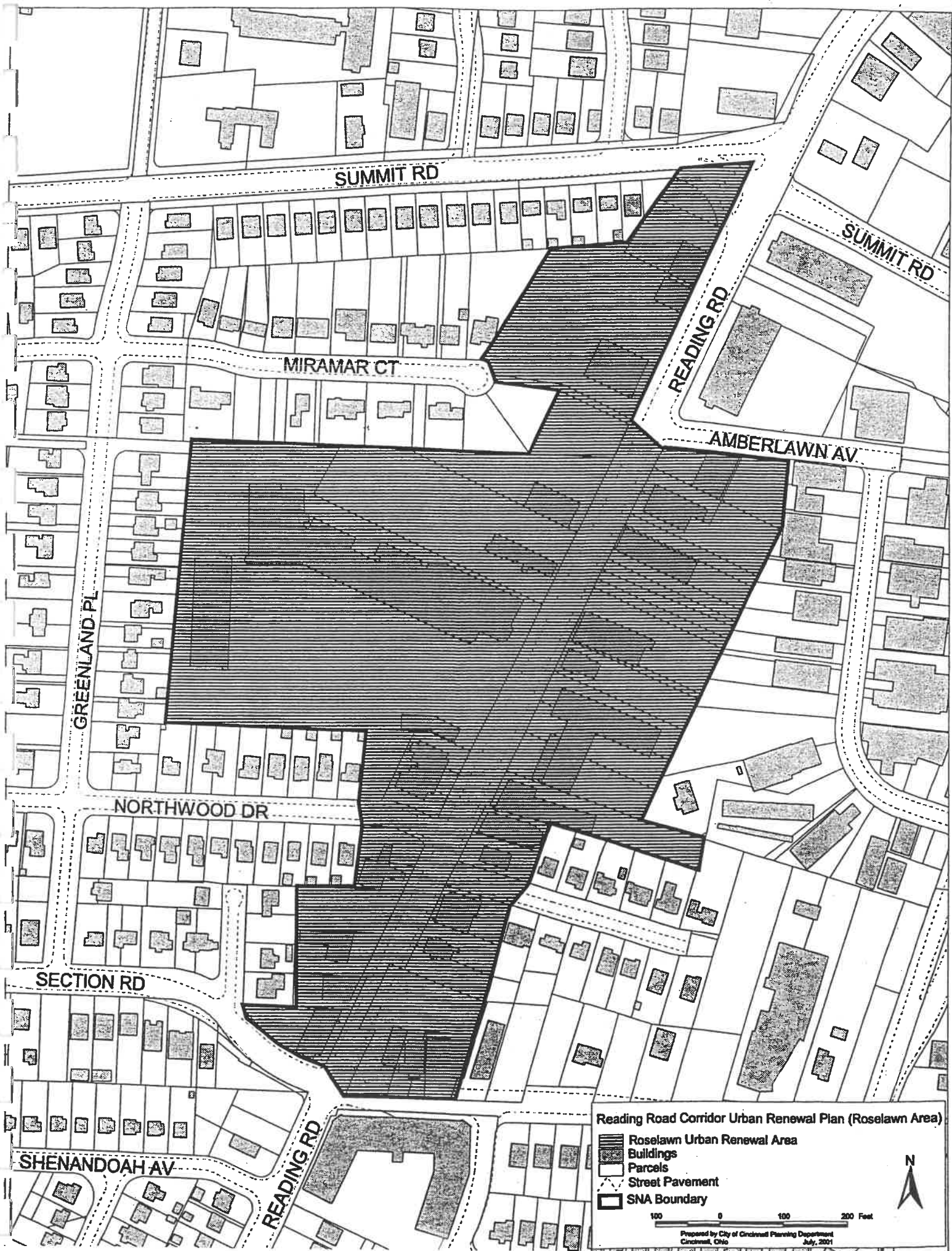
Situate in the City of Cincinnati, Hamilton County, State of Ohio and being more particularly described as follows:

Beginning at the intersection of the centerlines of Andina Avenue and Reading Road; thence northwardly with the centerline of Reading Road to the intersection with the centerline of Anita Place; thence westwardly with the centerline of Anita Place to the intersection with the southwardly extension of the west parcel line of Parcel 56 Plat Book 147 Page 5 HCAP; thence northwardly along said parcel line extended and said line to the south parcel line of Parcel 190 Plat Book 117 Page 5 HCAP; thence westwardly, northwardly and eastwardly along said parcel to the southwest corner of Parcel 54 Plat Book 117 Page 5 HCAP; thence northwardly along the west parcel line of said parcel to the northwest corner of said parcel; thence northwardly to the southwest corner of Parcel 77 Plat Book 117 Page 5 HCAP; thence northwardly along the west parcel line of said parcel to the northwest corner of said parcel; thence eastwardly along the north parcel line of said Parcel 77 and continuing along the north parcel line of Parcels 75, 71 and 187 Plat Book 117 Page 5 HCAP; to the southwest corner of Parcel 137 Plat Book 117 Page 5 HCAP; thence northwardly along the west parcel line of said parcel and said line extended to the southwest corner of Parcel 223, Plat Book 117 Page 5 HCAP; thence northwardly along the west parcel line of said parcel to the northwest corner of said parcel; thence eastwardly along the north parcel line of said Parcel 223 and continuing along the north parcel line of Parcels 115 and 116 Plat Book 117 Page 5 HCAP to the southwest corner of Parcel 6 Plat Book 117 Page 5A HCAP; thence northwardly along the west parcel line of said parcel and continuing along the west parcel line of Parcels 67 and 62 Plat Book 117 Page 5A HCAP and said line extended of said Parcel 62 to the centerline of Elizabeth Place; thence eastwardly with said centerline to the intersection with the centerline of Reading Road; thence southwardly with said centerline to the intersection with the westwardly extension of the north parcel line of Parcel 190 Plat Book 119 Page 2 HCAP; thence eastwardly along said parcel line extended and said line to the northeast corner of said parcel; thence southwardly and westwardly along said parcel to the northeast corner of Parcel 221 Plat Book 119 Page 2 HCAP; thence southwardly along the east parcel line of said parcel and continuing along the east parcel line of Parcels 12, 210 and 168 Plat Book 119

HCAP and along said line extended of said Parcel 168 to the centerline of Dale Road; thence eastwardly with said centerline to the intersection with the northwardly extension of the east parcel line of Parcel 394 Plat Book 119 Page 2 HCAP; thence southwardly along said parcel line extended and said line and continuing along the east parcel line of Parcels 183 and 13 Plat Book 119 Page 2 HCAP and along said line extended of said Parcel 13 to the north parcel line of Parcel 524 Plat Book 119 Page 2 HCAP; thence eastwardly along said parcel line to the northeast corner of said parcel; thence southwardly along the east parcel line of said Parcel 524 and continuing along the east parcel line of Parcels 426, 513, 428, 486, 14 and 536 Plat Book 119 Page 2 HCAP to the southeast corner of said Parcel 536; thence westwardly along the south parcel line of said parcel to the northeast corner of Parcel 198 Plat Book 119 Page 1 HCAP; thence southwardly along the east parcel line of said parcel and continuing along the east parcel line of Parcel 199 Plat Book 119 Page 1 HCAP and along said line extended to the centerline of Andina Avenue; thence westwardly with the centerline to the point of beginning.

ROSELAWN URBAN RENEWAL PLAN MAP

EXHIBIT A6



SUMMIT RD

SUMMIT RD

MIRAMAR CT

READING RD

AMBERLAWN AV

GREENLAND PL






NORTHWOOD DR

SECTION RD

SHENANDOAH AV

READING RD

Reading Road Corridor Urban Renewal Plan (Roselawn Area)

-  Roselawn Urban Renewal Area
-  Buildings
-  Parcels
-  Street Pavement
-  SNA Boundary

100 0 100 200 Feet



**ROSELAWN URBAN RENEWAL PLAN AREA LEGAL
BOUNDARY DESCRIPTION**

EXHIBIT A7

MAPS 381, 382, 401, 402

ROSELAWN URA

Situate in the City of Cincinnati, Hamilton County, State of Ohio and being more particularly described as follows:

Beginning at the intersection of the centerlines of Summit Road and Reading Road; thence southwestwardly with the centerline of Reading Road to the intersection with the centerline of Amberlawn Avenue; thence eastwardly with the centerline of Amberlawn Avenue to the intersection with the northwardly extension of the east parcel line of Parcel 76 Plat Book 117 Page 10 HCAP; thence southwardly along said parcel line extended and said line and continuing along the east parcel line of Parcels 77, 78, 84, 79, 80, 83, 1, 45, 44, 2, 3, 4 and 5 Plat Book 117 Page 10 HCAP to the north parcel line of Parcel 6 Plat Book 117 Page 10 HCAP; thence eastwardly, southwardly and westwardly along said parcel to the northeast corner of Parcel 7 Plat Book 117 Page 10 HCAP; thence southwardly along the east parcel line of said parcel and continuing along the east parcel line of Parcel 8 Plat Book 117 Page 10 HCAP and along said line extended of said Parcel 8 to the centerline of Stonybrook Drive; thence westwardly with said centerline to the intersection with the northwardly extension of the east parcel line of Parcel 24 Plat Book 117 Page 10 HCAP; thence southwardly along said parcel line extended and said line and continuing along the east parcel line of Parcel 25 Plat Book 117 Page 10 HCAP to the northwest corner of Parcel 100 Plat Book 117 Page 10 HCAP; thence eastwardly along the north parcel line of said parcel to the northeast corner of said parcel; thence southwardly along the east parcel line of said Parcel 100 and continuing along the east parcel line of Parcel 31 Plat Book 117 Page 10 HCAP and along said line extended of said Parcel 31 to the centerline of Section Road; thence westwardly with said centerline to the intersection with the westwardly extension of the north parcel line of Parcel 1 Plat Book 117 Page 8 HCAP; thence eastwardly along said parcel line extended and said line to the southwest corner of Parcel 2 Plat Book 117 Page 8 HCAP; thence northwardly along the west parcel line of said parcel and continuing along the west parcel line of Parcels 188 and 187 Plat Book 117 Page 8 HCAP to the northwest corner of said Parcel 187; thence eastwardly along the north parcel line of said parcel to the southwest corner of Parcel 64 Plat Book 117 Page 8 HCAP; thence northwardly along the west parcel line of said parcel and continuing along the west parcel line of Parcel 62 Plat Book 117 Page 8 HCAP,

said line extended or said Parcel 62 and continuing along the west parcel line of Parcel 186 Plat Book 117 Page 8 HCAP to the south parcel line of Parcel 95 Plat Book 117 Page 14 HCAP; thence westwardly along said parcel line to the southwest corner of said parcel; thence northwardly along the west parcel line of said Parcel 95 to the northwest corner of said parcel; thence eastwardly along the north parcel line of said Parcel 95 and continuing along the north parcel line of irregularly shaped Parcels 96 and 98 Plat Book 117 Page 14 HCAP to the southwest corner of Parcel 99 Plat Book 117 Page 14 HCAP ; thence northwardly along the west parcel line of said parcel and such line extended to the centerline of a public walkway connecting Miramar Court and Reading Road; thence westwardly with said centerline and said line extended to the point of intersection with the southwestwardly extension of the west parcel line of Parcel 80 Plat Book 117 Page 14 HCAP; thence northeastwardly along said parcel line extended and said line to the northwest corner of said parcel; thence eastwardly along the north parcel line of said Parcel 80 to the west parcel line of Parcel 188 Plat Book 117 Page 14 HCAP; thence northeastwardly along said parcel line and continuing along the west parcel line of Parcel 196 Plat Book 117 Page 14 HCAP and said line extended of said Parcel 196 to the centerline of Summit Road; thence eastwardly with said centerline to the point of beginning.

City of Cincinnati Exhibit B – Community Reinvestment Area Program


The following pages document the Community Reinvestment Area Program established by the City of Cincinnati.

**OHIO COMMUNITY REINVESTMENT AREA PROGRAM
SUMMARY**

EXHIBIT B1

EMERGENCY

City of Cincinnati


E.M.T.R.

An Ordinance No. 331

-2001

DESIGNATING the City of Cincinnati other than the area within the Central Business District as a Community Reinvestment Area (Cincinnati Neighborhoods) pursuant to Ohio Revised Code Sections 3735.65 through 3735.70; designating a Housing Officer; providing for a Community Reinvestment Area Housing Council; determining the nature and length of exemption from real property taxation; and authorizing the City Manager to file a petition with the director of the Ohio Department of Development to confirm the findings of this ordinance.

WHEREAS, the Council of the City of Cincinnati determines that housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged throughout the City of Cincinnati, excluding the Central Business District; and

WHEREAS, the remodeling of existing structures and the construction of new dwellings and commercial or industrial structures in the City of Cincinnati constitutes a public purpose for which real property tax exemptions may be granted; and

WHEREAS, incentives are needed to curb the trend toward blight and deterioration and to encourage reinvestment in the City of Cincinnati by means of remodeling and repair of existing structures and facilities and the construction of new dwellings and commercial or industrial structures;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. The Council finding that the Community Reinvestment Area (Cincinnati Neighborhoods) defined in Section 2 constitutes an area in which housing facilities and structures of historical significance are located, and in which new housing construction and repair of existing facilities or structures are discouraged.

Section 2. Pursuant to Ohio Revised Code Section 3735.66, Community Reinvestment Area (Cincinnati Neighborhoods) is declared and established as the entire area within the corporate limits of the City of Cincinnati, as shown on the map attached as "Exhibit A-1," excluding the Central Business District, as shown on the map attached as "Exhibit A-2." The Central Business District is further described as:

Central Business District

Situated in the City of Cincinnati, Hamilton County, State of Ohio, and being more particularly described as follows:

Beginning at a point, said point being the intersection of the east line of the northbound roadway of I-75 and the shore of the Ohio River; thence northwardly along said east line of the northbound roadway of I-75 to a point; said point being the intersection of said east line of the roadway of northbound I-75 and the north right-of-way line of West Fifth Street; thence eastwardly along said north right-of-way line of West Fifth Street to a point; said point being the intersection of said north right-of-way line of West Fifth Street and the west right-of-way line of Central Avenue; thence northwardly along said west right-of-way line of Central Avenue to a point; said point being the intersection of said west right-of-way line of Central Avenue and the north right-of-way line of Charles Street; thence eastwardly along said north right-of-way line of Charles Street to a point; said point being the intersection of said north right-of-way line of Charles Street and the east right-of-way line of Central Parkway, thence southwardly along said east right-of-way line of Central Parkway, and thence eastwardly along the north right-of-way line of Central Parkway to a point; said point being the intersection of said north right-of-way line of Central Parkway and the northwest right-of-way line of Reading Road; thence northeastwardly along said northwest right-of-way line of Reading Road to a point; said point being the intersection of said northwest right-of-way line of Reading Road and the north right-of-way line of Elsinore Place; thence eastwardly along the north right-of-way line of Elsinore Place to a point; said point being the intersection of said north right-of-way line of Elsinore Place and the southeast right-of-way line of Gilbert Avenue; thence southwestwardly along the southeast right-of-way line of Gilbert Avenue to a point; said point being the intersection of said southeast right-of-way line of Gilbert Avenue and the northeast right-of-way line of Eggleston Avenue; thence southeastwardly along said northeast right-of-way line of Eggleston Avenue to a point; said point being the intersection of said northeast right-of-way line of Eggleston Avenue and the southeast right-of-way line of Columbia Parkway; thence northeastwardly along said southeast right-of-way line of Columbia Parkway to a point; said point being the intersection of said southeast right-of-way line of Columbia Parkway and the south right-of-way line of Bains Street; thence eastwardly along said south right-of-way line of Bains Street to a point; said point being the intersection of the south right-of-way line of Bains Street and the southeast right-of-way line of Eastern Avenue; thence northeastwardly along said southeast right-of-way line of Eastern Avenue to a point; said point being the intersection of said southeast right-of-way line of Eastern Avenue and the northeast property line of Parcels 131 and 145 in the Hamilton County Auditor's Plat Book 85, page 4; thence southeastwardly along said northeast property line of said Parcels 131 and 145 to a point; said point being the intersection of the northeast property line of said Parcels 131 and 145 and the southeast property line of said parcel 145; thence southwestwardly along said southeast property line of parcel 145 to a point; said point being the intersection of said southeast property line of Parcel 145 and the northeast property line of Parcel 144 in the Hamilton County Auditor's Plat Book 85, page 4; thence southeastwardly along said northeast property line of Parcel 144 to a point; said point being the intersection of said northeast property line of Parcel 144 and the shore of the Ohio River; thence southwestwardly and westwardly along the shore of the Ohio River to a point and the place of beginning.

Section 3. Pursuant to Ohio Revised Code Section 3735.67, Council determines that the remodeling of existing structures, and new construction within Community Reinvestment Area (Cincinnati Neighborhoods) constitutes a public purpose for which exemption from real property taxation may be granted as follows, provided that only structures conforming to applicable zoning restrictions shall be eligible. For purposes of this Section, a structure containing four or more dwelling units is deemed used for commercial purposes.

- (a) Remodeling of structures containing one, two or three dwelling units located within Community Reinvestment Area (Cincinnati Neighborhoods), at a cost of at least \$2,500.00 (\$5,000 for a structure containing three dwelling units), is eligible for exemption for ten years for 100 percent of any increase in the assessed value of the structure due to the remodeling up to a maximum exemption of \$74,263 of assessed value at the time of original approval of the exemption. The \$74,263 assessed value limit at the time of original approval of the exemption will increase by three percent compounded each January 1 during the time that Community Reinvestment Area (Cincinnati Neighborhoods) remains in effect, with the first increase to be effective January 1, 2002.
- (b) New construction of structures containing one, two or three dwelling units located within Community Reinvestment Area (Cincinnati Neighborhoods) is eligible for exemption for 15 years for 100 percent of the assessed value of the new construction up to a maximum exemption of \$74,263 of assessed value of the structure at the time of original approval of the exemption. The \$74,263 assessed value limit at the time of original approval of the exemption will increase by three percent compounded each January 1 during the time that Community Reinvestment Area (Cincinnati Neighborhoods) remains in effect, with the first increase to be effective January 1, 2002.
- (c) Remodeling of structures of which any part is to be used for commercial or industrial purposes, located within Community Reinvestment Area (Cincinnati Neighborhoods), at a cost of at least \$5,000.00, is eligible for exemption for a period and for a percentage of any increase in the assessed value of the structure due to the remodeling, provided that:
 - (i) The owner pays to the City the state-established application fee for an exemption agreement; and
 - (ii) The owner and the City of Cincinnati enter into an exemption agreement in a form required by the City (following separate approval

by ordinance of City Council) prior to commencement of remodeling, as provided in Ohio Revised Code Section 3735.671, specifying the period of exemption (up to 12 years) and the exemption percentage (up to 100%), subject to the limitations stated in Ohio Revised Code Section 3735.671(A); and

(iii) If the exemption is for a structure containing four or more dwelling units, the maximum exemption \$74,263 per dwelling unit of assessed value at the time of original approval of the exemption and the maximum period of exemption is eight years. The \$74,263 per dwelling unit assessed value limit at the time of original approval of the exemption will increase by three percent compounded each January 1 during the time that Community Reinvestment Area (Cincinnati Neighborhoods) remains in effect, with the first increase to be effective January 1, 2002; and

(iv) Projects that are the subject of an Enterprise Zone Agreement are ineligible for a Community Reinvestment Area exemption agreement.

(d) New construction of structures of which any part is to be used for commercial or industrial purposes located within Community Reinvestment Area (Cincinnati Neighborhoods) is eligible for exemption for a period and for a percentage of the assessed value of the new structure, provided that:

(i) The owner pays to the City the state-established application fee for an exemption agreement; and

(ii) The owner and the City of Cincinnati enter into an exemption agreement in a form required by the City (following separate approval by ordinance of City Council) prior to commencement of construction, as provided in Ohio Revised Code Section 3735.671, specifying the period of exemption (up to 15 years) and the exemption percentage (up to 100%), subject to the limitations stated in Ohio Revised Code Section 3735.671(A); and

- (iii) If the exemption is for a structure containing four or more dwelling units, the maximum exemption \$74,263 per dwelling unit of assessed value at the time of original approval of the exemption and the maximum period of exemption is eight years. The \$74,263 per dwelling unit assessed value limit at the time of original approval of the exemption will increase by three percent compounded each January 1 during the time that Community Reinvestment Area (Cincinnati Neighborhoods) remains in effect, with the first increase to be effective January 1, 2002; and
- (iv) Projects that are the subject of an Enterprise Zone Agreement are ineligible for a Community Reinvestment Area exemption agreement.

Provided, however, each exemption is conditioned on:

- (a) The remodeling or new construction being completed in compliance with applicable building code and zoning regulations after the effective date of the ordinance that originally established the Community Reinvestment Area or extended the Community Reinvestment Area to include the property being remodeled or constructed:
- (b) Proper application being made by the owner within 18 months of completion of the remodeling or new construction.
- (c) The remodeling of any structure of historical significance being certified as appropriate as provided in Ohio Revised Code Section 3735.67(B).

Exemptions may not be granted unless and until the director of the Ohio Department of Development confirms in writing the findings set forth in Section 1.

Section 4. The City Manager is authorized and directed to file with the director of the Ohio Department of Development the Ohio Community Reinvestment Area Program Petition for Area Confirmation, a copy of which is attached to this ordinance as "Exhibit B," not later than 15 days after the effective date of this ordinance.

Section 5. The City Manager is further authorized and directed:

- (a) To forward a copy of each exemption agreement entered into pursuant to this ordinance to the director of the Ohio Department of Development and to the Ohio Tax Commission within 15 days after execution of the agreement; and
- (b) To submit an annual report on exemption agreements entered into by the City and projects for which exemptions have been granted to the director of the Ohio Department of Development in conformance with Ohio Revised Code Sections 3735.67(B) and 3735.69(B); and
- (c) To notify the director of the Ohio Department of Development of any changes of zoning restrictions within the area.

Section 6. The Clerk of Council is directed to send a certified copy of this ordinance to the County Auditor of Hamilton County as a matter of information.

Section 7. The Clerk of Council is directed to publish this ordinance in the *City Bulletin* once a week for two consecutive weeks immediately following its adoption.

Section 8. As used in this ordinance, the term "remodeling" means any change made in structure for the purpose of making it structurally more sound, more habitable, or for the purpose of improving its appearance.

Section 9. The following Community Reinvestment Areas are repealed as of the effective date of this ordinance; provided, however, all applications made, exemption agreements executed, and exemptions granted pursuant to the ordinances that designated, renewed or extended those Community Reinvestment Areas shall continue in force in accordance with the provisions of the ordinance applicable to that application, agreement or exemption in effect at the time of application, execution of the agreement or grant of exemption, subject to inspections and possible revocation, as set forth in Ohio Revised Code Sections 3735.68 and 3735.69:

- (a) Community Reinvestment Area No. 2, as designated and described in Ordinance No. 187-2001 and as modified by Ordinance No. 231-2001.
- (b) Community Reinvestment Area No. 4 (Betts-Longworth), as designated and described in Ordinance No. 81-1984.

- (c) Community Reinvestment Area No. 5 (Avondale), as designated and described in Ordinance No. 280-1984 and as renewed and extended by Ordinance No. 354-1991, Ordinance No. 10-1994, Ordinance No. 107-1995 and Ordinance No. 317-1999.
- (d) Community Reinvestment Area No. 9 (Walnut Hills (Southwest Quadrant)), as designated and described in Ordinance No. 285-1984 and as renewed and extended by Ordinance No. 378-1991, Ordinance No. 227-1997 and Ordinance No. 409-2000.
- (e) Community Reinvestment Area No. 18 (Klotter Street), as designated and described in Ordinance No. 225-1989 and as renewed and extended by Ordinance No. 310-1999 .
- (f) Community Reinvestment Area No. 20 (Over-The-Rhine), as designated and described in Ordinance No. 463-1992 and as renewed and extended by Ordinance No. 232-1994 and Ordinance No. 285-1996.
- (g) Community Reinvestment Area No. 28 (East End (Walworth Avenue)), as designated and described in Ordinance No. 244-1994 and as renewed and extended by Ordinance No. 262-2000.
- (h) Community Reinvestment Area No. 30 (East End), as designated and described in Resolution No. 71-1995 and as renewed and extended by Ordinance No. 263-2000.
- (i) Community Reinvestment Area No. 32 (Mt. Auburn), as designated and described in Resolution No. 3-1997, and as expanded by Ordinance No. 29-2001.
- (j) Community Reinvestment Area No. 33 (Winton Hills), as designated and described in Resolution No. 172-1996.
- (k) Community Reinvestment Area No. 34 (Hillcrest Gardens), as designated and described in Resolution No. 91-1997.

- (l) Community Reinvestment Area No. 35 (CitiRama), as designated and described in Resolution No. 121-1997.
- (m) Community Reinvestment Area No. 36 (Brotherton/Rosslyn), as designated and described in Resolution No. 154-1997, and as amended by Ordinance No. 97-1998 (expires 09/04/2002).
- (n) Community Reinvestment Area No. 37 (Monning/Whetsel), as designated and described in Resolution No. 186-1997, and as amended by Ordinance No. 96-1998.
- (o) Community Reinvestment Area No. 38 (Bramble Conant), as designated and described in Resolution No. 86-1998.
- (p) Community Reinvestment Area No. 39 (Walnut Hills), as designated and described in Resolution No. 87-1998, and as expanded by Ordinance No. 412-2000.
- (q) Community Reinvestment Area No. 40 (Florence and Reading) as designated and described in Ordinance No. 273-1999.
- (r) Community Reinvestment Area No. 41 (Pine Grove) as designated and described in Ordinance No. 130-2000.
- (s) Community Reinvestment Area No. 43 (CitiRama 2000), as designated and described in Ordinance No. 334-2000 and as expanded by Ordinance No. 230-2001.
- (t) Community Reinvestment Area No. 44 (West End) as designated and described in Ordinance No. 2-2001 and as expanded by Ordinance No. 186-2001.
- (u) Community Reinvestment Area No. 45 (Walnut Hills, North) as designated and described in Ordinance No.69-2001.
- (v) Community Reinvestment Area No. 46 (Northside) as designated and described in Ordinance No.231-2001.

- (w) Community Reinvestment Area No. 47 (Seymour Avenue) as designated and described in Ordinance No. 70-2001.

Section 10. Further, if a structure is (i) located in a Community Reinvestment Area repealed by Section 9 of this ordinance, (ii) was eligible for exemption without the owner having to enter into an exemption agreement with the City, and (iii) construction was begun prior to the effective date of this ordinance, then the time for entering into an exemption agreement stipulated by Section 3, paragraph c(ii) or Section 3, paragraph d(ii), as applicable, is extended until 18 months after completion of construction.

Provided, however, each exemption is conditioned on:

- (a) The remodeling or new construction being completed in compliance with applicable building code and zoning regulations after the effective date of the ordinance that originally established the Community Reinvestment Area or extended the Community Reinvestment Area to include the property being remodeled or constructed:
- (b) Proper application being made by the owner within 18 months of completion of the remodeling or new construction.
- (c) The remodeling of any structure of historical significance being certified as appropriate as provided in Ohio Revised Code Section 3735.67(B).
- (d) The exemption agreement being consistent with the provisions of the ordinance establishing or extending the Community Reinvestment Area in effect at the time of start of construction of the structure and which included the location of the structure.

Exemptions may not be granted unless and until the director of the Ohio Department of Development has confirmed in writing the findings set forth in the ordinance establishing or extending the Community Reinvestment Area that included the subject property.

Section 11. The Council of the City of Cincinnati reserves the authority to reevaluate Community Reinvestment Area (Cincinnati Neighborhoods) to determine whether or not

applications for exemptions from real property taxation under the provisions of Ohio Revised Code Section 3735.65 through 3735.70 shall continue to be accepted. Absent further action by Council at that time, the provisions of this ordinance shall expire five years from the date of passage of this ordinance, such that no new exception agreements shall be entered into after that expiration. Provided, however, that:

- (a) All applications made and exemptions granted pursuant to this ordinance shall continue in force for the full period of time set forth in Section 3, subject to inspections and possible revocation, as set forth in Ohio Revised Code Sections 3735.68 and 3735.69; and
- (b) The exemption authority provided herein shall continue to apply to any structure for which an exemption agreement has been entered into prior to the expiration of this ordinance, even if the exemption application and grant of exemption occurs after such expiration; and
- (c) Application or appeals filed prior to the expiration date of this ordinance for residential remodeling work and new construction completed prior to that expiration date shall be heard, granted or denied in the same manner as previous applications or appeals.

Section 12. Council directs the appointment of a community reinvestment area housing council, composed of two members appointed by the mayor, two members appointed by the Council of the City of Cincinnati, and one member appointed by the city planning commission. The majority of the foregoing members shall then appoint two additional members who shall be residents of the city. Terms of the members of the community reinvestment area housing council shall be for three years. An unexpired term resulting from a vacancy in the community reinvestment area housing council shall be filled in the same manner as the initial appointment was made.

The community reinvestment area housing council shall make an annual inspection of the properties within the community reinvestment area for which an exemption has been granted under section 3735.67 of the Revised Code. The council shall also hear appeals under section 3735.70 of the Revised Code.

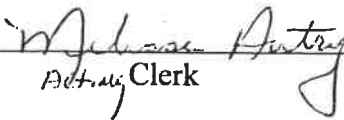
Section 13. Council designates the Department of Neighborhood Services as the City of Cincinnati housing officer and directs the Department of Neighborhood Services to discharge the responsibilities imposed on housing officers by Ohio Revised Code Section 3735.66, et seq.

Section 14. Council declares this ordinance to be an emergency measure necessary for the immediate preservation of the public peace, health and safety in the City of Cincinnati, and it shall go into immediate effect. The reason for this emergency is the need to ensure the continued availability of the incentives for reinvestment in real property in Cincinnati at the earliest possible time, thereby providing better housing and employment opportunities for Cincinnati residents and workers.

Passed: October 24, 2001

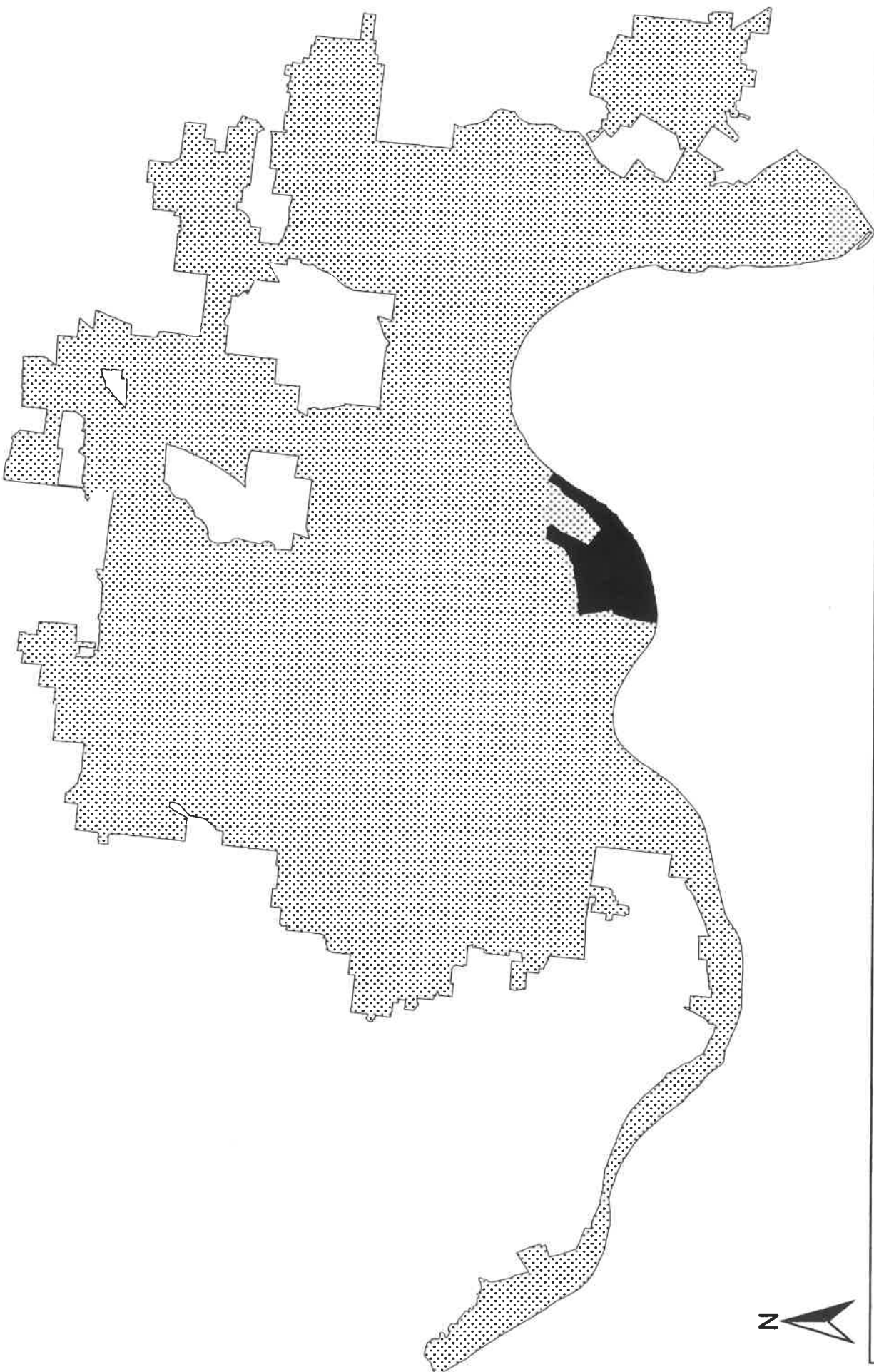


Mayor

Attest: 
Acting Clerk

I HEREBY CERTIFY THAT ORDINANCE NO 331
2001 WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 11-6-01

Clerk of Council



Central Business District
Cincinnati Neighborhoods CRA
Sept. 19, 2001

Exhibit A-1
CINCINNATI NEIGHBORHOODS CRA

OHIO COMMUNITY REINVESTMENT AREA PROGRAM - SUMMARY

Community Reinvestment Areas are areas of land in which property owners can receive tax incentives for investing in real property improvements. The Community Reinvestment Area (CRA) Program is a direct incentive tax exemption program benefiting property owners who renovate existing or construct new buildings. This program permits municipalities or counties to designate areas where investment has been discouraged as a CRA to encourage revitalization of the existing housing stock and the development of new structures.

The Ohio CRA Program should not be confused with the federal Community Reinvestment Act which requires lending institutions to lend within their service area. Ohio's CRA Program was created to promote the revitalization of areas where investment has been discouraged by offering property tax exemptions for any increased property valuation that would result from renovation of existing structures or new construction activities within the area. The program can be used to encourage historic preservation, residential rehabilitation or new residential construction and/or as an economic development tool to encourage commercial and industrial renovation or expansion and new construction.

The CRA Program was created in 1977. The program underwent major revisions in 1994. In fact, there are two types of CRAs in Ohio - those created prior to July 1, 1994 and those after. The regulations governing each type vary considerably. In each case however, the local legislative authority with jurisdiction over the designated area determines the size, the number of areas as well as the term and extent of the real property exemptions.

A municipality or county must undertake a Housing Survey of the structures within the area proposed as a CRA. The results of the survey must support the finding that the area is one in which housing facilities are located and that new construction and renovation is discouraged. The local legislation creating the CRA must contain a statement of finding that the area included in the description is one in which "housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged."

All property owners meeting the requirements set forth in the local legislation and planning to undertake a real property improvement can apply to the housing officer designated by the local legislative authority. In Pre July 1, 1994 CRAs the application is made after the improvements have been completed unless otherwise stipulated within the CRA's creation legislation. In Post July 1, 1994 CRAs residential applications are filed at construction completion, but projects involving commercial or industrial facilities must apply before the project begins. The term of the exemption for all Pre July 1, 1994 is as stipulated within the local legislation. Residential projects in CRAs created after July 1, 1994 receive the percentage and term of the exemption specified within the authorizing legislation. In all commercial and industrial projects in CRAs created after July 1, 1994 the exemption percentage and term are to be negotiated between the property owner and the local legislative authority. An agreement meeting the standards set forth in Ohio Revised Code Section 3735.671 must be finalized prior to the commercial or industrial project going forward.

Local municipalities or counties can determine the type of development to be supported by the CRA Program by specifying the eligibility of residential, commercial and/or industrial projects. The CRA Program is a permanent tax exemption incentive program which does not have a sunset provision. Local legislative authorities may wish to include an annual review or renewal clause to ensure the program is meeting expectations. The local legislative authority must designate a Housing Officer to review applications and to serve as the program lead. In addition, the local legislative authority must create a Tax Incentive Review Council to review performance on all agreements and projects.

CRA PROGRAMS BENEFITS	PRE JULY 1, 1994 CRAs	POST JULY 1, 1994 CRAs
EXEMPTION LEVELS:		
Real Property	Must be 100%	Up to 100% **
Personal Property	None	None
Inventory	None	None
TERM EXEMPTIONS:		
Residential Remodeling (2 units or less; minimum \$2500)	Up to 10 Years	Up to 10 Years
Residential (more than 2 units), Commercial and Industrial (minimum \$5000)	Up to 12 Years	Up to 12 Years
New Construction Residential, Commercial and Industrial	Up to 15 Years	Up to 15 Years

** The exemption percentage and term for commercial and industrial projects are to be negotiated on a project specific basis. Note that all commercial and industrial CRA agreements must ensure that at least 50% of the amount of the taxes estimated that would have been charged on the improvements if the exemption had not taken place are made up by other taxes or payments available to the school district. Upon notice of a project which does not meet this standard, the board of education may approve the project even though the new revenues do not equal at least 50% of the projected taxes prior to the exemption.

While the CRA Program is primarily a housing oriented incentive, it does have considerable value as an economic development tool. It is extremely important for both property owners and local governments to realize the significance of the local authorization date. Of importance, all CRAs created after July 1, 1994 must receive confirmation from the Director of the Ohio Department of Development prior to formally granting a real property tax incentive.

In a municipality which has a local income tax, any project which will generate a new annual payroll of one million dollars or more, the municipality and the board of education must negotiate a revenue sharing agreement outlining the manner and procedure of the agreed upon

compensation. If no agreement is reached within six months of the finalization of the CRA Agreement, then the income tax revenues generated by the new employees will be split 50/50 between the municipality and board of education. This provision applies to both CRAs created after July 1, 1994 and those created prior to July 1, 1994 unless the project was formally recognized by the local legislative authority prior to July 1, 1994 and will be completed by July 1, 1998.

The CRA Program includes many notice requirements. The Housing Officer must notify the affected board of education a minimum of 14 days prior to certifying any residential, commercial and industrial project to the County Auditor for exemption in a CRA created prior to July 1, 1994. In CRAs created after July 1, 1994, notice of all commercial and industrial projects must be given to the affected board of education a minimum of 14 days prior to the formal review of the agreement by the local legislative authority. Notice for residential applications are required 14 days prior to the certification of the exemption to the County Auditor. Note that if a CRA Agreement is proposed which does not meet 50% new revenue requirement, than the local legislative authority must request the board of education's approval a minimum of 30 days prior to the scheduled local legislative review. Any project which includes the relocation of any or all of the operations of another facility located within the state of Ohio must provide the local legislative authority of the county or municipality from which the relocation will occur notice a minimum of 30 days prior to the formal review or approval of the CRA Agreement. The formal notice must include a copy of the agreement to be considered.

Note that while CRAs created prior to July 1, 1994 are "grandfathered" and many of the new CRA provisions do not apply, this exclusion is limited in both time and applicability. A Pre July 1, 1994 CRA can amend its authorizing legislation twice and still fall within the old rules. An amendment can only extend the life of a CRA for a maximum of 5 years. Any third amendment or extension beyond 10 years would impose the new CRA rules on that area.

For more information please review Ohio Revised Code Sections 5709.65-70 or contact the Ohio Department of Development, Office of Tax Exemption Incentives at (614) 644-8360.

City of Cincinnati Exhibit C – Intersection Treatments

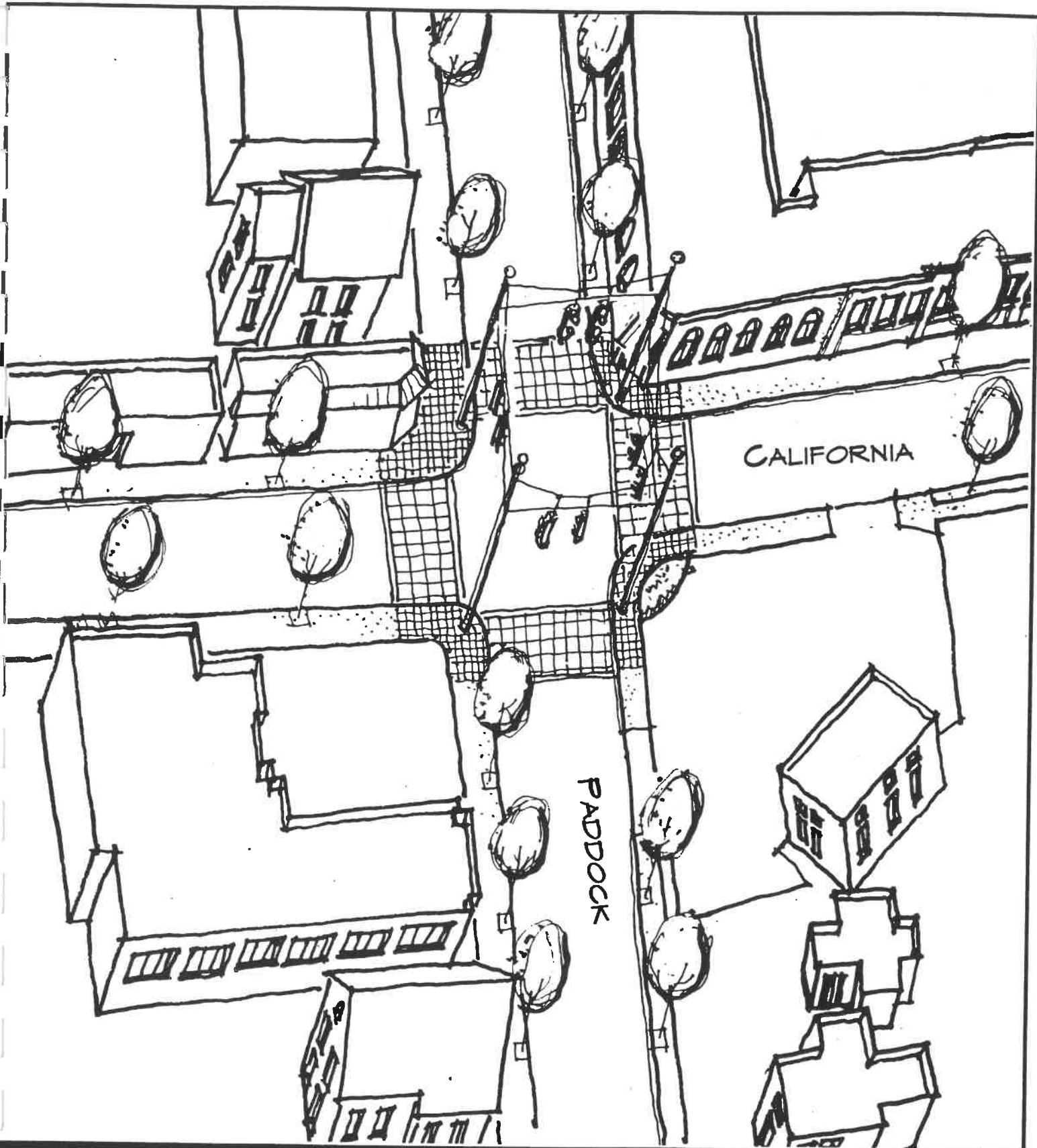
Reading Road Corridor Study
 Cost Estimate
 10/05/2001

Intersection Improvements - California & Paddock

Paddock/California

REFERENCE	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
Demolition	Sawcut pavement	500	LF	\$5.00	\$2,500.00
	Pavement removal	300	SY	\$30.00	\$9,000.00
	Sawcut sidewalk	100	LF	\$5.00	\$500.00
	Curb removal	240	LF	\$10.00	\$2,400.00
	Sidewalk removal	1620	SF	\$5.00	\$8,100.00
	Traffic control demolition	1	LS	\$10,000.00	\$10,000.00
New Construction	Pavement	80	SY	\$100.00	\$8,000.00
	Curb	240	LF	\$25.00	\$6,000.00
	Traffic signals & controls	1	LS	\$100,000.00	\$100,000.00
	Sidewalks	1620	Ea	\$10.00	\$16,200.00
	Crosswalks	3200	SF	\$25.00	\$80,000.00
	Maintenance of traffic	1	LS	\$10,000.00	\$10,000.00
Subtotal					\$252,700.00
	Contingency			20%	\$50,600.00
	Construction Management			7%	\$17,700.00
	Eng. & Des. Fees			10%	\$25,300.00
Total					\$346,000.00
Grand Total					\$346,000.00

* All estimates are preliminary. Accurate field surveys, subsurface investigations, property owner participation, finalized scope, and design are required for time formulation of the construction budget.



Intersection Improvement - California & Paddock

Prepared by
Department of Transportation and Engineering
Division of Transportation Planning and Urban Design
Office of Architecture & Urban Design

10/05/01

Reading Road Corridor Study
 Cost Estimate
 10/05/2001

Intersection Improvements - Reading/Elizabeth, Dale & California

Reading/Elizabeth

REFERENCE	ITEM	QTY UNIT	UNIT PRICE	TOTAL
Demolition	Sawcut pavement	250 LF	\$5.00	\$1,300.00
	Pavement removal	200 SY	\$30.00	\$6,000.00
	Sawcut sidewalk	100 LF	\$5.00	\$500.00
	Curb removal	200 LF	\$10.00	\$2,000.00
	Sidewalk removal	2200 SF	\$5.00	\$11,000.00
	Traffic control demolition	1 LS	\$10,000.00	\$10,000.00
New Construction	Pavement repair	50 SY	\$100.00	\$5,000.00
	Curb	200 LF	\$25.00	\$5,000.00
	Traffic signals & controls*	1 LS	\$100,000.00	\$100,000.00
	Sidewalks	2200 SF	\$10.00	\$22,000.00
	Crosswalks	1200 SF	\$25.00	\$30,000.00
	Maintenance of traffic	1 LS	\$10,000.00	\$10,000.00
Subtotal				\$202,800.00
	Contingency		20%	\$40,600.00
	Construction Management		7%	\$14,200.00
	Eng. & Des. Fees		10%	\$20,300.00
Total				\$278,000.00

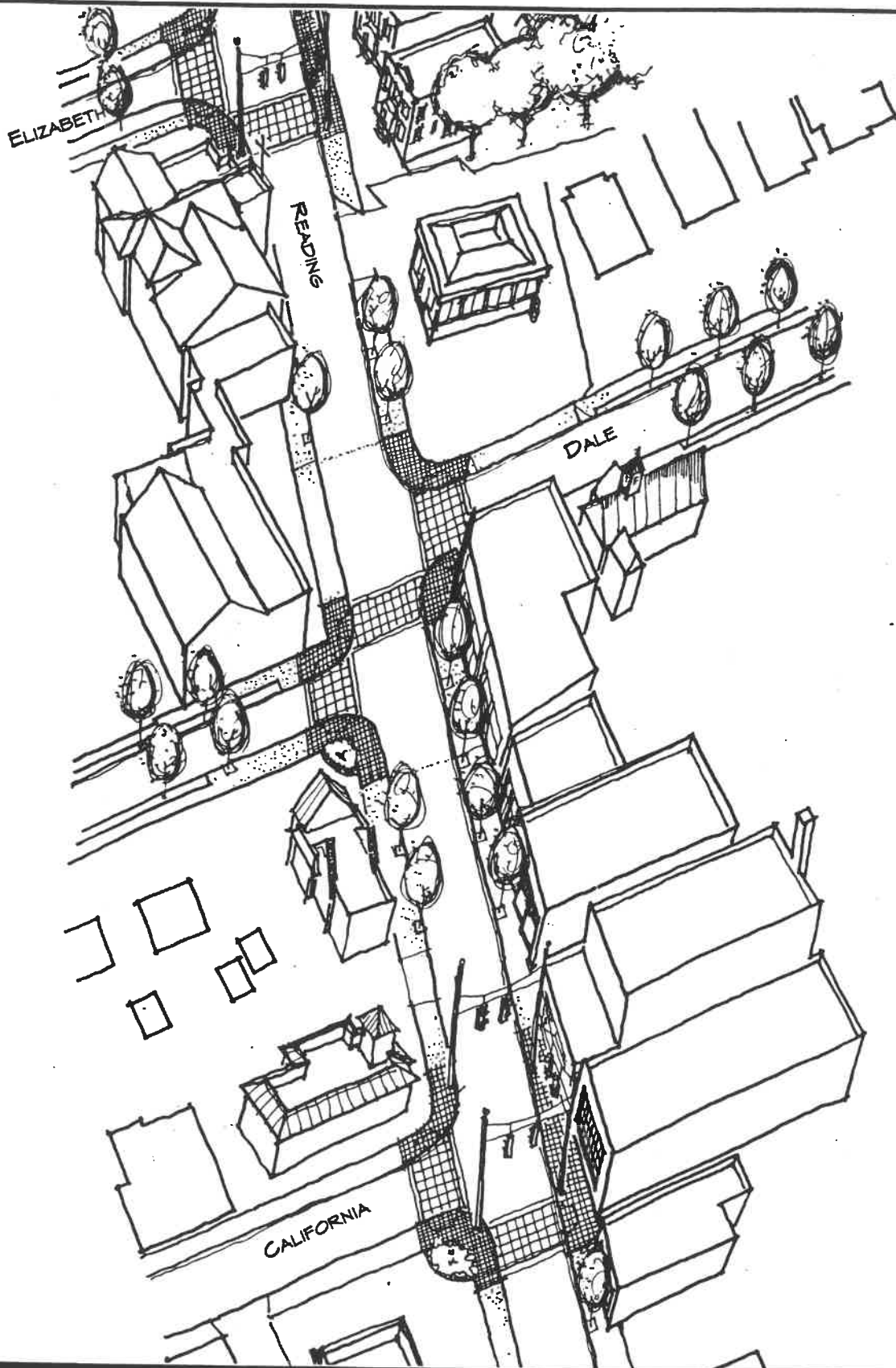
Reading/Dale

REFERENCE	ITEM	QTY UNIT	UNIT PRICE	TOTAL
Demolition	Sawcut pavement	400 LF	\$5.00	\$2,000.00
	Pavement removal	300 SY	\$30.00	\$9,000.00
	Sawcut sidewalk	120 LF	\$5.00	\$600.00
	Curb removal	200 LF	\$10.00	\$2,000.00
	Sidewalk removal	2200 SF	\$5.00	\$11,000.00
	Traffic control demolition	1 LS	\$10,000.00	\$10,000.00
New Construction	Pavement	80 SY	\$100.00	\$8,000.00
	Curb	200 LF	\$25.00	\$5,000.00
	Traffic controls	1 LS	\$10,000.00	\$10,000.00
	Sidewalks	2200 Ea	\$10.00	\$22,000.00
	Crosswalks	2500 SF	\$25.00	\$62,500.00
	Maintenance of traffic	1 LS	\$10,000.00	\$10,000.00
Subtotal				\$152,100.00
	Contingency		20%	\$30,500.00
	Construction Management		7%	\$10,700.00
	Eng. & Des. Fees		10%	\$15,300.00
Total				\$208,600.00

Reading/California

REFERENCE	ITEM	QTY UNIT	UNIT PRICE	TOTAL
Demolition	Sawcut pavement	250 LF	\$5.00	\$1,300.00
	Pavement removal	200 SY	\$30.00	\$6,000.00
	Sawcut sidewalk	100 LF	\$5.00	\$500.00
	Curb removal	250 LF	\$10.00	\$2,500.00
	Sidewalk removal	3300 SF	\$5.00	\$16,500.00
	Traffic control demolition	1 LS	\$10,000.00	\$10,000.00
New Construction	Pavement	50 SY	\$100.00	\$5,000.00
	Curb	250 LF	\$25.00	\$6,300.00
	Traffic signals & controls	1 LS	\$100,000.00	\$100,000.00
	Sidewalks	3300 SF	\$10.00	\$33,000.00
	Crosswalks	1620 SF	\$25.00	\$40,500.00
	Maintenance of traffic	1 LS	\$10,000.00	\$10,000.00
Subtotal				\$231,600.00
	Contingency		20%	\$46,400.00
	Construction Management		7%	\$16,300.00
	Eng. & Des. Fees		10%	\$23,200.00
Total				\$317,500.00
Final Grand Total				\$804,000.00

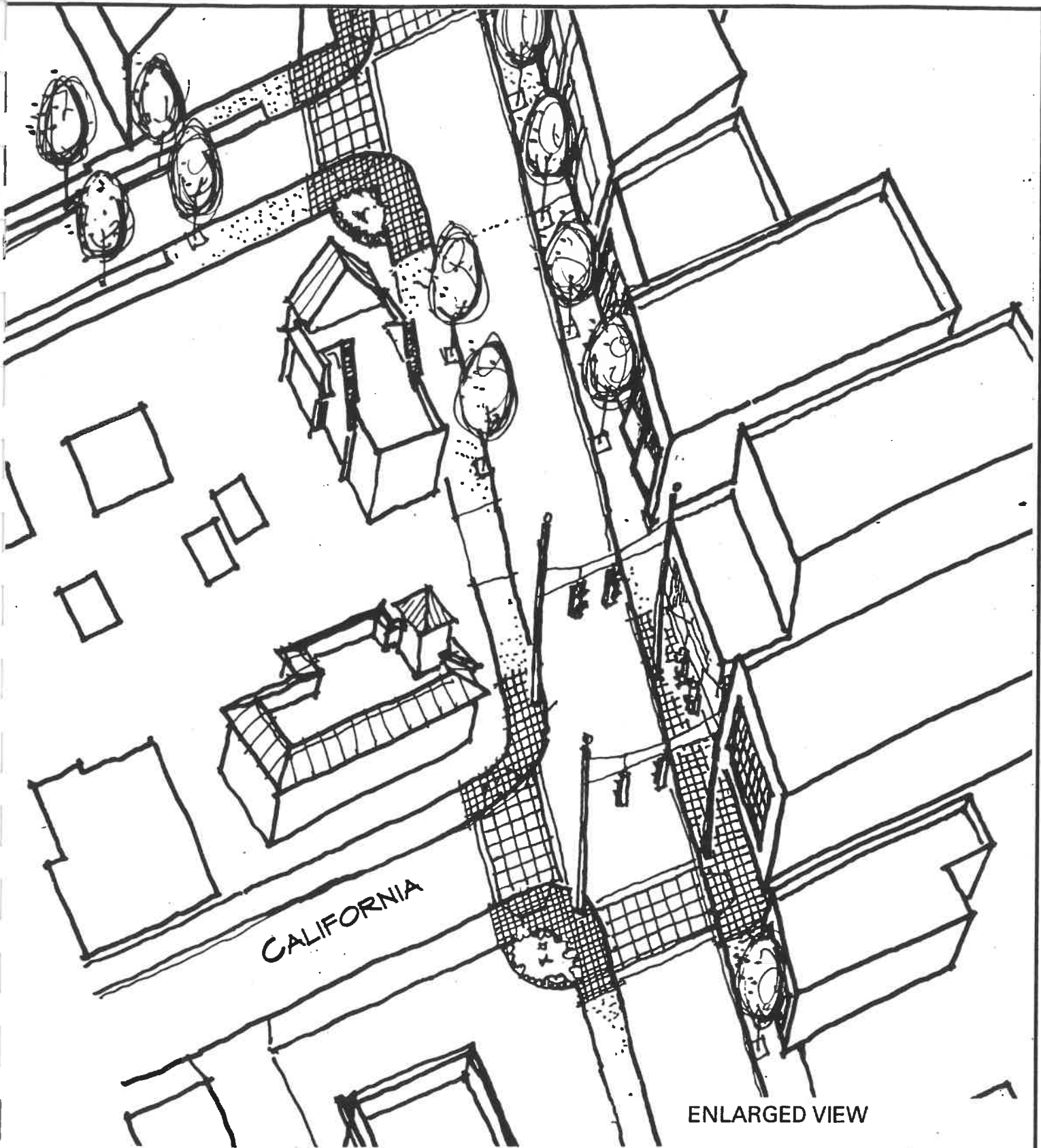
* All estimates are preliminary. Accurate field surveys, subsurface investigations, property owner participation, finalized scope, and design are required for time formulation of the construction budget.



Intersection Improvement - Reading, Elizabeth, Dale, and California

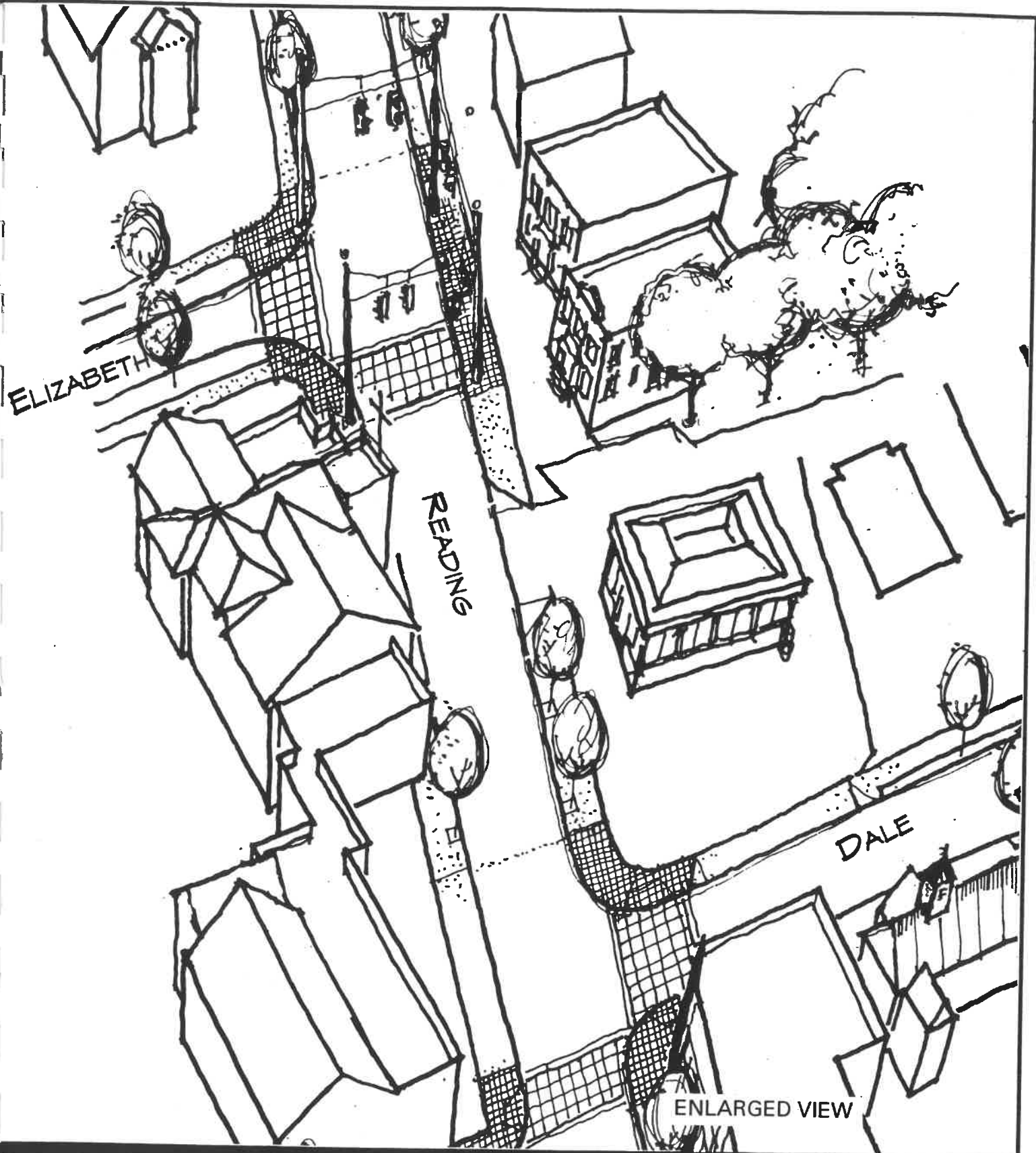
Prepared by
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Division of Transportation Planning and Urban Design
Office of Architecture & Urban Design

10/05/01



Intersection Improvement-Reading, Elizabeth, Dale, and California

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Office of Architecture & Urban Design
10/05/01



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10/05/01

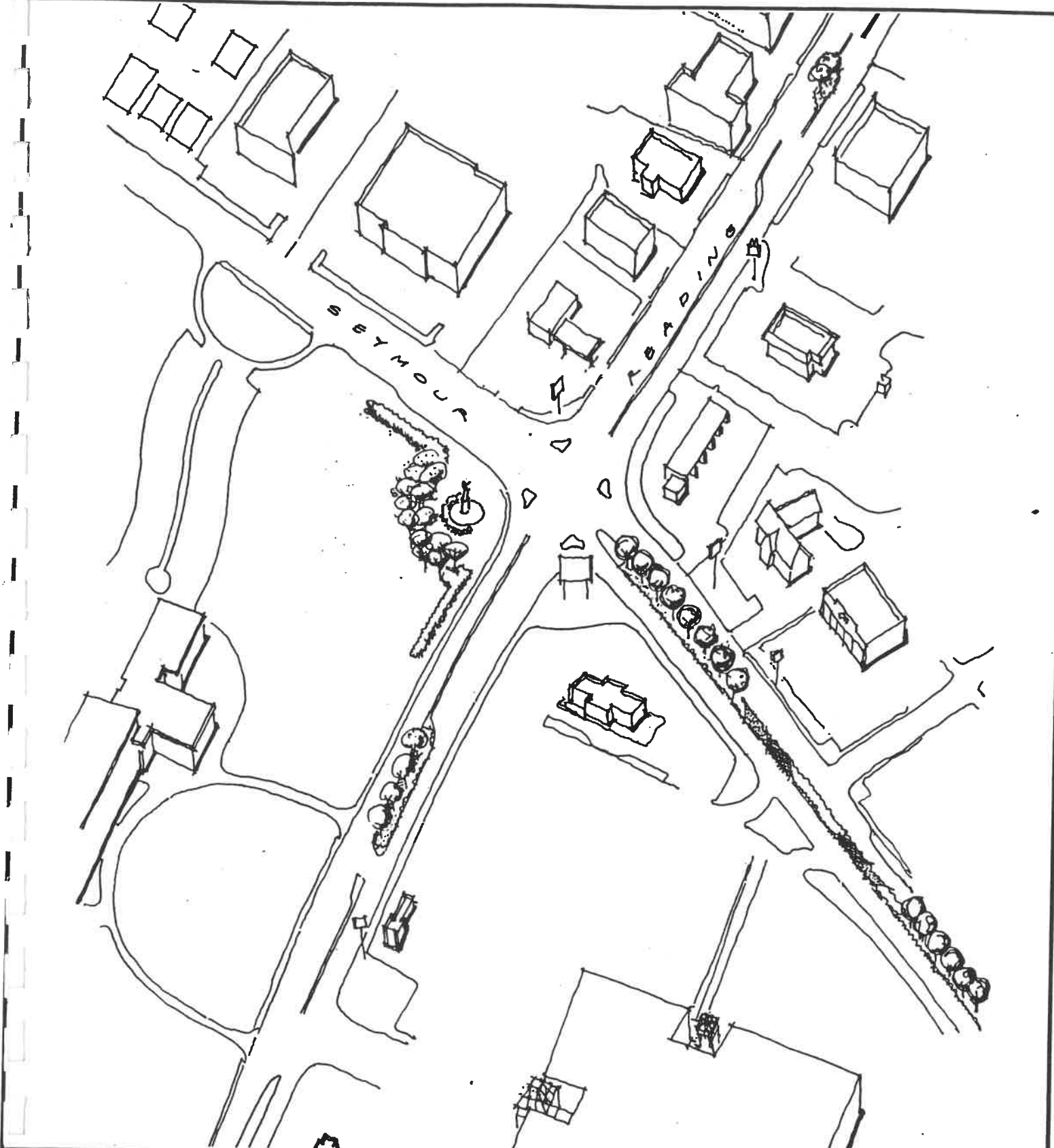
Reading Road Corridor Study
 Cost Estimate
 10/05/2001

Gateway Island Landscaping - Reading & Seymour

Reading/Seymour

REFERENCE	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
Demolition	Sawcut concrete	1610	LF	\$5.00	\$8,100.00
	Concrete demo	17850	SF	\$4.00	\$71,400.00
	Excavation	700	CY	\$50.00	\$35,000.00
New Construction	Topsoil	130	CY	\$40.00	\$5,200.00
	Planting	17850	SF	\$2.50	\$44,700.00
	Mulch	130	CY	\$40.00	\$5,200.00
	Edge Treatment	1610	LF	\$25.00	\$40,300.00
	Trees	20	Each	\$400.00	\$8,000.00
	Maintenance of Traffic	1	LS	\$12,000.00	\$12,000.00
Subtotal					\$229,900.00
	Contingency			20%	\$46,000.00
	Construction Management			7%	\$16,100.00
	Eng. & Des. Fees			7%	\$16,100.00
Total					\$308,000.00
Grand Total					\$308,000.00

* All estimates are preliminary. Accurate field surveys, subsurface investigations, property owner participation, finalized scope, and design are required for time formulation of the construction budget.



Gateway Island Landscaping-Reading & Seymour

Prepared by
Department of Transportation and Engineering
Division of Transportation Planning and Urban Design
Office of Architecture & Urban Design
10/05/01

***Appendix A:
Proposed Land Uses and Development Opportunities***

The following are the categories of land uses used in this Plan.

1-2 Family Residential

Low density residential housing where one building contains no more than two dwelling units. In general these buildings resemble a single family home in appearance regardless of number of dwelling units.

Four Family Residential

Small apartment buildings that have a maximum of four dwelling units. The dwelling units are generally accessed from an interior hallway but in some cases are configured in a rowhouse formation where each dwelling has an exterior entry.

Multi-Family Residential

Large apartment buildings that have more than four units per structure. These dwelling units are accessed from an interior hallway

Mixed Density Residential

This land use refers to areas of the corridor where there is a mixture of single family, two-family, four-family and multi-family residential dwellings.

Mixed Use

Buildings with a combination of residential dwelling units and non-commercial uses such as offices or retail commercial. The non-residential use should be located on the first floor with the residential units located on the upper floors.

Small Office and Retail

Small office and retail uses where there is only one use per building. This use is emphasized in areas where there is currently housing that should be reused as a non-residential use.

Specialty Commercial

Small scale specialty retail such as antique stores serving as a buffer between high intensity commercial uses and residential uses.

Neighborhood Commercial

Retail commercial uses such as a grocery store, gas station, convenience stores, etc. providing the local residents with necessary goods and services. It is important to provide an easily accessible area within the city that encourages the development of commercial uses such as convenience stores where the residents know they can find their day-to-day needs.

Service Commercial

Commercial uses that provide goods and services to office and industrial uses including printers, office supply stores, office equipment sales, accountants, etc.

General Commercial

Commercial developments designed primarily for automobile traffic with multiple off-street parking and drive-through facilities. The commercial uses serve both the community and people who travel along Reading Road through the study area. These uses include fast-food restaurants, gas stations and large, stand alone commercial buildings such as movie rental stores, furniture stores, and other general sales stores.

Regional Commercial

Regional commercial uses are very similar to general commercial uses as defined above. They both require good access to major roads and buildings surrounded by large amounts of parking. However, the regional commercial uses, proposed for the area south of Cross County Highway, should include quality developments that provide more of a regional draw including table-service restaurants, large scale commercial buildings, entertainment uses such as movie theaters, and hotels.

Office

Office developments are favored because a quality office building can provide jobs and be an attractive addition to the area. Office buildings should be encouraged as part of any new industrial development and in other areas as another way of encouraging economic growth and providing jobs.

Industrial and Business Park

Industrial uses include office buildings and plants that manufacture and assemble products providing jobs and tax revenues to the area. By providing alternative locations for industrial and office uses helps to retail businesses that would have to move out of the area in order to expand.

Public and Institutional Uses

Public and institutional uses are uses such as churches, park, golf courses, schools and community centers that are open to the public either for free or for a fee.

**Appendix B:
Zoning District Descriptions**

City of Cincinnati

R-1A Single-Family Large Lot District	Requires 20,000 square foot lot; churches, schools, private golf, swim, and tennis clubs, and public recreational uses.
R-1 Single-Family Low-Density District	Requires 10,000 square foot lot; churches, schools, private golf, swim, and tennis clubs, and public recreational uses.
R-2 Single-Family Medium-Density District	Requires 6,000 square foot lot; public buildings, museums, and libraries.
R-3 Two-Family District	Requires 5,000 square foot lot for one-family or 8,000 square foot lot for two-family, public and private recreation, public buildings, museums, libraries. Conditional child day-care.
R-4 Multi-Family Low-Density District	Allows 17 to 21 units per acre; child day-care, and homes for adjustment. Conditional nursing homes, limited medical offices, non-profit offices and private clubs.
R-5 Multi-Family Medium-Density District	Allows 29 to 36 units per acre; child day-care, nursing homes, homes for adjustment, non-profit offices and private clubs. Conditional limited medical offices.
R-6 Multi-Family High-Density District	Allows 43 to 72 units per acre; nursing homes, homes for adjustment, fraternities, rooming houses, non-profit offices and private clubs. Conditional limited medical offices.
R-7 Multi-Family High-Density District	Allows 79 to 108 units per acre; nursing homes, homes for adjustment, fraternities, rooming houses, limited offices, and private clubs.
R-V Residence View District	Allows 29 to 36 units per acre; churches, and schools. Special setbacks to provide view protection of adjoining lots.
R-B Residence-Business Mixed-Use District	Multi-Family residential, rooming houses, homes for adjustment, public and private recreation, offices, grocery stores, barber/beauty shops, arts and crafts, and self-serve laundry.

RF-1 Riverfront Recreational-Residential-Commercial District	Single and two-family dwellings, agricultural uses, churches, public and private recreation, harbors, marinas and boat sales and service. Conditional recreational vehicle parks, and amusement parks.
I-R Institutional-Residential District	Hospitals, colleges, scientific research facilities. Residential, recreational, office, business, and industrial uses permitted by the most restrictive zone district abutting or across the street.
O-1A Suburban Low-Density Office District	Allows multi-family at 29 to 36 units per acre; business and professional offices, banks, studios, funeral homes, and homes for adjustment.
O-1 Suburban High-Density Office District	Allows multi-family at 79 to 108 units per acre; business and professional offices, banks, studios, funeral homes, laboratories, homes for adjustment, rooming houses, and hospitals.
O-2 Urban Office District	Multi-family, loft dwelling units, hospitals, homes for adjustment, offices, eating and drinking places, banks, and limited business services.
B-1 Neighborhood Business District	Offices, grocery stores, meat, and produce markets, drug stores, clothing store, banks, barber/beauty shops, self-serve laundry, and parking lots.
B-2 Community Business District	Offices, laboratories, retail sales, personal services, eating and drinking places, banks, theaters, veterinary clinics, bakeries, funeral homes, and advertising signs.
B-3 Retail-Wholesale Business District	Offices, laboratories, retail sales, personal services, eating and drinking places, banks, theaters, printing establishments, wholesale distributors, warehouses, hotels and motels and advertising signs.
B-4 General Business District	Offices, retail sales, personal services, eating and drinking places, commercial

- recreation, building trades, retail lumber, hotels and motels, gasoline sales, auto sales and service, limited light manufacturing, and advertising signs.
- DD Downtown Development District** Dwelling units including loft units, rooming houses, public buildings, stadiums, offices, retail sales, personal services, and theaters. Uses allowed in certain use sub-districts are hotels, bakeries, microbreweries, light manufacturing and transportation stations, and terminals.
- M-1 Neighborhood Manufacturing District** Loft dwelling units, commercial greenhouses, offices, printing and wholesale establishments, manufacturing (includes assembling fabrication, processing, and packaging) products from previously prepared materials, pharmaceuticals, electronic appliances, and instruments, medical instruments, and manufacturing food products.
- M-2 Intermediate Manufacturing District** Loft dwelling units, offices, gasoline sales, auto sales and service, truck terminals, advertising signs, light manufacturing, concrete plants, bulk liquid storage, foundries, pigment manufacturing, collection and intermediate waste uses. Conditional sexually oriented businesses, and correctional and juvenile detention facilities.
- M-3 Heavy Manufacturing District** Offices, gasoline sales, auto sales and service, truck terminals, advertising signs, and heavy manufacturing. Conditional chemical manufacturing, meat slaughtering, heavy waste uses, junkyards, sexually oriented businesses, and correctional and juvenile detention facilities.
- RF-2 Riverfront Commercial-Enclosed Industrial District** Churches, offices, harbors, marinas, hotels and motels, boat sales and service, boat building, barge terminals, packaging of petroleum, chemicals or minerals with barge access, and neighborhood manufacturing with barge access.
- RF-3 Riverfront Heavy Industrial** Churches, wholesale/distributors with

District

barge access, boat building, barge terminals, neighborhood manufacturing with barge access, refining of petroleum, chemical, mineral or agricultural products with barge access, and industrial and metal waste salvage with barge access.

(T) Transition District

The R and R-V Districts may be further subdivided into Transition (T) Districts. All the regulations of the R District of which it is a part are applicable to the properties in the T District, except to the extent that they are modified by the Director of Buildings and Inspections who may permit uses as permitted in the least restricted abutting district after the holding of a public hearing.

SHO Special Housing Overlay District

A district which allows, in selected locations, well-designed, intensive housing development not hampered by conventional subdivision requirements or the regular area, dimension, or density controls. Design review can protect the environment and the privacy of both the residents of such developments and those who live nearby while allowing the construction of dwellings, which make more efficient use of the land and are thus more affordable.

**Appendix C:
Building Survey Plan**

Blight Summary

The blight summary that follows is an integral part of several tools available to the City of Cincinnati to help develop, redevelop, and revitalize areas that have been deemed blighted. The most obvious tool where blight surveys come into play is the urban renewal plan. This type of plan enables a city to use their power of eminent domain to acquire properties for the purpose of economic development. In addition, blight surveys are necessary in the creation of a Community Reinvestment Area (CRA) where the City can provide tax abatements to help redevelop and revitalize blighted areas.

A definition of “blighted area” as defined in the City of Cincinnati’s General Regulations Ordinance is provided in Appendix A of this report.

In order to attain if the study area is indeed a “blighted area,” over 402 field surveys were completed for the more than 640 parcels in the area. These surveys document the use of the property, building occupancy, names of businesses, the conditions of any structure located on the property, traffic circulation problems, and the compatibility of the use with surrounding land uses. Other analyses were conducted including the identification of zoning classifications and lot sizes, both of which were accomplished through the use of mapping software. A copy of the survey form and a description of the rating system are provided in Appendix B of this plan.

The following is a summary of those conditions that were considered to best determine blight.

Overall Structure Condition (Dilapidation)

For each property, there are a total of eight specific parts of a structure/property that were rated based on their condition. They included the roof, gutters and downspouts, siding, doors and windows, exposed foundation, porch/exterior stairs, driveway/parking, and yard conditions/outdoor storage. Each of these parts is given a rating of good, fair or poor based on the general rating guidelines provided in Appendix A.

To obtain the overall structural condition rating, a rating of good received two points, a rating of fair received one point and a rating of poor received zero points. The points were aggregated for each property and divided by the total number of ratings received (this differed for each property; for example, if there was no exposed foundation evident during the visual inspection, no rating was given and that part not taken into account as part of the aggregate score). This calculation resulted in a score between zero and two. This aggregate score was assigned an overall rating based on the following scale:

1.33 – 2.00	=	G – Good
0.67 – 1.33	=	F – Fair
0.00 – 0.67	=	P – Poor

Lot Size (Faulty Lot Layout)

Based on current development trends, a stand alone, non-residential business establishment typically needs a minimum of one-acre (43,560 square feet) of land for a structure, parking, loading areas and other requirements. However, in order to be conservative in determining blight and based on the fact that Cincinnati is an urbanized area, any non-residentially zoned property with less than 20,000 square feet in area (approximately ½ an acre) is considered to be inadequate in size for the purposes of this plan.

For residentially zoned properties, a 5,000 square foot lot is the minimum lot size requirement for most residential zones. For this reason, as well as the fact that this area is very urbanized, any property within a residential zoning district and has a lot area of less than 5,000 square feet is considered to be inadequate in size for the purposes of this plan.

Lot size is score as follows:

Adequate Lot Size = G – Good
Inadequate Lot Size = P – Poor

Note: The area of a property created by the consolidation of multiple parcels under one owner (according to Hamilton County Auditor records) is calculated by totaling the area of all of the consolidated parcels.

Diversity of Ownership

Situations where a single property owner owns a property considered to be inadequate in size according to the above analysis, and where there is a different, non-spousal property owner owning all of the adjacent properties, presents a diversity of ownership. Diversity of ownership makes new development and redevelopment difficult because the developer or the city has to work with multiple property owners, some of which may not wish to sell or will only sell at a price well above what the market dictates. Diversity of ownership is scored as follows:

No Diversity of Ownership = G – Good
Diversity of Ownership = P – Poor

Non-Conforming Land Use

A non-conforming land use is a property that is being used for a purpose that is not permitted in the zoning district where the property is located. For this corridor, the non-conforming land uses are where there are residential land uses in industrial zoning and where there are commercial and office uses in residential zoning. Non-conforming land uses are scored as follows:

Conforming Land Use = G – Good
Non-Conforming Land Use = P – Poor

Vacancy

Vacancy is a property or a structure that is empty and/or not being used to its fullest capacity. Properties or buildings that are actively being used for a business or for housing but have some vacant space for additional businesses or housing units are considered to be partially vacant. Vacant properties are scored as follows:

Fully Occupied	=	G – Good
Partially Vacant	=	F – Fair
Fully Vacant	=	P – Poor

A property being uses solely for a parking lot does not receive a score.

Parking and Loading Area (Faulty Lot Layout)

For a business or a residence to be attractive to a potential buyer or developer, there must be an adequate amount of off-street parking and loading. This means that a customer, employee, or resident does not have to park on the street, or that a truck trying to deliver products does not have to maneuver on the roads, blocking traffic, in order to gain access to a loading area. A score was given for each property based on a visual inspection of where parking was available, the existence of signage if alternative parking was available, and if there was an area for loading and unloading available for those uses that needed deliveries. Parking and loading is scored as follows:

Table 1 below illustrates how each of the 642 parcels was scored within each separate category in percentages of the total.

Table 1: Scores per Criterion

Criteria/Score	Good	Fair	Poor
1. Overall Structural Condition	3.1%	33.3%	63.6%
2. Lot Size	69.2%	0.0%	30.8%
3. Diversity of Ownership	40.5%	0.0%	59.5%
4. Non-Conforming Land Use	98.3%	0.0%	1.7%
5. Vacancy	78.3%	15.9%	4.0%
6. Parking and Loading Area	78.5%	0.0%	21.5%

Of more importance to this study is Table 2 that illustrates the number of parcels that received a poor score in one or more of the defined blighting criteria:

Table 2:

	# of Parcels	Percentage
Parcels with 0 poor scores	89	13.9%
Parcels with a poor score in 1 or more criteria	553	86.1%
Parcels with a poor score in 2 or more criteria	346	53.9%
Parcels with a poor score in 3 or more criteria	188	29.3%
Parcels with a poor score in 4 or more criteria	71	11.1%
Parcels with a poor score in 5 or more criteria	5	0.8%
Parcels with a poor score in all 6 criteria	0	0.0%

Based on the information summarized in Tables 1 and 2 above, it is clear that over a majority of the parcels meet at least two blighting criteria. With this information, it is determined that the area of the Reading Road Corridor Study Area that lies within the jurisdiction of the City of Cincinnati meets the definition of a blighted area. It is also determined that with the current blight influences, more properties will continue to deteriorate in the future unless there are new investments and redevelopment in the area.

Reading Road Corridor Blight Study - Cincinnati Section

Survey Number	Parcel Number	Property Owner	Address	Blighting Criteria						Area of Opportunity
				1	2	3	4	5	6	
306	011700150157	Greatstone Equities Inc.	7911 Reading Road	P	P	P	G	P	G	I
306	011700150331	Greatstone Equities Inc.	7911 Reading Road	P	P	P	G	P	G	I
307	011700150145	Brenda M. Harvey	7891 Reading Road	F	G	G	G	F	G	I
308	011700150144	P B Realty, Inc.	7911 Reading Road	P	G	G	G	F	P	I
309	011700150143	Roy Lee & Michaelle B. Jones	7849 Reading Road	F	P	P	G	G	G	I
310	011700150141	PJT Properties	7837 Reading Road	P	P	P	G	G	G	I
310	011700150142	PJT Properties	7837 Reading Road	P	P	P	G	G	G	I
311	011700150138	Prevo IV Ltd. Ptnshp. & Ohio Relco Partners Ltd.	7825 Reading Road	F	P	P	G	G	G	I
311	011700150139	Prevo IV Ltd. Ptnshp. & Ohio Relco Partners Ltd.	7825 Reading Road	F	P	P	G	G	G	I
311	011700150140	Prevo IV Ltd. Ptnshp. & Ohio Relco Partners Ltd.	7825 Reading Road	F	P	P	G	G	G	I
312	011700140106	Pohlman Smith	7821 Reading Road	F	G	G	G	G	G	I
312	011700150137	Pohlman Smith	7821 Reading Road	F	G	G	G	G	G	I
313	011700140204	Wendy's International Inc.	7759 Reading Road	F	G	G	G	G	G	H
314	011700140205	Ashvin W. Jr. Gandhi	Reading Road	P	G	G	G	G	G	H
316	011700140105	Ashvin W. Jr. Gandhi	7747 Reading Road	P	G	G	G	G	G	H
316	011700140194	Ashvin W. Jr. Gandhi	7747 Reading Road	P	G	G	G	G	G	H
319	011700140103	Mayerson & Greff an Ohio General Partnership	7727 Reading Road	F	G	G	G	G	P	H
319	011700140104	Mayerson & Greff an Ohio General Partnership	7727 Reading Road	F	G	G	G	G	P	H
320	011700140189	Mayerson & Greff an Ohio General Partnership	7729 Reading Road	P	G	G	G	G	G	H
321	011700110004	CUZ Realty	7798 Reading Road	F	G	G	G	G	G	I
321	011700110052	CUZ Realty	7798 Reading Road	F	G	G	G	G	G	I
321	011700110060	CUZ Realty	7798 Reading Road	F	G	G	G	G	G	I
322	011700110005	Pepsi Cola Bottling Company of Cincinnati	7784 Reading Road	P	G	G	G	G	G	I
322	011700110054	Pepsi Cola Bottling Company of Cincinnati	7784 Reading Road	P	G	G	G	G	G	I
322	011700110055	Pepsi Cola Bottling Company of Cincinnati	7784 Reading Road	P	G	G	G	G	G	I
323	011700110006	Minneapolis Teachers Retirement Association	7776 Reading Road	P	G	G	G	P	G	I
323	011700110007	Minneapolis Teachers Retirement Association	7776 Reading Road	P	G	G	G	P	G	I
323	011700110057	Minneapolis Teachers Retirement Association	7776 Reading Road	P	G	G	G	P	G	I
324	011700110084	Janice M. Brookbank	7762 Reading Road	F	G	G	G	G	G	I
325	011700110077	Cedric C. Newberry	7760 Reading Road	P	P	P	G	G	G	I
326	011700110082	Joseph C. Jr. & D. Page Busken	Reading Road	P	G	G	G	G	G	I
327	011700110074	James C. Kear	7738 Reading Road	F	G	G	G	G	G	I
328	011700110088	Sousa Realty Co.	Summit Avenue	F	P	P	G	G	P	I
329	011700110027	1848 Summit Road Corp.	1850 Summit Avenue	F	G	G	G	G	G	I
329	011700110086	1848 Summit Road Corp.	1850 Summit Avenue	F	G	G	G	G	G	I
329	011700110087	1848 Summit Road Corp.	1850 Summit Avenue	F	G	G	G	G	G	I
330	011700110008	Donal H. Koehl	7762 Summit Avenue	F	P	P	G	G	G	I
331	011700110091	Barry Waxler	1860 Summit Avenue	F	G	G	G	G	P	I
332	011700110092	APC Real Estate Limited	Reinhold Drive	P	G	G	G	G	P	I
333	011700110051	Pepper Properties Ltd.	1871 Summit Avenue	F	G	G	G	G	P	I
334	011700110053	Andrew B. Morrow Et. Al	1855 Summit Avenue	F	P	P	G	G	G	I
335	011700110014	John C. & Louse D. Stalnaker	7732 Reading Road	F	G	G	G	F	G	I
335	011700110015	John C. & Louse D. Stalnaker	7732 Reading Road	F	G	G	G	F	G	I
335	011700110064	John C. & Louse D. Stalnaker	7732 Reading Road	F	G	G	G	F	G	I

Blighting Criteria: 1 - Overall Structural Condition; 2 - Lot Size; 3 - Diversity of Ownership; 4 - Non-Conforming Land Use; 5 - Vacancy; 6 - Parking and Loading Area

Reading Road Corridor Blight Study - Cincinnati Section

Survey Number	Parcel Number	Property Owner	Address	Blighting Criteria						Area of Opportunity
				1	2	3	4	5	6	
335	011700110065	John C. & Louse D. Stalnaker	7732 Reading Road	F	G	G	G	F	G	I
335	011700110066	John C. & Louse D. Stalnaker	7732 Reading Road	F	G	G	G	F	G	I
335	011700110067	John C. & Louse D. Stalnaker	7732 Reading Road	F	G	G	G	F	G	I
335	011700110069	John C. & Louse D. Stalnaker	7732 Reading Road	F	G	G	G	F	G	I
335	011700110070	John C. & Louse D. Stalnaker	7732 Reading Road	F	G	G	G	F	G	I
336	011700110011	John C. & Louse D. Stalnaker	7710 Reading Road	P	G	G	G	F	G	I
336	011700110012	John C. & Louse D. Stalnaker	7710 Reading Road	P	G	G	G	F	G	I
336	011700110068	John C. & Louse D. Stalnaker	7710 Reading Road	P	G	G	G	F	G	I
336	011700110072	John C. & Louse D. Stalnaker	7710 Reading Road	P	G	G	G	F	G	I
337	011700140188	Donald L. & Craig G. Kuhr	7701 Reading Road	P	G	G	G	F	P	H
337	011700140196	Donald L. & Craig G. Kuhr	7701 Reading Road	P	G	G	G	F	P	H
338	011700140080	Donald L. & Craig G. Kuhr	7685 Reading Road	P	G	G	G	F	P	H
339	011700110013	IMW Company Ltd.	1834 Amberlawn Ave	F	G	G	G	G	P	I
339	011700110043	IMW Company Ltd.	1834 Amberlawn Ave	F	G	G	G	G	P	I
340	011700100047	Ella Alice Sanders	7660 Production Drive	P	P	P	G	F	G	I
340	011700100096	Ella Alice Sanders	7660 Production Drive	P	P	P	G	F	G	I
341	011700100074	Myers Industries, Inc.	7665 Production Drive	P	P	P	G	G	P	I
341	011700100075	Myers Industries, Inc.	7665 Production Drive	P	P	P	G	G	P	I
342	011700100048	Marmer Properties Ltd.	7654 Production Drive	P	P	P	G	P	P	I
342	011700100085	Marmer Properties Ltd.	7654 Production Drive	P	P	P	G	P	P	I
343	011700100049	L & P Sales & Leasing	7652 Production Drive	P	P	P	G	G	P	I
343	011700100050	L & P Sales & Leasing	7652 Production Drive	P	P	P	G	G	P	I
343	011700100088	L & P Sales & Leasing	7652 Production Drive	P	P	P	G	G	P	I
344	011700100071	Eugene & Ella Van Bibber	7649 Production Drive	F	P	P	G	G	P	I
344	011700100097	Eugene & Ella Van Bibber	7649 Production Drive	F	P	P	G	G	P	I
344	011700100072	S. Marvin & Janet M. Weisberger	7655 Production Drive	F	P	P	G	G	P	I
344	011700100073	S. Marvin & Janet M. Weisberger	7655 Production Drive	F	P	P	G	G	P	I
345	011700100069	Daniel U. Puckett	7645 Production Drive	P	G	G	G	G	P	I
345	011700100070	Daniel U. Puckett	7645 Production Drive	P	G	G	G	G	P	I
346	011700100051	Health Care Services, Inc.	7642 Production Drive	P	P	P	G	G	P	I
346	011700100052	Health Care Services, Inc.	7642 Production Drive	P	P	P	G	G	P	I
347	011700100054	Towne Taxi, Inc.	7630 Production Drive	P	P	P	G	F	P	I
347	011700100055	Towne Taxi, Inc.	7630 Production Drive	P	P	P	G	F	P	I
347	011700100053	Herman Levine	7636 Production Drive	P	P	P	G	F	P	I
347	011700100091	Herman Levine	7636 Production Drive	P	P	P	G	F	P	I
347	011700100092	Herman Levine	7636 Production Drive	P	P	P	G	F	P	I
347	011700100098	Herman Levine	7636 Production Drive	P	P	P	G	F	P	I
348	011700100087	GISI Realty	7637 Production Drive	P	P	G	G	G	P	I
349	011700100067	GISI Realty	7633 Production Drive	F	G	G	G	G	P	I
349	011700100068	GISI Realty	7633 Production Drive	F	G	G	G	G	P	I
350	011700100063	Production Drive Properties	7617 Production Drive	P	G	G	G	G	G	I
350	011700100064	Production Drive Properties	7617 Production Drive	P	G	G	G	G	G	I
350	011700100065	Production Drive Properties	7617 Production Drive	P	G	G	G	G	G	I
350	011700100066	Production Drive Properties	7617 Production Drive	P	G	G	G	G	G	I

Blighting Criteria: 1 - Overall Structural Condition; 2 - Lot Size; 3 - Diversity of Ownership; 4 - Non-Conforming Land Use; 5 - Vacancy; 6 - Parking and Loading Area

Reading Road Corridor Blight Study - Cincinnati Section

Survey Number	Parcel Number	Property Owner	Address	Blighting Criteria						Area of Opportunity
				1	2	3	4	5	6	
350	011700100099	Production Drive Properties	7617 Production Drive	P	G	G	G	G	G	I
351	011700100086	Production Drive Properties	7617 Production Drive	F	G	G	G	G	G	I
351	011700100099	Production Drive Properties	7617 Production Drive	F	G	G	G	G	G	I
352	011700100056	Arthur A. Naltner @4	7616 Production Drive	F	P	P	G	G	P	I
352	011700100057	Arthur A. Naltner @4	7616 Production Drive	F	P	P	G	G	P	I
353	011700100062	Micael G. & Margaret Schear	7611 Production Drive	P	P	P	G	G	P	I
354	011700100058	Cincinnati Data Protection Corp.	7600 Production Drive	P	P	P	G	G	P	I
355	011700100061	Herbert B. Geltner Tr.	7609 Production Drive	P	P	P	G	G	P	I
356	011700100059	Marsha S. Roland Lee Grinker	7601 Production Drive	P	P	P	G	G	G	I
356	011700100060	Marsha S. Roland Lee Grinker	7601 Production Drive	P	P	P	G	G	G	I
356	011700100094	Marsha S. Roland Lee Grinker	7601 Production Drive	P	P	P	G	G	G	I
357	011700100082	7666 Reading Road Associates	7666 Reading Road	F	P	P	G	G	G	I
358	011700100076	First National Bank	7660 Reading Road	G	G	G	G	G	G	H
358	011700100077	First National Bank	7660 Reading Road	G	G	G	G	G	G	H
358	011700100078	First National Bank	7660 Reading Road	G	G	G	G	G	G	H
358	011700100081	First National Bank	7660 Reading Road	G	G	G	G	G	G	H
359	011700140098	Thomas & Marilyn Mirkos	7655 Reading Road	P	G	G	G	G	G	H
360	011700100079	Gladys K. & Sol J. Blatt Trs.	7648 Reading Road	P	G	G	G	G	G	H
360	011700100084	Gladys K. & Sol J. Blatt Trs.	7648 Reading Road	P	G	G	G	G	G	H
361	011700140096	Harry J. Fath	7639 Reading Road	P	G	G	G	G	G	H
362	011700100001	Miracle Faith Center	7642 Reading Road	P	G	G	G	G	G	H
362	011700100044	Miracle Faith Center	7642 Reading Road	P	G	G	G	G	G	H
362	011700100045	Miracle Faith Center	7642 Reading Road	P	G	G	G	G	G	H
362	011700100080	Miracle Faith Center	7642 Reading Road	P	G	G	G	G	G	H
362	011700100083	Miracle Faith Center	7642 Reading Road	P	G	G	G	G	G	H
363	011700140095	Harry J. Fath	7617 Reading Road	F	G	G	G	F	G	H
365	011700140095	Harry J. Fath	7617 Reading Road	F	G	G	G	G	G	H
366	011700100002	Hamilton County Community & Mental Health Board	7636 Reading Road	F	P	P	G	F	G	H
367	011700100003	Essex House Ltd.	7610 Reading Road	F	G	G	G	F	G	H
367	011700100004	Essex House Ltd.	7610 Reading Road	F	G	G	G	F	G	H
367	011700100005	Essex House Ltd.	7610 Reading Road	F	G	G	G	F	G	H
368	011700100006	Frank Jimmar Jr. Tr.	7601 Reading Road	F	G	G	G	F	P	H
369	011700080059	Sidney Diamond	7601 Reading Road	P	G	G	G	F	G	H
369	011700080060	Sidney Diamond	7601 Reading Road	P	G	G	G	F	G	H
369	011700080061	Sidney Diamond	7601 Reading Road	P	G	G	G	F	G	H
369	011700080186	Sidney Diamond	7601 Reading Road	P	G	G	G	F	G	H
370	011700100007	Synagogue of Agudath Achim	7600 Reading Road	P	P	P	G	G	P	H
371	011700100008	Patrick Winghong Law & Lan T. Law	7540 Reading Road	F	P	P	G	G	P	H
372	011700100024	Vernecia Washington	7530 Reading Road	P	P	P	G	G	P	H
373	011700100025	Rite Aid of Ohio, Inc.	7526 Reading Road	P	G	G	G	P	G	H
373	011700100026	Rite Aid of Ohio, Inc.	7526 Reading Road	P	G	G	G	P	G	H
373	011700100027	Rite Aid of Ohio, Inc.	7526 Reading Road	P	G	G	G	P	G	H
374	011700080062	Nolan C. & Prince Jason	7539 Reading Road	P	G	G	G	G	G	H
374	011700080063	Nolan C. & Prince Jason	7539 Reading Road	P	G	G	G	G	G	H

Blighting Criteria: 1 - Overall Structural Condition; 2 - Lot Size; 3 - Diversity of Ownership; 4 - Non-Conforming Land Use; 5 - Vacancy; 6 - Parking and Loading Area

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Survey Number	Parcel Number	Property Owner	Address	Blighting Criteria						Area of Opportunity
				1	2	3	4	5	6	
374	011700080064	Nolan C. & Prince Jason	7539 Reading Road	P	G	G	G	G	G	H
374	011700080187	Nolan C. & Prince Jason	7539 Reading Road	P	G	G	G	G	G	H
375	011700080188	Ralph Edward Bidleman	7521 Reading Road	P	P	P	G	G	G	H
376	011700080002	Stanley Rich, Tr.	7433 Reading Road	F	P	P	G	G	P	H
377	011700080001	Lawrence J. Niklas	7509 Reading Road	P	P	P	G	F	P	H
377	011700080236	Lawrence J. Niklas	7509 Reading Road	P	P	P	G	F	P	H
378	011700100028	Rite Aid of Ohio, Inc.	7512 Reading Road	P	P	G	G	P	G	H
379	011700090131	Roselawn Center Limited Partnership	7364 Reading Road	P	G	G	G	F	G	H
380	011700100029	Rite Aid of Ohio, Inc.	1710 Section Road	P	P	G	G	P	P	H
380	011700100093	Rite Aid of Ohio, Inc.	1710 Section Road	P	P	G	G	P	P	H
381	011700100030	Mariemont Center Partnership	1720 Section Road	F	P	P	G	F	P	H
382	011700100030	Mariemont Center Partnership	1720 Section Road	F	G	G	G	G	G	I
382	011700100031	Mariemont Center Partnership	1720 Section Road	F	G	G	G	G	G	I
382	011700100032	Mariemont Center Partnership	1720 Section Road	F	G	G	G	G	G	I
382	011700100100	Mariemont Center Partnership	1720 Section Road	F	G	G	G	G	G	I
383	011700090032	Stan George Kinman	1801 Section Road	F	G	P	G	G	G	G
384	011700090033	Jamel F. Smith	1805 Section Road	F	G	P	G	G	G	G
385	011700090034	Elizabeth O. Lott	1809 Section Road	G	G	P	G	G	G	G
386	011700090068	Helen K. Kaplan	1813 Section Road	F	G	P	G	G	G	G
387	011700090069	Yousra N. Odeh	1817 Section Road	P	G	P	G	G	G	G
388	011700090070	Davis W. Hawkins	1821 Section Road	F	G	P	G	G	G	G
389	011700090071	Wayne E. Lavender	1825 Section Road	F	G	P	G	G	G	G
390	011700090072	Wayne E. Lavender	1829 Section Road	F	G	P	G	G	G	G
391	011700090073	Sara Zuchowicki	1833 Section Road	F	G	P	G	F	G	G
392	011700090074	Mark A. McGrath @ 4	1837 Section Road	F	G	P	G	G	G	G
393	011700090075	Mark A. & Barbara E. McGrath	1841 Section Road	F	G	P	G	G	G	G
394	011700090076	Lynzi O. Schockley	1845 Section Road	F	G	P	G	G	G	G
395	011700090077	William N. Porter	1849 Section Road	F	G	P	G	G	G	G
396	011700090078	Rosalyn Newburger Tr.	1853 Section Road	F	G	P	G	G	G	G
397	011700090079	Alber John III & Lynn C. Schuholz	1857 Section Road	P	G	P	G	G	G	G
398	011700100033	Jean C. Jett	1810 Section Road	P	G	G	P	G	G	I
398	011700100034	Jean C. Jett	1810 Section Road	P	G	G	P	G	G	I
398	011700100035	Jean C. Jett	1810 Section Road	P	G	G	P	G	G	I
399	011700100036	Elizabeth Tate	1822 Section Road	F	G	P	G	G	G	I
400	011700100037	Cincinnati Beulah Missionary Bapstist Church	1834 Section Road	P	G	G	G	G	G	I
400	011700100038	Cincinnati Beulah Missionary Bapstist Church	1834 Section Road	P	G	G	G	G	G	I
400	011700100039	Cincinnati Beulah Missionary Bapstist Church	1834 Section Road	P	G	G	G	G	G	I
400	011700100040	Cincinnati Beulah Missionary Bapstist Church	1834 Section Road	P	G	G	G	G	G	I
401	011700100041	Cincinnati Beulah Missionary Bapstist Church	1844 Section Road	P	G	G	G	G	G	I
401	011700100042	Cincinnati Beulah Missionary Bapstist Church	1844 Section Road	P	G	G	G	G	G	I
401	011700100090	Cincinnati Beulah Missionary Bapstist Church	1844 Section Road	P	G	G	G	G	G	I
402	011700110048	Alfred Roy & Dolores Irene Kuhn	7550 Reinhold Drive	F	P	P	G	G	G	I
403	011700110078	Wings & Rings, Inc.	1874 Section Road	F	G	G	G	G	G	I
404	011700110024	Robin S. Armstrong	1888 Section Road	F	G	G	G	G	G	I

Blighting Criteria: 1 - Overall Structural Condition; 2 - Lot Size; 3 - Diversity of Ownership; 4 - Non-Conforming Land Use; 5 - Vacancy; 6 - Parking and Loading Area

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Survey Number	Parcel Number	Property Owner	Address	Blighting Criteria						Area of Opportunity
				1	2	3	4	5	6	
404	011700110030	Robin S. Armstrong	1888 Section Road	F	G	G	G	G	G	I
404	011700110058	Robin S. Armstrong	1888 Section Road	F	G	G	G	G	G	I
405	011700110025	The Health Alliance of Greater Cincinnati	Reinhold Drive	P	P	P	G	F	G	I
405	011700110031	The Health Alliance of Greater Cincinnati	Reinhold Drive	P	P	P	G	F	G	I
405	011700110032	The Health Alliance of Greater Cincinnati	Reinhold Drive	P	P	P	G	F	G	I
406	011700110042	OKI Supply Co.	7596 Reinhold Drive	G	G	G	G	G	G	I
406	011700110081	OKI Supply Co.	7596 Reinhold Drive	G	G	G	G	G	G	I
407	011700100095	Sandra C. Manheimer	Production Drive	F	P	P	G	G	G	I
408	011700110022	Gloria W Tarver	7612 Reinhold Drive	F	G	G	G	F	P	I
408	011700110023	Gloria W Tarver	7612 Reinhold Drive	F	G	G	G	F	P	I
408	011700110041	Gloria W Tarver	7612 Reinhold Drive	F	G	G	G	F	P	I
408	011700110085	Gloria W Tarver	7612 Reinhold Drive	F	G	G	G	F	P	I
409	011700110021	Williams & Company, Inc.	7640 Reinhold Drive	F	G	G	G	G	G	I
409	011700110029	Williams & Company, Inc.	7640 Reinhold Drive	F	G	G	G	G	G	I
409	011700110036	Williams & Company, Inc.	7640 Reinhold Drive	F	G	G	G	G	G	I
409	011700110071	Williams & Company, Inc.	7640 Reinhold Drive	F	G	G	G	G	G	I
410	011700100046	CD Company	7666 Production Drive	F	G	G	G	G	P	I
410	011700110034	CD Company	7666 Production Drive	F	G	G	G	G	P	I
410	011700110046	CD Company	7666 Production Drive	F	G	G	G	G	P	I
411	011700110038	Redondo Co., Inc.	7676 Reinhold Drive	P	G	G	G	G	G	I
412	011700110019	JRR Properties	7736 Reinhold Drive	F	G	G	G	G	G	I
412	011700110020	JRR Properties	7736 Reinhold Drive	F	G	G	G	G	G	I
412	011700110028	JRR Properties	7736 Reinhold Drive	F	G	G	G	G	G	I
412	011700110039	JRR Properties	7736 Reinhold Drive	F	G	G	G	G	G	I
412	011700110050	JRR Properties	7736 Reinhold Drive	F	G	G	G	G	G	I
412	011700110073	JRR Properties	7736 Reinhold Drive	F	G	G	G	G	G	I
413	011700110035	D & F Enterprises, Inc.	1870 Summit Avenue	F	P	P	G	G	P	I
414	011700110026	Sousa Realty Co.	7728 Reinhold Drive	F	G	G	G	F	P	I
415	011700110047	Apprn & Jrnyman Carptrs Tr.	7649 Reinhold Drive	P	G	G	G	G	G	I
416	011700110075	Keowee Street Properties Llc	7740 Reinhold Drive	P	G	G	G	G	P	I
417	011700110018	Virginia A. Harrigan Tr.	7737 Reinhold Drive	F	G	G	G	F	P	I
417	011700110033	Virginia A. Harrigan Tr.	7737 Reinhold Drive	F	G	G	G	F	P	I
417	011700110059	Virginia A. Harrigan Tr.	7737 Reinhold Drive	F	G	G	G	F	P	I
417	011700110061	Virginia A. Harrigan Tr.	7737 Reinhold Drive	F	G	G	G	F	P	I
417	011700110062	Virginia A. Harrigan Tr.	7737 Reinhold Drive	F	G	G	G	F	P	I
417	011700110063	Virginia A. Harrigan Tr.	7737 Reinhold Drive	F	G	G	G	F	P	I
418	011700110037	Service Transportation	7744 Reinhold Drive	F	G	G	G	G	G	I
419	01170A070034	Elliott J. & Betty Greenberg Trs.	7401 Reading Road	P	P	P	G	F	P	H
419	01170A070459	Elliott J. & Betty Greenberg Trs.	7401 Reading Road	P	P	P	G	F	P	H
420	01170A070031	Kenneth E. & Esther Hatton	7345 Reading Road	P	G	P	P	G	P	G
420	01170A070032	Kenneth E. & Esther Hatton	7345 Reading Road	P	G	P	P	G	P	G
421	01170A070417	Jack & Freda Pilder Trs.	7349 Reading Road	G	G	P	G	G	G	G
422	01170A070030	Charlotte Wiltberger & Howard Kemp	7345 Reading Road	F	G	P	G	G	G	G
423	01170A070029	Anne & Tyrone E. Mitchell	7341 Reading Road	F	G	P	G	G	G	G

Blighting Criteria: 1 - Overall Structural Condition; 2 - Lot Size; 3 - Diversity of Ownership; 4 - Non-Conforming Land Use; 5 - Vacancy; 6 - Parking and Loading Area

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				1	2	3	4	5	6	
424	011700090031	George J. & Betsy Pascal Trs.	7352 Reading Road	F	G	P	G	G	G	G
425	011700090030	William Schneiderman	7348 Reading Road	F	G	P	G	G	G	G
426	011700090029	Harold H. & Jenny L. Allen	7344 Reading Road	P	G	P	G	G	G	G
427	011700090028	John L. Reckelhoff	7340 Reading Road	P	G	P	G	G	G	G
428	011700090027	Melvin S. Rose Et. Al.	7336 Reading Road	P	G	P	G	G	G	G
429	01170A070028	Faneita A. Ross	7337 Reading Road	F	G	P	G	G	G	G
430	01170A070027	Mary L. Crawford	7333 Reading Road	F	G	P	G	G	G	G
431	01170A070026	Ernest L. Breckenridge	7329 Reading Road	F	G	P	G	G	G	G
432	01170A070025	Michael C. West Et. Al.	7325 Reading Road	P	G	P	P	G	G	G
433	01170A070024	Walter H. & Janet Brown	7321 Reading Road	P	G	P	G	G	G	G
434	01170A070023	Stephanie L. Burney Et. Al.	7317 Reading Road	F	G	P	G	G	G	G
435	01170A070022	Frank J. & Pamela McDonald Thompson	7311 Reading Road	F	G	P	G	G	G	G
436	01170A070021	William N. Porter	7309 Reading Road	F	G	P	G	G	G	G
437	01170A070019	Phillip Deal Brown	7307 Reading Road	F	G	P	G	G	G	G
437	01170A070020	Phillip Deal Brown	7307 Reading Road	F	G	P	G	G	G	G
438	011700090026	Mark A. Stephenson	7332 Reading Road	F	G	P	G	G	G	G
439	011700090025	Rosetta T. Turner	7328 Reading Road	F	G	P	G	G	G	G
440	011700090024	William Schneiderman	7324 Reading Road	F	G	P	G	G	G	G
441	011700090023	Elaine Lynch	7320 Reading Road	P	G	P	G	G	G	G
442	011700090022	William Schneiderman	7316 Reading Road	F	G	P	G	G	G	G
443	011700090021	Jihad Abdul Akbar	7312 Reading Road	P	G	P	G	G	G	G
444	011700090020	Prescott IV Bigelow Tr.	7308 Reading Road	F	G	P	G	G	G	G
445	011700090019	Tracy A. Larkins	7304 Reading Road	F	G	P	G	G	G	G
446	011700090018	Richard William Foster	7300 Reading Road	F	G	P	G	G	G	G
447	011700090017	Jeffrey A. Miller & Nancy J. Wuebkenberg	7264 Reading Road	P	G	P	G	G	G	G
448	011700090016	Smith TW Aircraft, Inc.	7260 Reading Road	P	G	P	G	G	G	G
449	011700090015	Helen Freeman	7256 Reading Road	P	G	P	G	G	G	G
450	011700090014	James M. & Carole S. Berry	7252 Reading Road	F	G	P	G	G	G	G
451	011700090013	Munir E. & Mary M. Khayo	7248 Reading Road	F	G	P	G	F	G	G
452	011700090012	James K. Jr. & Judith A. Mitchell	7244 Reading Road	P	G	P	G	G	G	G
453	011700090011	Jeffrey A. Miller & Nancy J. Wuebkenberg	7264 Reading Road	P	G	P	G	G	G	G
454	011700090316	Hans P. & Joanne M. Mehr	7236 Reading Road	P	G	P	G	G	G	G
455	011700090009	Ronal L. Hillis	7232 Reading Road	F	G	P	G	G	G	G
456	011700090008	Hamilton County Community & Mental Health Board	7228 Reading Road	P	G	P	G	G	G	G
457	011700090317	Hans P. & Joanne M. Mehr	7224 Reading Road	P	G	P	G	G	G	G
458	011700090006	James Wilbert & Brenda L. Jones	7220 Reading Road	P	G	P	G	G	G	G
459	011700090005	Marvin B. & Hope Page Lieberman	7216 Reading Road	F	G	P	G	G	G	G
460	011700090004	Helen Freeman & Dave Schneider	7212 Reading Road	F	G	P	G	G	G	G
461	011700090003	William J. & Diane Lipp	7208 Reading Road	F	G	P	G	G	G	G
462	011700090002	William J. & Diane Lipp	7204 Reading Road	F	G	P	G	G	G	G
463	011700090001	Christina & Antonellat Abbinante Trs.	7200 Reading Road	P	G	P	G	G	G	G
464	01170A070016	Michael C. Griffith	7255 Reading Road	P	G	P	G	G	G	G
464	01170A070017	Michael C. Griffith	7255 Reading Road	P	G	P	G	G	G	G
464	01170A070426	Michael C. Griffith	7255 Reading Road	P	G	P	G	G	G	G

Blighting Criteria: 1 - Overall Structural Condition; 2 - Lot Size; 3 - Diversity of Ownership; 4 - Non-Conforming Land Use; 5 - Vacancy; 6 - Parking and Loading Area

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465	01170A070015	Ruth Loftin	7251 Reading Road	P	G	P	G	G	G	G
466	01170A070014	Arthur Schreiber	7247 Reading Road	P	G	P	G	P	G	G
467	01170A070013	Barbara Rice	7241 Reading Road	F	G	P	G	G	G	G
468	01170A070012	Beverly Wood	7239 Reading Road	F	G	P	G	G	G	G
469	01170A070011	Prisculla T. Daniel	7237 Reading Road	F	G	P	G	G	G	G
470	01170A070010	Pamula R. Thomas	7235 Reading Road	P	G	P	G	G	G	G
471	01170A070008	Lorean Walker	7231 Reading Road	P	G	P	G	G	G	G
471	01170A070009	Lorean Walker	7231 Reading Road	P	G	P	G	G	G	G
472	01170A070007	Cynthia Rhodes	7219 Reading Road	F	G	P	G	G	G	G
473	01170A070006	Yolanda D. Kirschner	7215 Reading Road	F	G	P	G	G	G	G
474	01170A070005	Betty J. Ware	7211 Reading Road	P	G	P	G	G	G	G
475	01170A070004	Emanuel S. Morton	7207 Reading Road	P	G	P	G	G	G	G
476	01170A070003	Willie J. Jr. & Earlian Brown	7201 Reading Road	F	G	P	G	G	G	G
477	011700070028	Allen Temple African Methodist Episcopal Church	7171 Reading Road	F	G	G	G	G	G	F
477	011700070047	Allen Temple African Methodist Episcopal Church	7171 Reading Road	F	G	G	G	G	G	F
477	011700070076	Allen Temple African Methodist Episcopal Church	7171 Reading Road	F	G	G	G	G	G	F
477	01170A070001	Allen Temple African Methodist Episcopal Church	7171 Reading Road	F	G	G	G	G	G	F
477	01170A070037	Allen Temple African Methodist Episcopal Church	7171 Reading Road	F	G	G	G	G	G	F
477	01170A070224	Allen Temple African Methodist Episcopal Church	7171 Reading Road	F	G	G	G	G	G	F
477	01170A070225	Allen Temple African Methodist Episcopal Church	7171 Reading Road	F	G	G	G	G	G	F
478	011700070028	Allen Temple African Methodist Episcopal Church	7171 Reading Road	F	G	G	G	G	G	F
479	011700070031	Mary C. Montgomery	7169 Reading Road	P	G	P	G	G	G	F
480	011700070034	Herbert Reckelhoff	7167 Reading Road	F	G	P	G	G	G	F
481	011700070030	Yaakov D. & Reva D. Homnick	7163 Reading Road	P	G	P	G	F	G	F
482	011700070032	William S. Saunders	7159 Reading Road	P	G	P	G	G	G	F
483	011700070053	Roy Lee & Michaelie B. Jones	7155 Reading Road	P	G	P	G	G	P	F
484	011700070009	William P. & Joan M. Yingling	7151 Reading Road	P	G	G	G	G	G	F
485	011700070040	Hills Investment Group II	1750 Seymour Avenue	P	G	G	G	F	G	F
485	011700070057	Hills Investment Group II	1750 Seymour Avenue	P	G	G	G	F	G	F
485	011700070070	Hills Investment Group II	1750 Seymour Avenue	P	G	G	G	F	G	F
485	011700070071	Hills Investment Group II	1750 Seymour Avenue	P	G	G	G	F	G	F
486	011700070036	Leo & Saul Shuller	7141 Reading Road	P	G	G	G	G	G	F
486	011700070041	Leo & Saul Shuller	7141 Reading Road	P	G	G	G	G	G	F
486	011700070046	Leo & Saul Shuller	7141 Reading Road	P	G	G	G	G	G	F
487	011700070045	Cobra Industries Ltd.	7131 Reading Road	F	G	G	G	G	G	F
487	011700070052	Cobra Industries Ltd.	7131 Reading Road	F	G	G	G	G	G	F
487	011700070055	Cobra Industries Ltd.	7131 Reading Road	F	G	G	G	G	G	F
488	011700070066	The City of Cincinnati	7123 Reading Road	P	P	P	G	F	P	F
489	011700070029	Melvin & Pauline Abrams	7117 Reading Road	P	G	G	G	G	P	F
489	011700070035	Melvin & Pauline Abrams	7117 Reading Road	P	G	G	G	G	P	F
489	011700070051	Melvin & Pauline Abrams	7117 Reading Road	P	G	G	G	G	P	F
490	011700070037	See-More Bowl, Inc.	1776 Seymour Avenue	P	G	G	G	G	P	F
490	011700070038	See-More Bowl, Inc.	1776 Seymour Avenue	P	G	G	G	G	G	F
490	011700070043	See-More Bowl, Inc.	1776 Seymour Avenue	P	G	G	G	G	G	F

Blighting Criteria: 1 - Overall Structural Condition; 2 - Lot Size; 3 - Diversity of Ownership; 4 - Non-Conforming Land Use; 5 - Vacancy; 6 - Parking and Loading Area

Reading Road Corridor Blight Study - Cincinnati Section

Survey Number	Parcel Number	Property Owner	Address	Blighting Criteria						Area of Opportunity
				1	2	3	4	5	6	
490	011700070054	See-More Bowl, Inc.	1776 Seymour Avenue	P	G	G	G	G	G	F
491	011700070023	Autozone, Inc.	1748 Seymour Avenue	F	G	G	G	G	G	F
491	011700070039	Autozone, Inc.	1748 Seymour Avenue	F	G	G	G	G	G	F
491	011700070050	Autozone, Inc.	1748 Seymour Avenue	F	G	G	G	G	G	F
491	011700070083	Autozone, Inc.	1748 Seymour Avenue	F	G	G	G	G	G	F
492	011700070058	Zimmerman Family Ltd. Partnership	1730 Seymour Avenue	F	P	G	G	G	G	F
493	011700070059	Zimmerman Family Ltd. Partnership	1726 Seymour Avenue	F	P	G	G	G	G	F
494	011700070044	Vernecia Washington	1722 Seymour Avenue	P	P	G	G	G	P	F
495	011700170012	Ronald A. & Donna R. Hartman	1811 Losantiville Road	F	G	G	G	F	G	F
496	011700170010	A & T Partnership	7162 Reading Road	P	G	G	G	F	G	F
497	011700170024	Small Hillcrest Ltd.	Reading Road	F	G	G	G	G	G	F
498	011700170017	McDonalds Corporation	7142 Reading Road	G	G	G	G	G	G	F
499	011700170028	Christopher I. Luynch	1810 Seymour Avenue	F	G	G	G	G	P	F
500	011700170027	Fifth Third Bank	Seymour Avenue	G	G	G	G	G	G	F
501	011700170019	Columbia Hillcrest Ltd.	1860 Seymour Avenue	G	G	G	G	G	G	F
502	011700170025	Shell Oil Co.	Seymour Avenue	F	G	G	G	G	P	F
503	011700170016	Hillcrest Square Llc.	Seymour Avenue	F	G	G	G	F	G	F
503	011700170020	Hillcrest Square Llc.	Seymour Avenue	F	G	G	G	F	G	F
503	011700170021	Hillcrest Square Llc.	Seymour Avenue	F	G	G	G	F	G	F
504	011700030129	Wesley C. Rooks	1861 Seymour Avenue	F	G	G	G	G	G	F
505	011700030122	Star Bank NA Tr.	Seymour Avenue	P	G	G	G	F	G	F
505	011700030122	Star Bank NA Tr.	Seymour Avenue	P	G	G	G	F	G	F
506	011700030126	Roschman Partners a Florida Ptnship	7008 Reading Road	G	P	P	G	G	G	F
507	011700030125	Shoneys, Inc.	7000 Reading Road	P	P	P	G	G	G	F
508	011700030124	NCCI, Corp.	Seymour Avenue	P	G	G	G	G	G	F
509	011700030005	Cincinnati Board of Education	7001 Reading Road	P	G	G	G	G	G	F
509	011700030006	Cincinnati Board of Education	7001 Reading Road	P	G	G	G	G	G	F
510	011700030004	Provident Savings Bank & Trust	5168 Reading Road	G	G	G	G	G	G	F
510	011700030007	Provident Savings Bank & Trust	5168 Reading Road	G	G	G	G	G	G	F
510	011700040008	Provident Savings Bank & Trust	5168 Reading Road	G	G	G	G	G	G	F
510	011700040009	Provident Savings Bank & Trust	5168 Reading Road	G	G	G	G	G	G	F
510	011700040011	Provident Savings Bank & Trust	5168 Reading Road	G	G	G	G	G	G	F
510	011700040017	Provident Savings Bank & Trust	5168 Reading Road	G	G	G	G	G	G	F
510	011700040018	Provident Savings Bank & Trust	5168 Reading Road	G	G	G	G	G	G	F
511	011700030127	Tried Stone Missionary Baptist Church	Seymour Avenue	G	G	G	G	G	G	F
512	011900020483	Mary L. Fears Tr.	5508 Reading Road	P	G	P	G	G	G	A
513	011900020482	Williw Richburg Jr.	5504 Reading Road	P	G	P	G	G	G	A
514	011900020435	Robert L. & Lovie L. Ross	5424 Reading Road	F	G	P	G	G	G	A
515	011900020434	Sam Nellom Jr.	5418 Reading Road	F	G	P	G	G	G	A
516	011900020433	William Lindsay	5414 Reading Road	F	G	P	G	G	G	A
516	011900020523	William Lindsay	5414 Reading Road	F	G	P	G	G	G	A
517	011900020432	Beth M. Hailstock	Reading Road	P	G	P	G	G	G	A
518	011900020383	Keith R. Richburg	5408 Reading Road	P	G	P	G	G	G	A
519	011900020384	Ethel Bernfeld @ 3	5404 Reading Road	F	G	P	G	G	G	A

Blighting Criteria: 1 - Overall Structural Condition; 2 - Lot Size; 3 - Diversity of Ownership; 4 - Non-Conforming Land Use; 5 - Vacancy; 6 - Parking and Loading Area

Reading Road Corridor Blight Study - Cincinnati Section

Survey Number	Parcel Number	Property Owner	Address	Blighting Criteria						Area of Opportunity
				1	2	3	4	5	6	
519	011900020385	Ethel Bernfeld @ 3	5404 Reading Road	F	G	P	G	G	G	A
520	011900020003	Vickie Pugh	1700 Northampton Dr	P	G	P	G	G	G	A
521	011900020372	Beverly J. & Gloria J. Hill	5398 Reading Road	P	G	P	G	G	G	A
522	011900020374	Daryl A. Carter	5394 Reading Road	P	G	P	G	G	G	A
523	011900020377	Herbert & Bertha Jenkins	5392 Reading Road	P	G	P	G	G	G	A
524	011900020489	Irvin Dunsky	5316 Reading Road	P	G	P	G	P	G	A
525	011900020427	Gerard G. & Michele L. Holthaus	5300 Reading Road	P	G	P	G	G	G	A
526	011900020424	Marilyn A. Ritter @ 4	5220 Reading Road	F	G	P	G	G	G	A
527	011900020422	Glen E. & Bettye J. Ramsey	5216 Reading Road	P	G	P	G	G	G	A
528	011900020401	William C. & Naomi Jackson	5212 Reading Road	P	G	P	G	G	G	A
529	011900020165	Larry Novikoff	5200 Reading Road	F	G	P	G	G	G	A
530	011900020398	Annette D. Smith	5130 Reading Road	F	G	P	G	G	G	A
531	011900020399	Ernest C. Brown	5124 Reading Road	P	G	P	G	G	G	A
532	011900020008	Betty L. Planitz	5118 Reading Road	P	G	G	G	G	G	A
533	011900020011	Patricia Parker	5112 Reading Road	P	G	G	G	G	G	A
533	011900020191	Patricia Parker	5112 Reading Road	P	G	G	G	G	G	A
534	011900020207	Catherine Weathers Curtis	5026 Reading Road	P	G	P	G	G	G	A
535	011900020208	Mary A. Stewart	5024 Reading Road	F	G	P	G	G	G	A
536	011900020213	James L. & Toni R. Hawkins	5022 Reading Road	F	G	P	G	G	G	A
537	011900020190	Tyronne Stuckey	5018 Reading Road	P	P	P	G	G	G	A
538	011900020221	Howard & Deborah Woods	5014 Reading Road	P	P	P	G	G	P	A
539	011900020012	Kelvin Johnson Fish House, Inc.	5010 Reading Road	F	P	P	G	G	G	B
539	011900020168	Kelvin Johnson Fish House, Inc.	5010 Reading Road	F	P	P	G	G	G	B
539	011900020210	Kelvin Johnson Fish House, Inc.	5010 Reading Road	F	P	P	G	G	G	B
540	01170A050056	Robert L. Roland	5037 Reading Road	P	G	P	G	G	P	A
540	01170A050064	Robert L. Roland	5037 Reading Road	P	G	P	G	G	P	A
541	01170A050025	Audrey B. Browing	5027 Reading Road	P	G	P	G	G	P	A
542	01170A050068	Fgarrett & Denise H. McMillan	1616 Elizabeth Place	F	G	P	G	G	G	A
543	01170A050061	Thomas W. Jr. & Ella I. Frye	1613 Elizabeth Place	P	G	P	G	G	P	A
544	01170A050062	Tried Stone Missionary Babtist Church	Reading Road	P	G	P	G	G	P	A
545	011700050115	Lois E. Wolf	5001 Reading Road	F	P	P	G	G	P	B
545	011700050116	Lois E. Wolf	5001 Reading Road	F	P	P	G	G	P	B
545	011700050223	Lois E. Wolf	5001 Reading Road	F	P	P	G	G	P	B
545	01170A050066	Lois E. Wolf	5001 Reading Road	F	P	P	G	G	P	B
545	01170A050067	Lois E. Wolf	5001 Reading Road	F	P	P	G	G	P	B
546	011700050138	Kasey Chiang & Jackie Wong	4913 Reading Road	P	P	P	G	G	G	B
546	011700050186	Kasey Chiang & Jackie Wong	4913 Reading Road	P	P	P	G	P	G	B
547	011900020394	Hamilton County Library	Parkview Avenue	F	P	P	G	G	P	B
548	011900020013	Thomas C. & Janet M. Huff	4912 Reading Road	P	P	P	G	F	P	B
548	011900020183	Kenneth N. & Gloria Showes	4916 Reading Road	P	P	P	G	F	P	B
548	011900020185	Emma Vinegar	4922 Reading Road	P	P	P	G	F	P	B
548	011900020177	David & Lula M. Wilks	4930 Reading Road	P	P	P	G	F	P	B
549	011900020400	Eleftherios & Mercene Karakdoulias	4908 Reading Road	P	P	P	G	F	P	B
549	011900020426	Eleftherios & Mercene Karakdoulias	4908 Reading Road	P	P	P	G	F	P	B

Blighting Criteria: 1 - Overall Structural Condition; 2 - Lot Size; 3 - Diversity of Ownership; 4 - Non-Conforming Land Use; 5 - Vacancy; 6 - Parking and Loading Area

Reading Road Corridor Blight Study - Cincinnati Section

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				1	2	3	4	5	6	
549	011900020512	Eleftherios & Mercene Karakdoulias	4908 Reading Road	P	P	P	G	F	P	B
550	011700050071	KFC National Management	1674 California Avenue	F	P	P	G	G	G	B
550	011700050187	KFC National Management	1674 California Avenue	F	P	P	G	G	G	B
551	011700050075	Norman B. & Yvette V. Carter	1668 California Avenue	F	P	P	G	F	P	B
552	011700050077	House of Yisrael Bible Class, Inc.	1664 California Avenue	F	P	P	G	G	P	C
553	011700050084	Clayburn & Rosa M. Holland	1660 California Avenue	P	G	P	G	G	G	C
554	011700050091	Karen Brown Et. Al.	1656 California Avenue	F	G	P	G	G	G	C
555	011700050088	Dexter D. & Tina M. King Jones	1654 California Avenue	P	G	P	G	G	G	C
556	011700050094	Tommie L. & Marjorie Parker	1650 California Avenue	P	G	P	G	G	G	C
557	011700050093	James & Deborah A. Smith	1646 California Avenue	F	G	P	G	G	P	C
558	011700050073	Ronal E. & Margaret S. Conradi	1642 California Avenue	P	G	P	G	G	G	C
559	011700050072	Christine Macklin	1640 California Avenue	F	G	P	G	G	G	C
560	011700050076	Golden Leaf Bapstist Church	1636 California Avenue	P	G	P	P	G	P	C
561	011700050080	Mary G. Hopwood Tr.	1634 California Avenue	P	G	P	G	G	G	C
562	011700050074	Pearl R. Mack	1630 California Avenue	F	G	P	G	G	G	C
563	011700050085	Robert L. Bobo	1620 California Avenue	F	G	P	G	G	G	C
564	011700050086	Edna Dean	1616 California Avenue	P	G	P	G	G	G	C
565	011700050048	Deborah A. Brown	1610 California Avenue	P	G	P	G	G	G	C
566	011700050078	Mills & Catherine Miller	1604 California Avenue	P	G	P	G	G	G	C
567	011700050092	Robert A. & Deana E. Kimble	1602 California Avenue	P	G	P	G	G	G	C
568	011700050189	Khaled M. & Alia M. Hamed	4879 Reading Road	P	P	P	G	G	G	B
569	011700050069	Alfred E. & Pauline Olverson	1661 California Avenue	P	P	G	G	G	G	B
569	011700050183	Alfred E. & Pauline Olverson	1661 California Avenue	P	P	G	G	G	G	B
569	011700050184	Alfred E. & Pauline Olverson	1661 California Avenue	P	P	G	G	G	G	B
570	011700050054	Terrence S. Poole	1665 California Avenue	F	P	P	G	G	P	B
571	011700050218	Thomas R. Mongold & Robert W. Hammond	1657 California Avenue	P	P	P	G	G	G	C
572	011700050064	Otis H. Daniels Sr.	1653 California Avenue	F	G	P	G	G	G	C
573	011700050053	Mazia D. Conrad	1651 California Avenue	P	G	P	G	G	G	C
574	011700050221	Haley Everson	1647 California Avenue	P	G	P	G	G	G	C
575	011700050220	Lavonia C. Simpson	1645 California Avenue	P	P	P	G	G	G	C
576	011700050081	Odessa A. Jacobs	1643 California Avenue	P	G	P	G	G	G	C
577	011700050140	Geraldine A. Ullett	1635 California Avenue	P	G	P	G	G	G	C
578	011700050083	James & Mary L. Dangerfield	1631 California Avenue	F	G	P	G	G	G	C
579	011700050082	Lisa A. Bussey @ 3	1629 California Avenue	P	G	P	P	G	G	C
579	011700050222	Lisa A. Bussey @ 3	1629 California Avenue	P	G	P	P	G	G	C
580	011700050089	Willie P. & Gennie V.E. Odoms	1625 California Avenue	P	G	P	G	F	G	C
580	011700050090	Willie P. & Gennie V.E. Odoms	1625 California Avenue	P	G	P	G	F	G	C
581	011700050052	The Archbishop of Cincinnati	1615 California Avenue	F	G	P	G	G	G	C
582	011700050051	The Archbishop of Cincinnati	1615 California Avenue	F	G	G	G	G	G	C
582	011700050060	The Archbishop of Cincinnati	1615 California Avenue	F	G	G	G	G	G	C
582	011700050143	The Archbishop of Cincinnati	1615 California Avenue	F	G	G	G	G	G	C
582	011700050179	The Archbishop of Cincinnati	1615 California Avenue	F	G	G	G	G	G	C
583	011700050061	Lem Jenkins Jr.	1531 California Avenue	P	G	P	P	G	G	C
584	011700050066	Henry N. Adams	1517 California Avenue	P	G	P	G	G	G	C

Blighting Criteria: 1 - Overall Structural Condition; 2 - Lot Size; 3 - Diversity of Ownership; 4 - Non-Conforming Land Use; 5 - Vacancy; 6 - Parking and Loading Area

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				1	2	3	4	5	6	
585	011700050087	Mattie Caldwell	1515 California Avenue	P	P	P	G	G	G	C
586	011700050067	Phyllis T. Griffin	1513 California Avenue	P	P	P	G	G	G	C
587	011700050079	Dorothea M. Miller	1511 California Avenue	F	G	P	G	G	G	C
588	011700050063	Wallace H. Bolar	1509 California Avenue	P	G	P	G	G	G	C
589	011700050065	Loretta Connie Short	1507 California Avenue	P	G	P	G	G	G	C
590	011700050062	Eddie M. Mauldin	1501 California Avenue	P	G	P	G	G	P	C
591	011700050033	Mattie E. Cousett	1437 California Avenue	P	P	P	G	G	G	C
592	011700050032	Mattie M. Nettles	1433 California Avenue	P	P	P	G	G	G	C
592	011700050178	Mattie M. Nettles	1433 California Avenue	P	P	P	G	G	G	C
593	011700050177	Sarah & Sarah F. Beacher	1431 California Avenue	P	P	P	G	G	G	C
594	011700050045	Robert Scott Jordan	1429 California Avenue	P	G	P	P	G	G	C
595	011700050044	Mary & Carl Foster	1425 California Avenue	P	G	P	G	G	G	C
596	011700050031	Lettie Minnifield	1421 California Avenue	P	G	P	G	G	G	C
596	011700050219	Lettie Minnifield	1421 California Avenue	P	G	P	G	G	G	C
597	011700050030	Paris L. & Jacqueline Hill	1415 California Avenue	P	G	P	G	G	G	C
598	011700050043	Marcia Brooks	1411 California Avenue	P	G	P	G	G	G	C
599	011700050042	Fredde Piphus	1409 California Avenue	P	G	P	G	G	G	C
600	011700050041	Carlton James & Georgia Burns	1401 California Avenue	P	G	P	G	G	G	C
600	013100060231	Carlton James & Georgia Burns	1401 California Avenue	P	G	P	G	G	G	C
600	013100060236	Carlton James & Georgia Burns	1401 California Avenue	P	G	P	G	G	G	C
601	013100060083	Ernest V. & Ruth G. Davis	1339 California Avenue	P	P	P	G	F	P	D
602	013100060084	Daniel J. McMahon Jr.	1333 California Avenue	P	P	P	G	G	G	D
602	013100060085	Daniel J. McMahon Jr.	1333 California Avenue	P	P	P	G	G	G	D
602	013100060086	Daniel J. McMahon Jr.	1333 California Avenue	P	P	P	G	G	G	D
603	013100060089	Abdur Rashid	1321 California Avenue	P	P	P	G	G	G	D
604	013100060091	George H. Colin	1315 California Avenue	P	P	P	G	G	P	D
604	013100060276	George H. Colin	1315 California Avenue	P	P	P	G	G	P	D
605	013100060093	George H. Colin	1305 California Avenue	P	P	P	G	P	G	D
605	013100060095	George H. Colin	1305 California Avenue	P	P	P	G	P	G	D
606	013100060097	Mary Esther Williams @2	1301 California Avenue	P	P	P	G	G	P	D
607	013100060186	Bond Hill Paddock Hills Community URC	1239 California Avenue	P	P	P	G	G	P	D
607	013100060187	Bond Hill Paddock Hills Community URC	1239 California Avenue	P	P	P	G	G	P	D
608	013100060172	Mission of Truth & Community Church #1, Inc.	1242 California Avenue	P	P	P	G	G	P	D
608	013100060173	Mission of Truth & Community Church #1, Inc.	1242 California Avenue	P	P	P	G	G	P	D
608	013100060287	Mission of Truth & Community Church #1, Inc.	1242 California Avenue	P	P	P	G	G	P	D
616	013100060290	Dondi Anderson	4932 Oakdale Avenue	F	P	P	G	G	P	D
617	013100060081	Ruth Cornist	1302 California Avenue	P	P	P	G	G	P	D
617	013100060082	Ruth Cornist	1302 California Avenue	P	P	P	G	G	P	D
618	013100060080	Fred J. & Karen D. Gunnels	1304 California Avenue	P	P	P	G	G	P	D
618	013100060283	Fred J. & Karen D. Gunnels	1304 California Avenue	P	P	P	G	G	P	D
619	013100060079	William B. & Helen A. Ingram	1306 California Avenue	P	P	P	G	G	P	D
620	013100060078	Amondia Ingram Patton	1312 California Avenue	P	P	P	G	G	P	D
620	013100060077	Arthur & Emma Leslie	1314 California Avenue	P	P	P	G	G	P	D
621	013100060075	Narvell Henderson	1318 California Avenue	P	P	P	G	G	G	D

Blighting Criteria: 1 - Overall Structural Condition; 2 - Lot Size; 3 - Diversity of Ownership; 4 - Non-Conforming Land Use; 5 - Vacancy; 6 - Parking and Loading Area

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				1	2	3	4	5	6	
621	013100060076	Narvell Henderson	1318 California Avenue	P	P	P	G	G	G	D
622	013100060074	Willie H. & Ruby M. Carr	1322 California Avenue	P	P	P	G	G	G	D
622	013100060073	Willie H. & Ruby M. Carr	1324 California Avenue	P	P	P	G	G	G	D
623	013100060071	Rodney L. Smith	1330 California Avenue	P	P	P	G	F	G	D
623	013100060072	Rodney L. Smith	1330 California Avenue	P	P	P	G	F	G	D
624	013100060069	Loeurn C. & Veasna C. Tim	1334 California Avenue	P	P	P	G	F	G	D
624	013100060070	Loeurn C. & Veasna C. Tim	1334 California Avenue	P	P	P	G	F	G	D
625	011700060001	Henry T. Rucker Jr.	1402 California Avenue	P	G	P	G	G	G	C
625	011700060002	Henry T. Rucker Jr.	1402 California Avenue	P	G	P	G	G	G	C
626	011700060003	Jeanetta M. Huff	1404 California Avenue	P	P	P	G	G	G	C
626	011700060090	Jeanetta M. Huff	1404 California Avenue	P	P	P	G	G	G	C
627	011700060004	Douglas Simms	1410 California Avenue	F	P	P	G	G	G	C
627	011700060005	Douglas Simms	1410 California Avenue	F	P	P	G	G	G	C
628	011700060079	Doretha Brown	1412 California Avenue	P	P	P	G	G	G	C
628	011700060006	Margaret Green	1414 California Avenue	P	P	P	G	G	G	C
629	011700060007	Leon Watts & Barbara J. Bailey	1416 California Avenue	P	G	P	G	G	G	C
629	011700060008	Leon Watts & Barbara J. Bailey	1416 California Avenue	P	G	P	G	G	G	C
630	011700060009	Richard L. & Mary J. Bibbs	1424 California Avenue	P	G	P	G	G	G	C
630	011700060010	Richard L. & Mary J. Bibbs	1424 California Avenue	P	G	P	G	G	G	C
631	011700060011	Russell S. Jackson & Holly M. Vielhauer	1428 California Avenue	P	G	P	G	G	G	C
631	011700060012	Russell S. Jackson & Holly M. Vielhauer	1428 California Avenue	P	G	P	G	G	G	C
632	011700060013	Sandra G. McPherson	1432 California Avenue	P	G	P	G	G	G	C
632	011700060014	Sandra G. McPherson	1432 California Avenue	P	G	P	G	G	G	C
633	011700050058	Cincinnati Board of Education	1510 California Avenue	P	G	G	G	G	G	C
633	011700050059	Cincinnati Board of Education	1510 California Avenue	P	G	G	G	G	G	C
634	013100060176	William E. Johnson	1230 California Avenue	P	P	P	G	F	G	D
634	013100060174	Mission of Truth & Community Church #1, Inc.	1242 California Avenue	P	P	P	G	F	G	D
634	013100060175	Mission of Truth & Community Church #1, Inc.	1242 California Avenue	P	P	P	G	F	G	D
635	013100060177	Doris Foster	1222 California Avenue	P	P	P	G	G	G	D
636	013100060178	Willie O. & Lavetta A. Lewis	1218 California Avenue	P	P	P	G	G	G	D
636	013100060179	Willie O. & Lavetta A. Lewis	1218 California Avenue	P	P	P	G	G	G	D
637	013100060180	Huston & Renda Terrell	1214 California Avenue	P	P	P	G	G	P	D
637	013100060181	Huston & Renda Terrell	1214 California Avenue	P	P	P	G	G	P	D
638	013100060182	California Holdings Ltd.	1202 California Avenue	P	P	P	G	G	G	E
638	013100060183	California Holdings Ltd.	1202 California Avenue	P	P	P	G	G	G	E
638	013100060184	California Holdings Ltd.	1202 California Avenue	P	P	P	G	G	G	E
638	013100060185	California Holdings Ltd.	1202 California Avenue	P	P	P	G	G	G	E
639	013100060170	C-Stores Realth Inc.	1205 Regent Avenue	P	P	P	G	G	G	E
639	013100060171	C-Stores Realth Inc.	1205 Regent Avenue	P	P	P	G	G	G	E
639	013100060288	C-Stores Realth Inc.	1205 Regent Avenue	P	P	P	G	G	G	E
639	013100060289	C-Stores Realth Inc.	1205 Regent Avenue	P	P	P	G	G	G	E
640	013100060156	Walter Terry & Tina Marie Haucke	Paddock Road	P	P	P	G	F	G	E
640	013100060157	Walter Terry & Tina Marie Haucke	Paddock Road	P	P	P	G	F	G	E
641	013100060142	Gary W. Baker	4950 Paddock Road	P	P	P	G	G	P	E

Blighting Criteria: 1 - Overall Structural Condition; 2 - Lot Size; 3 - Diversity of Ownership; 4 - Non-Conforming Land Use; 5 - Vacancy; 6 - Parking and Loading Area

Reading Road Corridor Blight Study - Cincinnati Section

Survey Number	Parcel Number	Property Owner	Address	Blighting Criteria						Area of Opportunity
				1	2	3	4	5	6	
641	013100060143	Gary W. Baker	4950 Paddock Road	P	P	P	G	G	P	E
642	013100060126	Klosterman Baking Cincinnati, Inc.	5000 Paddock Road	F	P	P	G	G	G	E
642	013100060127	Klosterman Baking Cincinnati, Inc.	5000 Paddock Road	F	P	P	G	G	G	E
642	013100060128	Klosterman Baking Cincinnati, Inc.	5000 Paddock Road	F	P	P	G	G	G	E
642	013100060129	Klosterman Baking Cincinnati, Inc.	5000 Paddock Road	F	P	P	G	G	G	E
643	011800010014	Howard & Gerald Schwartz	5001 Paddock Road	P	P	P	G	G	G	E
643	011800010045	Howard & Gerald Schwartz	5001 Paddock Road	P	P	P	G	G	G	E
644	011800010020	Paddock Petroleum Corp.	4969 Paddock Road	P	G	G	G	P	G	E
644	011800010021	Paddock Petroleum Corp.	4969 Paddock Road	P	G	G	G	P	G	E
644	011800010032	Paddock Petroleum Corp.	4969 Paddock Road	P	G	G	G	P	G	E
644	011800010139	Paddock Petroleum Corp.	4969 Paddock Road	P	G	G	G	P	G	E
645	011800010015	Rajnikant C. Shah	4945 Paddock Road	P	P	P	G	G	G	E
645	011800010144	Rajnikant C. Shah	4945 Paddock Road	P	P	P	G	G	G	E
646	011800010006	Stan Better Construction	4941 Paddock Road	P	P	P	G	G	G	E
647	011800010022	Mark E. & Wanda Smith Bronson Tr.	4939 Paddock Road	P	P	P	G	G	G	E
647	011800010023	Mark E. & Wanda Smith Bronson Tr.	4939 Paddock Road	P	P	P	G	G	G	E
648	011800010024	Raymond & Carolyn P. Sisco	4927 Paddock Road	P	P	P	G	G	G	E
649	011800010025	Edward Vickers Jr.	4925 Paddock Road	P	P	P	G	G	P	E
650	011800010026	Mary P. Thomas Tr.	4923 Paddock Road	P	P	P	G	P	P	E
650	011800010123	Mary P. Thomas Tr.	4923 Paddock Road	P	P	P	G	P	P	E
651	011800010013	The Bond Hill Presbyterian Church	4913 Paddock Road	P	P	P	G	G	P	E
651	011800010027	The Bond Hill Presbyterian Church	4913 Paddock Road	P	P	P	G	G	P	E
652	013100060293	Hamilton Investors	Paddock Road	P	P	P	G	G	P	E
653	013100060196	Fred L. & Doris Mattress	1209 California Avenue	P	P	P	G	G	P	E
654	013100060195	Forrest Jr. & Patricia Smith	1213 California Avenue	P	P	P	G	G	G	D
655	013100060192	Mark D. Cordell	1219 California Avenue	P	P	P	G	G	G	D
656	013100060191	Mamie V. Byrd & Fredonia B. Collins	1221 California Avenue	P	P	P	G	G	G	D
657	013100060190	Willie O. & Lavetta A. Lewis	1225 California Avenue	P	P	P	G	F	P	D
658	013100060189	Eugene McFarland	1231 California Avenue	P	P	P	G	G	G	D
658	013100060188	Clarence E. & Jean A. Burton	1233 California Avenue	P	P	P	G	G	G	D
659	011900020485	Alfred E. & Pauline Olverson	4896 Reading Road	P	P	P	G	F	G	B
659	011900020428	Cecil L. & Pamela R. Thomas	4896 Reading Road	P	P	P	G	F	G	B
660	011900020014	The City of Cincinnati	4890 Reading Road	P	P	P	G	G	G	B
661	011900020536	Oh Hyun Han & Rye Han Kui	4888 Reading Road	P	G	G	G	N/A	G	B
662	011900010198	Charles & Roberta Brown	4874 Reading Road	P	G	P	G	G	G	B
662	011900010199	Charles & Roberta Brown	4874 Reading Road	P	G	P	G	G	G	B
663	011900010243	Charlene & Eleanor Harris	4854 Reading Road	P	G	P	G	G	G	A
664	011900010244	Mary E. Tucker	4850 Reading Road	P	G	P	G	G	G	A
665	011900010069	Edward Lipson	4842 Reading Road	P	G	G	G	G	G	A
665	011900010070	Edward Lipson	4842 Reading Road	P	G	G	G	G	G	A
665	011900010071	Edward Lipson	4842 Reading Road	P	G	G	G	G	G	A
666	011900010072	Marvin & Merry F. Sawyer	4828 Reading Road	P	G	P	G	G	G	A
667	011900010073	Keith J. Sr. & Sharon E. Griffin	4826 Reading Road	P	G	P	G	P	G	A
668	011900010074	Roy Lee McCall	4820 Reading Road	P	G	P	G	G	G	A

Blighting Criteria: 1 - Overall Structural Condition; 2 - Lot Size; 3 - Diversity of Ownership; 4 - Non-Conforming Land Use; 5 - Vacancy; 6 - Parking and Loading Area

Reading Road Corridor Blight Study - Cincinnati Section

Survey Number	Parcel Number	Property Owner	Address	Blighting Criteria						Area of Opportunity
				1	2	3	4	5	6	
669	013100070046	John & Anne Hitson	4818 Reading Road	P	G	P	G	G	G	A
670	013100070047	Fred L. & Carolyn J. Walker	1702 Avonlea Avenue	P	G	P	G	G	G	A
671	013100070400	Isaac P. Barnes	1710 Avonlea Avenue	P	G	P	G	G	G	A
672	013100070048	Thomas B. & Pamela A. Nashold	4788 Reading Road	F	G	P	G	G	G	A
673	013100070049	Robert & Gloria Allie	4784 Reading Road	P	G	P	G	G	G	A
674	013100070141	Ronald T. & Darlene R. Giruard	4770 Reading Road	P	G	G	G	F	G	A
674	013100070142	Ronald T. & Darlene R. Giruard	4770 Reading Road	P	G	G	G	F	G	A
675	013100070143	Eugene Stevens	4762 Reading Road	P	G	P	G	G	G	A
676	013100070144	Anthony Williams	4756 Reading Road	P	G	P	G	G	G	A
676	013100070380	Anthony Williams	4756 Reading Road	P	G	P	G	G	G	A
677	013100070395	Corinne W. Berry	4608 Reading Road	P	G	P	G	G	G	A
678	013100070191	Paul D. Williams	4748 Reading Road	P	G	P	G	G	G	A
678	013100070192	Paul D. Williams	4748 Reading Road	P	G	P	G	G	G	A
679	013100070392	Yvonne Robertson @ 4	4744 Reading Road	P	G	P	G	G	G	A
680	013100070403	Richmond Flowers Jr.	Reading Road	F	P	P	G	N/A	G	A
680	013100070406	Richmond Flowers Jr.	Reading Road	F	P	P	G	N/A	G	A
681	013100070393	Richmond Flowers Jr.	4734 Reading Road	P	G	P	G	G	G	A
681	013100070399	Richmond Flowers Jr.	4734 Reading Road	P	G	P	G	G	G	A
682	011900010004	National Amusements, Inc.	Reading Road	P	G	G	G	G	G	A
682	011900030055	National Amusements, Inc.	Reading Road	P	P	G	G	G	G	A
682	011900030056	National Amusements, Inc.	Reading Road	P	P	G	G	G	G	A
682	011900030057	State of Ohio	Reading Road	P	G	G	G	G	G	A
682	011900030059	State of Ohio	Reading Road	P	G	G	G	G	G	A
682	013100070391	State of Ohio	Reading Road	P	G	G	G	G	G	A
682	013100070401	State of Ohio	Reading Road	P	G	G	G	G	G	A
682	013100070292	The City of Cincinnati	Reading Road	P	G	G	G	G	G	A
682	013100070293	The City of Cincinnati	Reading Road	P	G	G	G	G	G	A
682	013100070384	The City of Cincinnati	Reading Road	P	G	G	G	G	G	A
682	013100070397	The City of Cincinnati	Reading Road	P	G	G	G	G	G	A
683	011900030001	St. Aloysius Orphan Asylum	4753 Reading Road	P	G	G	G	G	G	A
683	013100040016	St. Aloysius Orphan Asylum	4753 Reading Road	P	G	G	G	G	G	A
683	013100040017	St. Aloysius Orphan Asylum	4753 Reading Road	P	G	G	G	G	G	A
683	013100040018	St. Aloysius Orphan Asylum	4753 Reading Road	P	G	G	G	G	G	A
683	013100040019	St. Aloysius Orphan Asylum	4753 Reading Road	P	G	G	G	G	G	A
683	013100040037	St. Aloysius Orphan Asylum	4753 Reading Road	P	G	G	G	G	G	A
683	013100040038	St. Aloysius Orphan Asylum	4753 Reading Road	P	G	G	G	G	G	A
683	013100040039	St. Aloysius Orphan Asylum	4753 Reading Road	P	G	G	G	G	G	A
683	013100040040	St. Aloysius Orphan Asylum	4753 Reading Road	P	G	G	G	G	G	A
684	013100040078	Roger Klinghoffer	4801 Reading Road	P	G	P	G	F	P	A
684	013100040079	Roger Klinghoffer	4801 Reading Road	P	G	P	G	F	P	A
685	013100040021	Emma Mitchell	4807 Reading Road	F	G	P	G	G	G	A
686	013100040044	4815 Reading Road LLC	4815 Reading Road	P	G	G	G	F	G	A
686	013100040045	4815 Reading Road LLC	4815 Reading Road	P	G	G	G	F	G	A
686	013100040046	4815 Reading Road LLC	4815 Reading Road	P	G	G	G	F	G	A

Blighting Criteria: 1 - Overall Structural Condition; 2 - Lot Size; 3 - Diversity of Ownership; 4 - Non-Conforming Land Use; 5 - Vacancy; 6 - Parking and Loading Area

Reading Road Corridor Blight Study - Cincinnati Section

Survey Number	Parcel Number	Property Owner	Address	Blighting Criteria						Area of Opportunity
				1	2	3	4	5	6	
687	013100040043	Bruce Bardach	4823 Reading Road	P	G	G	G	F	G	A
687	013100040089	Bruce Bardach	4823 Reading Road	P	G	G	G	F	G	A
688	013100040002	Bruce Bardach	4823 Reading Road	P	G	G	G	G	G	A
688	013100040022	Bruce Bardach	4823 Reading Road	P	G	G	G	G	G	A
688	013100040023	Bruce Bardach	4823 Reading Road	P	G	G	G	G	G	A
689	011700050144	Editha Carter Bell @ 7	4829 Reading Road	P	G	P	G	G	P	A
689	011700050191	Editha Carter Bell @ 7	4829 Reading Road	P	G	P	G	G	P	A
690	011700050224	Franklin & Brenda M. Harris	4833 Reading Road	P	G	P	G	G	G	A
691	011700050057	Franklin & Brenda M. Harris	4835 Reading Road	P	G	P	G	G	G	A
691	011700050192	Franklin & Brenda M. Harris	4835 Reading Road	P	G	P	G	G	G	A
692	011700050188	Beverly J. Shears	4837 Reading Road	P	G	P	G	G	G	A
693	011700050193	Phillip & Ada S. Merritt	4843 Reading Road	F	G	P	G	G	G	A
694	011700050213	Lydia A. Frazier	1671 Anita Place	P	G	P	G	G	G	A
695	011700050056	Richard & Jaki Bhoelai	4871 Reading Road	P	G	G	G	G	G	B
696	011700050055	Alfred E. & Pauline Olverson	4875 Reading Road	P	P	G	G	G	P	B
697	011700050190	Alfred E. & Pauline Olverson	4877 Reading Road	P	P	G	G	N/A	G	B
70C	011700110056	William P. III & Mary J. Edmund	7750 Reinhold Drive	P	G	G	G	G	G	I
71C	011700110040	Edith M. Shorten	7624 Reinhold Drive	F	G	G	G	G	G	I
72C	011700110040	Edith M. Shorten	7624 Reinhold Drive	F	G	G	G	G	P	I
73C	011700110010	John C. & Louse D. Stalnaker	7738 Summit Avenue	P	G	G	G	N/A	G	I
73C	011700110079	John C. & Louse D. Stalnaker	7738 Summit Avenue	P	G	G	G	N/A	G	I
74C	011700140099	James C. Kear	7661 Reading Road	P	P	P	G	N/A	G	H
75C	011700080237	Roselawn Community Urban Redevelopment Corp	7405 Reading Road	P	G	G	G	N/A	G	H
75C	01170A070035	Roselawn Community Urban Redevelopment Corp	7405 Reading Road	P	G	G	G	N/A	G	H
75C	01170A070127	Roselawn Community Urban Redevelopment Corp	7405 Reading Road	P	G	G	G	N/A	G	H
75C	01170A070460	Roselawn Community Urban Redevelopment Corp	7405 Reading Road	P	G	G	G	N/A	G	H

20	444	260	631	503	504
214	0	0	0	102	0
408	198	382	11	26	138
3.1%	69.2%	40.5%	98.3%	78.3%	78.5%
33.3%	0.0%	0.0%	0.0%	15.9%	0.0%
63.6%	30.8%	59.5%	1.7%	4.0%	21.5%

Blighting Criteria: 1 - Overall Structural Condition; 2 - Lot Size; 3 - Diversity of Ownership; 4 - Non-Conforming Land Use; 5 - Vacancy; 6 - Parking and Loading Area

***Appendix D:
Planning and Financial Tools***

There are various planning tools available to communities in Ohio that can be used to revitalize housing, promote economic development and in general, improve the quality of the entire community. Although zoning is the one planning tool readily available for the community's use, most of the other tools require additional planning and strong community support. The following is a brief summary of some of the most commonly used planning tools that this committee can recommend to implement as part of the goals and recommendations in the Reading Road Corridor Plan.

Zoning

Zoning is the most basic of all planning tools and is already in place in each of the involved neighborhoods. Zoning can be used to accomplish some of the following:

- Promote economic development by concentrating commercial and industrial properties in particular areas. This can help to prevent overburdening the market that in turn can work to lower vacancy rates and promote revitalization of the commercial core of the neighborhoods. In addition, selective concentration means that the community can guide non-residential developments to those areas most suited for the developments (i.e. adequate public utilities and infrastructure).
- Protect existing residential neighborhoods by controlling densities and the potential for the conversion of homes to higher density housing and/or non-residential uses (i.e. offices).
- Separate incompatible land uses through the uses of transitional zoning. A good example of this is the four-family dwellings along Reading Road, north of Hillcrest Shopping Center. These four-family homes are a good transitional use between the single family homes behind them and the high intensity uses of Hillcrest and Reading Road itself.
- Zoning can also be used to require landscaping, lighting and adequate parking that helps to improve the visual appearance of the area.

Community Reinvestment Area (CRA)

The establishment of Community Reinvestment Area (CRA) allows for a tax abatement of up to 100% on real estate taxes incurred from new construction or the rehabilitation of existing structures for a specified amount of time. This means that a property owner would be exempt from paying the additional real estate taxes that are required due to the improvements made to property (anything from rehabilitation to new construction).

To establish a CRA, a community must survey the conditions of all the structures within the proposed CRA boundaries (which we have already completed). The survey must establish that due to blight or other influences, construction and rehabilitation of structures is being discouraged. This survey, the findings and a map of the CRA boundary must then be submitted to the Ohio Department of Development (ODOD) for approval. As part of that approval, the

Essentially, the real estate taxes that are created from improvements to a property (i.e. the construction of a new building) can be redirected for use to help make public improvements such as repairing and expanding roads, extending public utilities, streetscaping, etc.

Issues:

Although the establishment of a TIF can be controversial because the school district will not receive the usual portion of the real estate taxes, there are several advantages to its use.

- A TIF can promote economic development in areas where a constraint on revitalization is the lack of adequate infrastructure or public utilities.
- Because the public improvements are being financed by the development, the burden is off the surrounding residential area to pay for improvements through the raising of taxes.
- The creation of new jobs means an increase in the amount of earnings taxes that the government will collect and use.
- Once the tax exemption expires, the community will begin to see the additional property taxes.

Urban Jobs and Enterprise Zones

The city or the county can establish enterprise zones in areas where the intent is to retain, expand or create employment opportunities for the state as a whole but not through the transfer of employees from one area to another. The Ohio Department of Development (ODOD) must approve all enterprise zones and any enterprise (business) that wants to be included must sign an agreement with the city and the ODOD. The agreement essentially requires the business within the enterprise zone to demonstrate that it:

- Established, expanded, renovated or occupied a facility; and
- Hired at least 25% of its non-retail employment from any of the following:
 - The unemployed within the county;
 - Those receiving aid to dependent children;
 - Welfare recipients;
 - Those receiving unemployment compensation;
 - The handicapped
 - Those eligible for federal job training funds; or
 - Residents of the enterprise zone.

Businesses within the enterprise zone that meet or exceed the above conditions are eligible for multiple incentives including:

- Tax exemptions on the value of real property improvements and/or tangible personal property for up to 10 years. The tax exemptions can be as high as 75% for municipalities and

60% for unincorporated areas. The exemptions can be increased with approval from the involved school district.

- State franchise tax benefits where the enterprise reimburses new employees for day care or job training.
- Additional state incentives are available including health care subsidies and disadvantaged worker hiring credits.

Urban Renewal

Urban renewal is a planning tool that can be used by a City to acquire and assemble "blighted" properties, clear the area if necessary and then lease or sell the land to a developer. In order to utilize this tool, the community must develop an urban renewal plan that accomplishes the following:

- Demonstrates that the area targeted for redevelopment is considered a "blighted area" in accordance to state and local laws (our survey of conditions would serve as the basis for this finding).
- Describes future land uses and the associated densities.
- Establishes any infrastructure improvements or other public improvements that are to be made in the area.
- Provide other information necessary as required by the local government.

In order to designate an area as being blighted, the city must first survey all of the properties within the proposed urban renewal area and provide proof within the survey that the area meets the criteria set forth in the definition of a "blighted area." By state law, a "blighted area" is an area where due to deterioration of structures, defective street or lot layouts in relation to size, accessibility or usefulness, unsanitary or unsafe conditions, diversity of ownership, the existence of conditions that endanger life by fire or other causes, or other factors prevents the growth of the city or is a menace to the public health, safety, morals, or welfare in its present condition. The surveys that we have completed for each of the properties in the planning area could serve as a basis for the finding that an area is blighted.

In establishing an urban renewal area, a city is able to use their power of eminent domain to acquire a property; eminent domain allows the city to purchase property at fair market value even if the property owner does not wish to sell. Once the property(s) is acquired and cleared, if necessary, the city will sell or lease the property to a developer. In return for developing the property, a developer may be exempt from the additional taxes created by the development but they are required to pay an annual service payment that is used to repay any urban renewal bonds that had to be issued to help finance the project.

Special Improvement Districts (SID)

A Special Improvement District (SID) is a district where an assessment is made on each property and the money is used for business recruitment/retention, marketing, special events, maintenance, landscaping and streetscaping, parking, security and public improvements. A SID can be created by the petition of:

- The owners of at least 60% of the front footage (i.e. along Reading Road); or
- The owners of at least 75% of the total property located within the proposed district.

All property owners within the SID are included in the assessment, other than churches, properties owned by the municipality, county or other political subdivision unless they request to be included through writing. The law excludes properties owned by the state or federal government from being a part of a SID. All of the properties are then assessed a certain amount of money based on front footage, assessed valuation, a proportion of the benefits resulting from the district or a combination of all three. The assessment is then used for improvements and programs that will benefit the entire district as mentioned early. A non-profit board of trustees governs the SID with at minimum of five members including one member from the municipality.

Issues:

An issue that needs to be considered when discussing the potential for a SID is the impact and assessment on residential properties that are included in the SID boundary. Will residential properties be assessed the same amount as non-residential properties and/or will the SID discourage future development of additional residential uses?

Community Urban Redevelopment Corporation (CURC)

A Community Urban Redevelopment Corporation (CURC) is formed by a private developer-sponsor wishing to redevelop a "blighted area" for a community. Once a city has acquired land, most likely through an urban renewal plan, it is resold to the CURC who will redevelop the defined project area. The CURC must follow a community development plan that defines proposed uses and densities, proposed demolition and improvements, proposed rehabilitation, zoning changes and building requirements. Any development completed by a CURC must comply with local zoning and local land use or comprehensive plans.

In return for redeveloping a "blighted area," a CURC may be exempt from paying the real estate taxes incurred by the improvements made. However, the CURC is required to pay an annual service payment as defined by the city.

Community Improvement Corporations (CIC)

A community may establish a Community Improvement Corporation (CIC) to help encourage economic and civic development within a community. CICs have the ability to borrow money, acquire, sell and lease properties, acquire, sell or lease personal property, stocks, corporations,

etc. CICs may also make loans to individuals and businesses that have been refused conventional financing.

The CIC must prepare a plan for the area that will be used for commercial, industrial, and research development. The plan must also define the role the CIC will have in implementing the plan. Once the plan is complete, the City Council must adopt it.

Homeownership/Neighborhood Revitalization

In an effort to encourage home ownership and revitalize local neighborhoods, the City of Cincinnati created the Homeownership/Neighborhood Revitalization service. Both City funds and Community Development Block Grants (CDBG) can be used to acquire and rehabilitate housing that is a blighting influence on the surrounding residences.

Neighborhood Support Program

Neighborhoods are eligible to receive up to \$10,000 dollars in City grant money that can be used for various purposes that help to improve the overall quality of the neighborhood.

Both Roselawn and Bond Hill have been actively participating in this program for many years.

Additional Programs

In addition to all of the programs described above, there are many other programs, tax incentives, and financial support services available through the City, State and various other agencies that work to help both residents and businesses. However, quite often individuals and businesses interested in development, redevelopment and rehabilitation are unaware of these programs. This problem could be resolved through educating the public on how they can get help for everything from housing rehabilitation, new construction, and expanding or improving existing businesses. The following is a list of several programs that are available and the agency(s) responsible for administering them.

Housing

Housing Development Round - City of Cincinnati
New Housing Program - City of Cincinnati
Neighborhood Home Buyer Program - City of Cincinnati
Housing Rehabilitation Loan Program (HRLP) - City of Cincinnati
Homesteading - City of Cincinnati
Housing Maintenance Services - City of Cincinnati
Down Payment Assistance - City of Cincinnati
Neighborhood Development Corporation Support - City of Cincinnati
Rental Rehab Program - City of Cincinnati
Tax Abatements - City of Cincinnati
Affordable Housing Programs - City of Cincinnati & Local financial institutions
First Time Homeowners Programs - City of Cincinnati & Local financial institutions

Commercial and Industrial

Technology Investment Tax Credit - ODOD
Business Development Account (412) - ODOD
Ohio Job Creation Tax Credit - ODOD
Research and Development Tax Credit - ODOD
Ohio Export Tax Credit - ODOD
Manufacturing Machinery and Equipment Investment Tax Credit - ODOD
Ohio Manufacturers Investment Tax Credit - ODOD
Warehouse Inventory Tax Exemption - ODOD
Warehouse Equipment Sales Tax Exemption - ODOD
Roadwork Development Account (629) - ODOD
166 Loan Program - ODOD, HCDC & City of Cincinnati
166 Regional Loan Program - ODOD
Ohio Enterprise Bond Fund - ODOD
Small Business Administration (SBA) 504 Loan Program - ODOD, HCDC & City of Cincinnati
Ohio Industrial Training Program - ODOD
Small Business Development Center Program - ODOD & HCDC
Women's Business Resource Program - ODOD
Ohio Mini-Loan Program - ODOD
Small Business Administration (SBA) Micro-Loan Program - HCDC
Minority Direct Program - ODOD
Pollution Prevention Program - ODOD
Cincinnati Small Business Loan Fund - City of Cincinnati
Earnings Tax Credit - City of Cincinnati
Employee Training Program - City of Cincinnati
Capital Improvement Dollars - City of Cincinnati

ODOD = Ohio Department of Development
HCDC = Hamilton County Development Company

***Appendix E:
Available Property Owner Programs***

Descriptions of Available Programs

Commercial and Industrial

Agencies:

ODOD = Ohio Department of Development
HCDC = Hamilton County Development Corporation
City of Cincinnati

Programs:

Technology Investment Tax Credit

- Offers a variety of benefits to Ohio taxpayers who invest in small, research and development and technology-oriented firms.
- Investors may reduce their state taxes by up to 25 percent of the amount they invest in qualified, technology-based Ohio companies. The program's maximum credit of \$37,500 per investment may be applied to personal income tax, corporation franchise tax, public utility excise tax or the tax on dealers in intangibles. The investment for which the credit is claimed must be a purchase of common stock, preferred stock, membership interest, partnership or other equity position which does not exceed \$150,000. An investor must incur a risk of loss which depends upon the company's success for repayment. Annual dividends and interest payments combined may not exceed 10 percent of the amount invested. An investor cannot own an excess of 5 percent stock in the company in which he is investing. Finally, an investor must not be delinquent in state or local taxes.

CONTACT: Ohio Department of Development's Technology Division
28th floor, 77 South High Street, Columbus, Ohio 43216
(614) 466-3887 or (800) 848-1300.

Ohio Job Creation Tax Credit

- Provides state and municipal tax incentives for businesses that expand or locate in Ohio. State guidelines regulate the type of business and project eligible for this incentive. A business can receive a refundable tax credit against its corporate franchise/income tax based on the state income tax withheld on new, full-time employees.
- The amount of the tax credit can be up to 75% for up to 10 years. The tax credit can exceed 75% only upon recommendation of the Director that there is an extraordinary circumstance that merits an exception. Approved projects generally range between 50% to 60% for 5 to 10 years.
- Municipalities can provide a similar arrangement with their local employee income taxes. A five-member authority determines eligibility and terms. Businesses must agree to create at least 25 new, full-time jobs within 3 years of operation. The average wage of all employees must be at least 150% of the current federal minimum wage. The business must demonstrate to the state that the tax credit is a major factor in its decision to go

forward with the project. The local community must also provide financial support for the project.

CONTACT: Office of Tax Incentives, Ohio Department of Development
28th floor, 77 South High Street, Columbus, Ohio 43216
(614) 466-4551

Research and Development Tax Credit

- Is a sales tax exemption for machinery and equipment used in research and development. The exemption applies only to equipment, and the equipment must be used in qualified research and development activities.
- Qualified research includes "pure" research (scientific or technological inquiry and experimentation in the physical sciences) and "directed" research (research conducted to design, create or formulate new or better products, equipment or manufacturing processes).
- Exempts state 5% and County 1.5% for manufacturing and equipment.

CONTACT: Ohio Department of Taxation (Sales and Use Tax Division) (614)466-4551.
28th floor, 77 South High Street, Columbus, Ohio 43216

Ohio Export Tax Credit

- Is a non-refundable franchise tax credit for corporate or individual taxpayers who increase export sales, if they also increase either Ohio payroll or Ohio capital expenditures. The credit is based on the average increase in export sales during the two years prior to the year in which the credit is claimed.
- Export sales are defined as those sales that qualify for special Foreign Sales Corporation (FSC) federal tax treatment.
- Generally, a business is able to claim a 10% credit of pre-tax profit from increase in export sales, as long as either Ohio payroll or property values increased by 10% over the previous 3 years. If increase is less than 10%, the credit is proportionately reduced.

CONTACT: Special Projects Manager for Governor's Export Initiative, Ohio
Department of Development, (614) 466-5017 or
Ohio Department of Taxation at (614) 846-6712 (personal taxpayers) or
(614) 433-7617 (corporate taxpayers).
28th floor, 77 South High Street, Columbus, Ohio 43216

Warehouse Equipment Sales Tax

- Is an exemption for equipment used in warehousing and distribution. The exemption applies to equipment used primarily (at least 51%) in storing, transporting, mailing, or handling inventory in a warehouse, distribution center, or similar facility.
- The inventory handled by the facility must be primarily distributed outside of Ohio to retail stores owned by the business or affiliated group that owns the Ohio warehouse or distribution center. The inventory can also be distributed by means of direct marketing in order to qualify for the exemption.

CONTACT: Office of Business Development, ODOD
28th floor, 77 South High Street, Columbus, Ohio 43216
(614) 466-4551

Roadwork Development Account (629)

- Grant dollars are available to induce companies to move forward with a project in Ohio.
- Eligible uses of the 629 funds are public roadway improvements including engineering work. Companies engaged primarily in manufacturing, research and development, high technology, corporate headquarters and distribution.
- Project must create or retain jobs and demonstrate that it will not go forward without receipt of Roadwork Development funds. Before use of Roadwork Development funding is considered, all other public or private sources of financing must be considered.

CONTACT: Office of Business Development, ODOD
28th floor, 77 South High Street, Columbus, Ohio 43216
(614) 466-4551

166 Loan Program

- On-going manufacturing concern (must be owner occupied).
- Eligible uses: land and building acquisition; new construction; renovation of an existing building; acquisition of new and/or used machinery & equipment; and project-related soft costs.
- Job/\$Investment: \$15,000 per job created or justifiably retained; jobs must be created within 3 years after project completion.

CONTACT: Office of Financial Incentives, ODOD
28th floor, 77 South High Street, Columbus, Ohio 43216
(614) 466-5420

166 Regional Loan Program:

- On-going manufacturing concern (must be owner occupied).
- Maximum/Minimum: \$350,000/locally determined. 30% - 40% of eligible costs.
- Financing: Private lender required; 10% owner cash equity mandatory.
- Eligible uses: Acquisition of land and building; new construction; renovation of an existing building; to acquire new and/or used machinery & equipment; and for project-related soft costs.
- Term: Equal to or less than private lender; up to 10 years on machinery and equipment; and up to 15 years on real estate.
- Rate: Negotiable; will not exceed 2/3 of prime.
- Job/\$Investment: \$15,000 per job created and/or justifiably retained.
- Collateral/Security: Personal guarantees of owners; corporate guarantees; shared first mortgage on assets; key person life insurance; and financial covenants required. Up to 30% of total eligible fixed costs. Two-thirds of prime fixed rate for 5-15 years.

Equity minimum 10% Book minimum 25%

CONTACT: Office of Financial Incentives, ODOD
28th floor, 77 South High Street, Columbus, Ohio 43216
(614) 466-5420

Ohio Enterprise Bond Fund

- Enterprise: Manufacturing/tax-exempt; Industrial & commercial/taxable.
- Financing: 10% owner cash equity mandatory; must provide one year debt service reserve; and private lender may be necessary.
- Eligible uses: Acquisition of land and building; new construction; to renovate existing building; acquisition of machinery & equipment; and project-related soft costs.
- Term: Maximum 20 years on real estate, or 120% of the average life of the assets.
- Rate is fixed at the time of the sale of the bond.
- Other: Must demonstrate job creation and/or retention; Must have a "public purpose".

CONTACT: Office of Financial Incentives, ODOD
28th floor, 77 South High Street, Columbus, Ohio 43216
(614) 466-5420

Small Business Administration (SBA) 504 Loan Program

- A joint venture between the private sector and the SBA. It is specifically designed to make available long-term, fixed-asset financing at an interest rate attractive to borrowers.
- Eligible uses: purchase and/or renovation of a building or land; construction of a building; leasehold improvements; machinery and equipment with a useful life of ten years; certain professional fees.
- Corporations, partnerships and proprietorships are eligible if they are able to secure the loan with sufficient collateral; create or retain one job per \$35,000 of the SBA 504 loan amount; have a net worth less than six million dollars; have an average net income for the preceding two years not exceeding two million dollars.
- A business can borrow up to \$750,000 provided that the SBA portion does not exceed 40% of the total project costs.

CONTACT: City of Cincinnati Department of Economic Development (513) 352-3950
or Cincinnati Local Development Company (513) 352-1958
805 Central Avenue, Suite 710
Cincinnati, OH 45202

Ohio Industrial Training Program

- Focuses on manufacturing or manufacturing-related businesses; must create or retain jobs to be eligible.
- Funding Level: Up to 50% funding for orientation, training and management programs; instructional materials, instructor training.

CONTACT: Ohio Industrial Training Program, ODOD

28th floor, 77 South High Street, Columbus, Ohio 43216

(614) 466-4155

Small Business Development Center Program

- A management assistance delivery program of the U.S. Small Business Administration, administered in partnership with the Ohio Department of Development.
- SBDCs provide free and confidential in-depth counseling, business planning, development, training and other specialized support services to small businesses through a network of 38 centers throughout Ohio. SBDCs also promote growth, expansion, innovation, increased productivity, management improvement and provide increased opportunities for the networking and information exchange.

CONTACT: Ohio Small Business Development Center Program, ODOD
28th floor, 77 South High Street, Columbus, Ohio 43216
(614) 466-2711

Women's Business Resource Program

- Serves as an information clearinghouse of resources for Ohio women in business.
- Program is part of the Ohio Women Business Consortium, a network of local women business development centers, providing counseling, training, and financing to women-owned businesses. The Women's Business Resource Program promotes business development through network referrals; public and private linkages; increased management and technical expertise; financing secured, and contracts awarded.

CONTACT: Women's Business Resource Program, ODOD
28th floor, 77 South High Street, Columbus, Ohio 43216
(614) 466-4945

Ohio Mini-Loan Program

- For small business with fewer than 25 employees; 50% of available funds targeted for minority- and women-owned businesses.
- Maximum/Minimum Bank Loan: \$100,000/\$10,000
- Financing: Private lender required
- Eligible Projects: Up to a 45% guarantee of the purchase of fixed assets: land, building, machinery or equipment, renovations and lease improvements.
- Term: Maximum of 10 years.
- Rate: Blend of 5.5% for guarantee portion of loan and bank's prevailing interest rate for unguaranteed portion of loan.
- Job/\$ Investment: \$10,000 to \$15,000 per job (created or retained).

CONTACT: Minority Development Financing Advisory Board, ODOD
28th floor, 77 South High Street, Columbus, Ohio 43216
(614) 644-7708

Small Business Administration (SBA) Micro-Loan Program

- Geared toward the "small entrepreneur".
- Eligible uses of loan proceeds include receivables, inventory, supplies, equipment and working capital.
- The maximum amount available for a start-up business is \$7500.00; for an existing business, the maximum amount available is \$15,000.00.
- In addition to the loan assistance, HCDC will provide borrowers with intensive assistance in one or more of the following areas: Marketing, Management, Finance/Accounting, and Strategic Planning.

CONTACT: Hamilton County Development Co., Inc.
1776 Mentor Avenue
Cincinnati, OH 45212
(513) 361-8292

Minority Direct Program

- Enterprise: On-going business concern certified by State Equal Opportunity Coordinator as Minority Business Enterprise (MBE). (Must be owner occupied).
- Maximum/Minimum: \$200,000/\$10,000; 40% of eligible costs for 5 year max.
- Financing: Private lender required. 10% owner equity. Eligible Projects: purchase of land, building, machinery or equipment, renovations and leasehold improvements.
- Term: Maximum of 10 years, but may be amortized over longer period with balloon payment at end of the 10th year.
- Rate: 4.5% fixed.
- Job/\$ Investment: \$35,000 per job created or retained. Jobs must be created within 3 years after project completion. 51% minority owned.

CONTACT: Minority Development Financing Advisory Board, ODOD
28th floor, 77 South High Street, Columbus, Ohio 43216
(614) 644-7708.

Pollution Prevention Program

- A joint program between ODOD and the Ohio Environmental Protection Agency (OEPA) to provide low-interest capital improvement loans for the purchase of equipment and/or construction to complete pollution prevention (P2) activities at small- to medium-sized businesses (500 employees or less) within Ohio.
- Preferential interest rates are available for qualifying companies in designated "distressed areas" of the state.
- The term on the loan will be based upon the useful life of the assets being financed and the term of bank loan, not to exceed seven years.
- An eligible company should demonstrate that its fixed asset expansion will retain jobs for Ohio citizens, is located in the state of Ohio, has a certified P2 project by the OEPA and meets the definition of small- to medium-sized businesses.

CONTACT: OEPA Office of Pollution Prevention, (614) 644-3469
or Economic Development Division, ODOD (614) 644-8201
28th floor, 77 South High Street, Columbus, Ohio 43216

Cincinnati Small Business Loan Fund (CSBLF)

- A program financed, in part, by the Federal Department of Housing and Urban Development (HUD) and administered by the City of Cincinnati Department of Economic Development.
- The CSBLF encourages growth and expansion by addressing the financing needs of eligible Cincinnati businesses.
- A project is usually financed by three separate entities- a private lending institution, the City's Department of Economic Development and the small business itself.
- In most cases, businesses may borrow up to \$100,000 from the Cincinnati Small Business Loan Fund.
- Eligible uses of loan proceeds include: purchase of land, land improvements, purchase of building(s), building renovations, building construction, certain professional fees, leasehold improvements, working capital, equipment acquisition (must be fixed with a useful life of at least 7 years).

CONTACT: City of Cincinnati Department of Economic Development
(513) 352-3950
805 Central Avenue, Suite 710
Cincinnati, OH 45202

Earnings Tax Credit

- The City offers a non-refundable Earnings Tax Credit of up to 50 percent of new City income tax revenue from employees for up to 10 years that could be applied against the income taxes on business net profits.
- A minimum of 25 new jobs must be created over three years. This program is designed to work in conjunction with the State of Ohio Job Creation Tax Credit; the created jobs would have to represent new jobs for the State of Ohio. The jobs to be created must be, on average, at least 200% of minimum wage and the jobs have to be retained for at least twice the period of an agreement.

CONTACT: City of Cincinnati Department of Economic Development
(513) 352-3950
805 Central Avenue, Suite 710
Cincinnati, OH 45202

Employee Training Program/Employment Initiatives

- This program is offered through the City of Cincinnati and is designed to match employees and employers.
- The Employment Initiatives program has three components: Job Prep, Job Bank and Job Link. Job Prep prepares job seekers for their job search; Job Bank is a computerized list of firms that are hiring in this area; and Job Link is an inexpensive van pool that links city

- residents with jobs outside the city.
- With the exception of the Job Link program, these services are free for City residents and area businesses.

CONTACT: Cincinnati Institute for Career Alternatives, Inc.
19 West Elder Street
Cincinnati, OH 45210
(513) 357-2860

Capital Improvement Dollars

- A capital improvement or capital project is defined as the purchase or improvement of a City asset, including construction or rehabilitation which provides an asset for the City's use, or in the case of an existing asset, increases the value of the public asset or extends its useful life. Capital improvements are made to improve the value of City assets, and are relatively large expenditure items compared with operating budget items. A capital improvement is expected to have a useful life of at least five years.
- The process begins with city departments making requests for capital projects. These requests include ongoing projects, improvements to existing assets, previously funded phased projects, and new projects.
- City residents, in consultation with Cincinnati Neighborhood Action Strategy (CNAS) Teams, have the opportunity to make requests of City departments to include neighborhood proposed or endorsed capital projects in their budget requests. Each neighborhood can include up to five Community priority requests.
- The next capital budget period will be for the 2001/2002 biennium.

CONTACT: Dept. of Economic Development
Business Manager: Eric Denson
Centennial Two, Suite 710
805 Central Avenue
Cincinnati, OH 45202

Housing

Housing Development Round

- Provides loans or grants to developers to upgrade and create new multi-unit housing for both rental and home buyer households, with emphasis on housing opportunities for low income households and groups with special needs.
- Funds are awarded through a competitive request for proposals process in January and August of each year.

CONTACT: City of Cincinnati, Department of Neighborhood Services
805 Central Avenue Suite 700
Cincinnati, OH 45202
513.352-6146

New Housing Program

- Provides for construction of new homes for ownership with a value of \$50,000 or more. The purpose of the program is to ensure that the City increases its share of the overall owner-occupied housing development in the metropolitan area.
- This program provides gap financing to developers, quite often by funding infrastructure improvements. Funds are awarded competitively as part of the Housing Round process.

CONTACT: City of Cincinnati, Department of Neighborhood Services
805 Central Avenue Suite 700
Cincinnati, OH 45202
513.352-6146

Housing Rehabilitation Loan Program (HRLP)

- Provides home ownership opportunities to low and moderate income home buyers to correct code deficiencies in owner occupied, one-to-four unit structures on a Citywide basis.
- HRLP is administered through a contract with Neighborhood Housing Services of Cincinnati.

CONTACT: City of Cincinnati, Department of Neighborhood Services
805 Central Avenue Suite 700
Cincinnati, OH 45202
513.352-6146

Homesteading

- Provides home ownership opportunities to low and moderate income home buyers.
- Awards houses through a lottery, but requires that the winner be qualified to obtain a rehabilitation loan to fix up the house.

CONTACT: City of Cincinnati, Department of Neighborhood Services
805 Central Avenue Suite 700
Cincinnati, OH 45202
513.352-6146

Housing Maintenance Services

- Provides various levels of service to low income homeowners, including emergency repairs, immediate repairs, major repairs, and accessibility. Current contractors for this program are People Working Cooperatively and Normar, Inc.

CONTACT: City of Cincinnati, Department of Neighborhood Services
805 Central Avenue Suite 700
Cincinnati, OH 45202
513.352-6146

Down Payment Assistance

- The City provides funds to the Shuttlesworth Foundation to be used for down payment assistance to low to moderate income first-time homebuyers.

CONTACT: City of Cincinnati, Department of Neighborhood Services
805 Central Avenue Suite 700
Cincinnati, OH 45202
513.352-6146

Neighborhood Development Corporation Support

- Operating funds are provided to nonprofit development groups engaged in developing new and rehabilitated housing primarily for low and moderate income renter and home-buyer households and "special needs" populations.
- Funds are awarded through a competitive process.

CONTACT: City of Cincinnati, Department of Neighborhood Services
805 Central Avenue Suite 700
Cincinnati, OH 45202
513.352-6146

Rental Rehab Program

- Designed to increase the supply of decent, safe, and sanitary rental units for rent to low income households at affordable rents. Rents are pegged at 30% of income of households at 50-60% of median income. Loans are 10-year forgivable, to be matched dollar for dollar up to City maximum per unit.

CONTACT: City of Cincinnati, Department of Neighborhood Services
805 Central Avenue Suite 700
Cincinnati, OH 45202
513.352-6146

Tax Abatement

- Encourages rehabilitation and new construction of structures through property tax incentives. Rehabilitation of one and two unit residential structures are eligible within certain designated Community Reinvestment Areas.

CONTACT: City of Cincinnati, Department of Neighborhood Services
805 Central Avenue Suite 700
Cincinnati, OH 45202
513.352-6146

First Time Homeowners Programs

- Housing Counseling is a program for first-time homebuyers and current homeowners. Services are provided by the Better Housing League and Greater Cincinnati Mortgage and Counseling Services under contract with DNS.

CONTACT: City of Cincinnati, Department of Neighborhood Services
805 Central Avenue Suite 700
Cincinnati, OH 45202
513.352-6146

Also, Home Ownership Program of Greater Cincinnati (513) 961-2800

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