



CINCINNATI CHOICE NEIGHBORHOODS TRANSFORMATION PLAN:

A COMPREHENSIVE COMMUNITY
DEVELOPMENT STRATEGY FOR ENGLISH
WOODS, NORTH FAIRMOUNT, AND
SOUTH FAIRMOUNT

FINAL PLAN

November 18, 2013

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*Prepared by the Community Building Institute with support from
the Cincinnati Metropolitan Housing Authority, Michaels Devel-
opment Company, Model Group, and WRT Design*

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CHAPTER 1 - EXECUTIVE SUMMARY

The community – composed of English Woods, North Fairmount, and South Fairmount – is a community with many assets: it is located minutes from downtown, Uptown, and Interstate 75; it has a rich residential, industrial, and transportation history; it has numerous hill-sides and excellent views of surrounding hill-side communities, the Mill Creek valley, and of downtown; and it has long-time residents that are committed to the community.



Housing on Carll Street in North Fairmount

Even with all of these assets, the community has suffered disinvestment and decline in quality-of-life over the past 30 years. The numbers are staggering: the community has lost a third of its population since 2000, two-thirds of the

households have incomes below \$35,000 (and one-third are below \$15,000), a quarter of the units are vacant, the unemployment rate for the neighborhoods range from 12 to 20%, and there are few essential services and businesses nearby.

COMMUNITY VISION:

The community, including North Fairmount, South Fairmount, and English Woods, is a collection of tight-knit diverse neighborhoods with historic assets that share common resources. The community is filled with opportunity for everyone, it is a place where people choose to live and invest, and it is a community of engaged residents, businesses, and stakeholders that are committed to driving the change the community envisions.

While the list of challenges is great, the commitment and shared vision of community residents, stakeholders, and local partners resulting from this planning process can be marshaled to create the positive change needed to attract new residents and improve quality of life for current residents.

Housing, people, and neighborhood recommendations will first benefit current residents (in terms of housing quality, education and workforce opportunities, access to amenities, health, and safety) and will then work to rebuild the housing market to attract new residents who share the community's vision which values diversity, engagement, historical and natural assets.

The plan looks to build on community anchors and future opportunities such as English Woods to the north, St. Leo the Great Catholic Parish on Baltimore Avenue in North Fairmount, and the Lick Run urban greenway in South Fairmount through strategic housing and commercial recommendations.

This plan is a direct response to the community's collective voice. To make it a reality, community residents must take a leading role in its implementation alongside local partners.

CHAPTER 2 - INTRODUCTION

PLANNING PARTNERS AND TEAM

Community residents and community partners have been the driving force in developing plan recommendations and will be the driving force for successful implementation.

Residents participated in the planning process through regular Community Leader Meetings and larger community-wide meetings. Partners were engaged in partner group meetings, individual meetings, and through the larger community-wide meetings. The group of partners represents strong city-wide organizations and institutions involved in Cincinnati comprehensive community development. They have been organized into working groups aligned with the three core goals of Choice Neighborhoods: housing, people, and neighborhoods. The full list of working group members is listed in the Acknowledgments section of this plan.

Neighborhood residents and community partners have contributed to ensuring continuous, meaningful engagement throughout the planning process. An experienced community development corporation, a social service agency, and the intermediary for the local comprehensive development corporation model have also been involved throughout the process and provided best practices experience in Cincinnati neighborhood improvement.

PLANNING PROCESS

Community members, stakeholders, and partners were involved throughout the planning process. Following is an outline of the planning process with major benchmarks identified:

- **Community Vision:** The Community Vision is a statement that the community collectively supports as its big hope for the community's future. It is a sort of rallying call that everyone supports and can work towards.
- **Community Priorities:** Communities are made up of many elements. For example, transportation is important to many communities. The big theme of transportation would include a lot of different pieces, like buses, roads, taxis, bicycles, walking, and more. Community priorities, as shown through the Community Vision and Aspirational Statements, identify which elements are the most important to this community.
- **Research and Action Plan:** Strategies and action steps were developed to make the priorities a reality. The action steps identify partners to help implement recommendations. Best practices and research from the City and around the country were reviewed to learn what has been tried, what works, and what lessons learned can be applied in the community. Architectural designs and site plans for recommendations were developed as needed.
- **Action Plan:** The Action Plan includes the implementation and financing strategy for the plan. *See Chapter 8, Action Plan.*



Vacant land at English Woods (former street and housing sites)

- **Draft Final Plan:** The Draft Final Plan includes the Action Plan plus a summary of all of the work that helped inform the Action Plan including interviews, meetings, and research.
- **Final Plan:** The Final Plan includes the Action Plan and is approved by the Cincinnati Planning Commission, Cincinnati City Council, and the Cincinnati Metropolitan Housing Authority Board of Directors.
- **Community Workshops** (June 4 and 18, 2013)
- **All-Community Meeting** (October 24, 2013)

More information on partner and community meetings can be found in the Community Meetings and Feedback section of Chapter 3, Plan Foundation.

The following provides a summary of meetings held and capacity-building support provided throughout the planning process.

RESIDENT AND COMMUNITY INVOLVEMENT STRATEGY

Several partner and community meetings were held throughout the planning process to understand the vision of the community, share plan progress, and get feedback on development alternatives. Most meetings brought the three neighborhoods together to discuss a common vision for the first time. The following community meetings were held or attended as part of the planning process:

- Community Council and Resident Council Meetings
- Community Leaders Meetings
- Community Orientation Meeting (March 21, 2012)
- All-Community Meeting (July 12, 2012)
- Community Open House (March 19, 2013)

CAPACITY-BUILDING EFFORTS

The following sections discuss meetings held and capacity-building support provided throughout the planning process.

Capacity building for partners, and especially for residents, has been made available throughout the planning process including the following:

- Community Building Institute's Strength-Based Training Series
- Youth Core Engagement Forum
- Asset-based Community Development Training
- Strength-based Community Leadership Series
- Cincinnati Neighborhood Summits
- Community Engagement Training and Interviews

More information on these capacity building efforts is available in the Appendix A.

CHAPTER 3 - PLAN FOUNDATION

PLAN AREA

The planning area encompasses the entire community including the neighborhoods of English Woods, North Fairmount, and South Fairmount. Throughout this plan, the collection of these neighborhoods will be referred to as the “community.” Collectively, the community has seen continued, significant disinvestment for many years. This is evidenced by population loss, vacant business store fronts, and the loss of many essential social services.

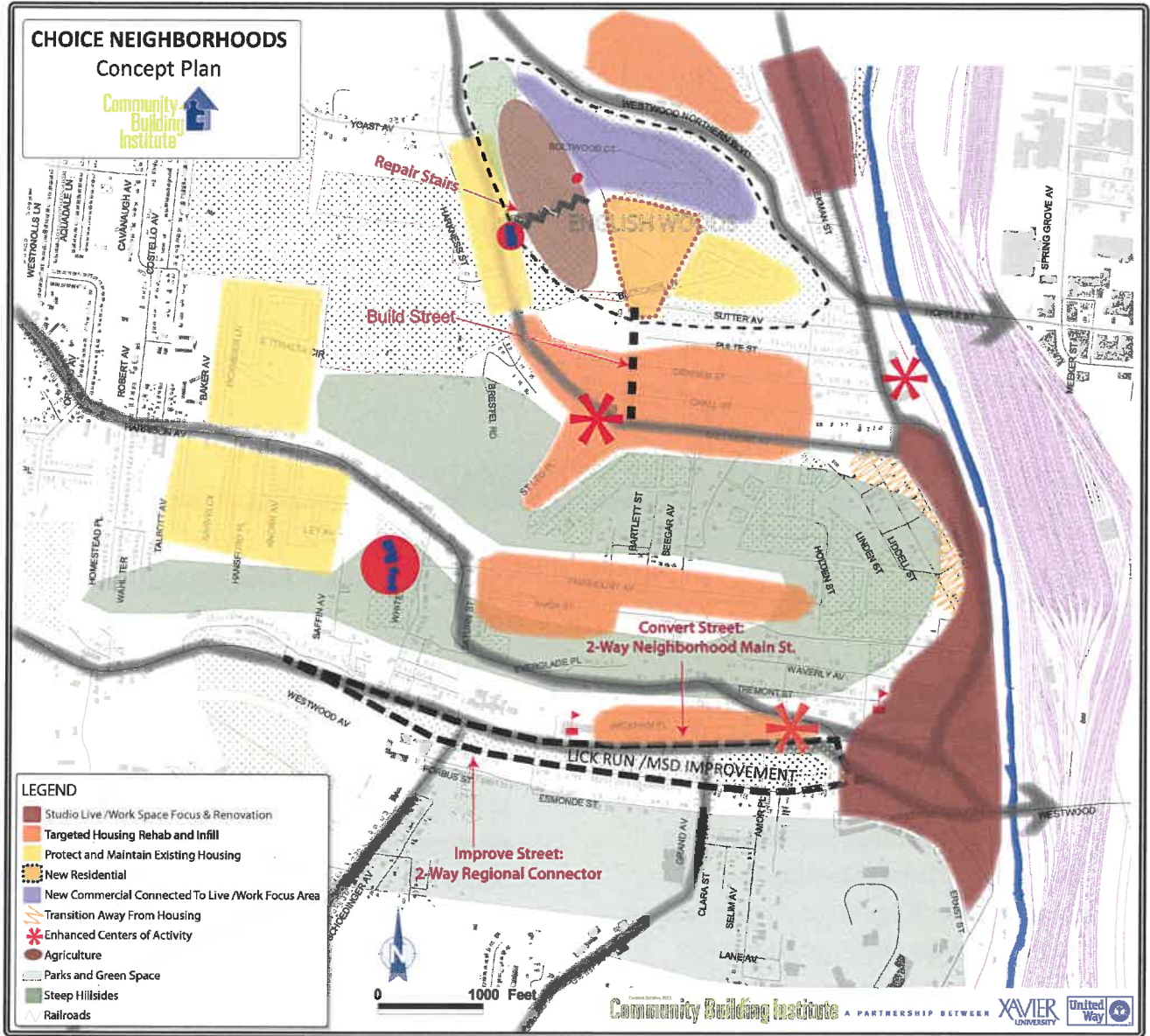
The community is located on the near west side of Cincinnati, just west of one of Cincinnati’s primary industrial core, the Mill Creek Valley. The northern and southern boundaries of the community are major transportation corridors for western commuters heading to Uptown (home to major higher education and medical institutions) and to points north and south, including the Central Business District of Cincinnati, via Interstate 75.

English Woods is located at the northern edge of the community. English Woods is owned by the Cincinnati Metropolitan Housing Authority (CMHA) and comprises 70 acres of vacant land and the apartment communities of Sutter View and Marquette Manor.

The acreage and location of English Woods presents a tremendous opportunity for both the City and the community. The amount of vacant land and proximity to major transportation corridors makes English Woods an ideal development site within the City. CMHA owns and operates 120 units of attached townhome-style public housing at Sutter View, and 140 units of high rise public housing at Marquette Manor at English Woods. English Woods was also home to 702 units of townhome-style public housing demolished with HUD approval in 2005. This plan is an effort to help shape the future development of English Woods so that the opportunity it brings can be a catalyst for positive neighborhood transformation for residents and community stakeholders.

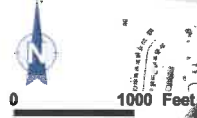
CHOICE NEIGHBORHOODS

Concept Plan



LEGEND

- Studio Live /Work Space Focus & Renovation
- Targeted Housing Rehab and Infill
- Protect and Maintain Existing Housing
- New Residential
- New Commercial Connected To Live /Work Focus Area
- Transition Away From Housing
- Enhanced Centers of Activity
- Agriculture
- Parks and Green Space
- Steep Hillside
- Railroads



Community Building Institute A PARTNERSHIP BETWEEN XAVIER UNIVERSITY United Way

COMMUNITY MEETINGS AND FEEDBACK

RESIDENT AND COMMUNITY INVOLVEMENT STRATEGY

Partner Meetings

Partner meetings have been held throughout the planning process, beginning with a meeting as part of the plan kick-off in conjunction with the first Department of Housing and Urban Development site visit on March 21, 2012. Group and individual partner meetings have been crucial to the planning process. While there was a conscious effort to have the voice of community residents at the forefront of the development of the vision and development alternatives, group and individual partner meetings provided the first test of recommendation feasibility and alignment with City of Cincinnati and Hamilton County priorities.

Community Meetings

Community Council and Resident Council Meetings

Planning team members have regularly

attended the North and South Fairmount community council meetings and several resident council meetings at English Woods to stay up-to-date on the broad community voice and to share and engage residents in the Choice Neighborhoods planning process. During the planning process, several positive changes have occurred within the North Fairmount and South Fairmount Community Councils: membership in the councils has expanded and new leadership has been actively engaged in the Choice Neighborhood planning process; increase in coordination between community and resident councils within the neighborhoods; and the councils recognize they share common assets and common challenges and that it is advantageous to work with one another on important community issues.

Community Leaders Meetings

Community council and resident council leadership are also the primary resident representatives for the plan. In the summer of 2012 regular Community Leader Meetings were established as touch points

during plan development. Attendance at the Community Leader Meetings expanded from presidents and vice-presidents of the community councils to include other leadership from the community councils and resident councils. While the planning process has involved the entire community, the Community Leader Meetings have served as a working group for fleshing out draft plan elements including the Community Vision, Aspirational Statements, and initial concept maps that were then presented to the larger community for additional feedback.

Community Orientation Meeting

The Community Orientation Meeting was held on March 21, 2012 at Ethel M. Taylor Academy and coincided with the first site visit from the Department of Housing and Urban Development. The meeting was a kick-off for the planning process and provided an overview of the process, planning objectives, and began the community conversation around what improvements the community members wanted to see as a result of the plan. This initial meeting provided the first opportunity for the residents of English Woods, North Fairmount, and South Fairmount to work together around common community visions and challenges.

All-Community Meeting

The All-Community Meeting was held on July 12, 2012 at St. Leo's Church in North Fairmount. Between the Community Orientation meeting in March and the All-Community Meeting in July, the planning team met with several community residents, stakeholders, planning partners,

and community and resident councils. Based on these initial meetings, and the draft needs assessment, major themes to focus the plan were developed and presented to the community for feedback.

Attendees felt all of the themes were important. While youth and education and services for seniors were included under Community Spaces and Services, attendees felt that those could be set apart and given more importance in an additional theme. Feedback from this meeting was included with other community feedback in the development of the Community Vision and Aspirational Statements. Detailed meeting notes are included in *Appendix B*.



St. Leo the Great Parish in North Fairmount

Community Open House

The Community Open House was held on March 19, 2013 at the East End Community Heritage School (formerly the North Fairmount Elementary School). The focus of the Open House was community input on two concept maps, Alternatives A and B. The two concept maps responded to the Community Vision and emphasized Aspirational Statements developed by community members to differing degrees. They reflected housing, commercial,

and public space and infrastructure recommendations. The two concept maps were based on feedback at a series of Community Leaders Meetings where initially four concept maps were discussed.

Community Workshops

Community Workshops were held on June 4, 2013 at the East End Community Heritage School in North Fairmount and June 18, 2013 at the Roosevelt School in South Fairmount. The workshops included a visual preference survey, redevelopment program concepts in focus areas, and discussion of the Preferred Concept Map. The intent of the workshops was to gather detailed feedback from community members to incorporate into the Housing and Neighborhood strategies. Findings from the Visual Preference Survey from the Workshops are included in the *Appendix C*.

Final All-Community Meeting

The final All-Community Meeting was held on October 24, 2013 at the East End Community School in North Fairmount. The meeting provided an opportunity for community members from English Woods, North Fairmount, and South Fairmount to offer final input on plan recommendations, site plans, and architectural renderings. Feedback from that meeting, along with other feedback from the July 2013 draft, have been incorporated into the final plan.



East End Community Heritage School in North Fairmount



Roosevelt School (charter) in South Fairmount

COMMUNITY PROFILE

This community profile will include data and findings on the following topics:

- Population Trends
- Population Age
- Race and Ethnicity
- Households and Families
- Income and Poverty
- Housing Profile (including Housing Vacancies, Homeownership, Housing Values, Housing Types, Housing Age, Housing Choice Voucher Units, Low-Income Public Housing Units, and Household Movement)
- Housing Conditions (including Foreclosures, Real Estate Owned Properties, Code Violations, and Housing Quality and Grade)
- Transportation and Access (including Walk Score, Vehicle Ownership and Commute to Work, and Public Transportation)
- Access to Basic Amenities
- Business and Employment (including Businesses and Employees, Retail Supply and Demand, and Unemployment)
- Education
- Market Studies
- Community History

DEMOGRAPHIC TRENDS

The community lost one-third of its population between 2000 and 2011. The population dropped during those 11 years from 15,736 in 2000 to 10,645 in 2011. The loss of population in the community was three times greater than Cincinnati's population drop of 10%. The "community" refers to North Fairmount, South Fairmount, and English Woods through this demographic section unless otherwise noted.

The population decline has been increasing at a faster rate more recently. In the decade between 1990 and 2000, the community lost 1,452 individuals while in the past 11 years between 2000 and 2011 the community lost 5,091 people. Taken together, the population has declined 38% between 1990 (17,188) and 2011 (10,645).

Population Age

On average, the population of the community is younger than the city. The median age in the community in 2000 was 30.1 years old, compared with 32.7 years old in the City. In the community, just over one-quarter (25.8%) of the population is under 14 years old (2,832). In the city, only 18.7% of the population is under 14 years old. At the upper end of the age spectrum, only 7.3 % of the community is 65 years and older (805), compared with 10.9% of the city.

There is some variation of median age by race and ethnicity: 41.9 years old for Whites, 26.5 years old for Blacks, and 24.5 years old for Hispanics. The median age for Whites in the community is well above the city median age of 35.1, while the median age for Blacks in the community is well below the city median age of 31.5. The median age for Hispanics (24.5 years old) in the community and City (25.4 years old) is about the same.

Race and Ethnicity

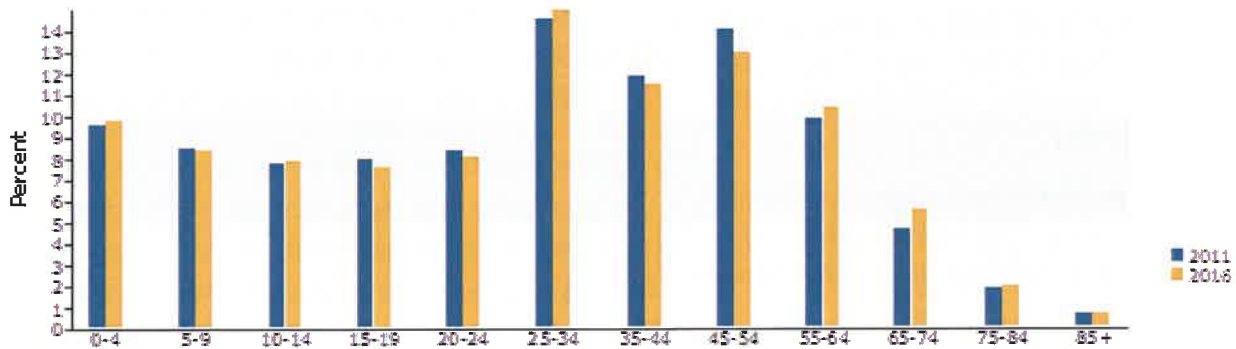
The population is very diverse. In 2011, the racial and ethnic composition of the community was 30% White, 63% Black, and 6% Hispanic.

In comparison, the racial and ethnic composition of the city was 49% White, 45% Black, and 3% Hispanic.

Households and Families

As the total population in the community has declined, so too has the number of households, but households have declined at a slightly slower pace than the population. The total number of households declined from 6,108 in 2000 to 4,240 in 2011 – a decline of 30.6% (compared with a population decline of 32.4%). The average household size was 2.50 persons in 2011. That was about the same size as households in 2000 and larger than the city average household size of 2.12 persons.

Population by Age



Source: ESRI Business Analyst Online

Data for households is broken up into two main groups: family households and non-family households. A family household consists of two or more people related by birth, marriage, or adoption residing in the same housing unit. A non-family household includes households with only one person and households with multiple unrelated individuals or families living together.

More than one-third (37.3% - 1,613) of households have only one-person in the community. While this is a high percentage, it is lower than the percent of one-person households in the city (43.4%).

Family households make up 55.6% of all households, and non-family households (with two or more people) make up 7.1%. Most family households have 2 people (34.1%) or 3 people (25.2%). Most non-family households have one person (84%) or 2 people (14.2%). Only about 10% of all family households have 6 or more people.

Just less than one in five households are husband-wife families (19.2%), but only 7.4% of households are husband-wife families with children. Just over one-third of households (35.3%) have children.

Of husband-wife families, there are slightly more Black householders than White householders (395 and 365 respectively). Other families where there is no spouse present are predominantly headed by Blacks (71.5% of other families – 1,124 households). There are more non-family households with Black householders (55.8%) than White householders (40.9%).

Total	4,321	100.0%
Households with 1 Person	1,613	37.3%
Households with 2+ People	2,708	62.7%
Family Households	2,401	55.6%
Husband-wife Families	831	19.2%
With Own Children	318	7.4%
Other Family (No Spouse)	1,570	36.3%
With Own Children	978	22.6%
Non-family Households	307	7.1%
All Households with Children	1,525	35.3%
Multi-generational Households	200	4.6%
Unmarried Partner Households	412	9.5%
Male-female	378	8.8%
Same-sex	34	0.8%
Source: ESRI Business Analyst Online		

Income and Poverty

The income of the community's households is low, and significantly lower than the city's. In 2011 the median household income was \$22,854 for the community (\$31,198 in the city), and the average household income was \$31,306 (and \$46,594 in the city). Just over one-third of households had an income below \$15,000 (35.6%) while two-thirds of households had an income below \$34,999 (67.6%). Just less than 17% of households had an income above \$50,000.

Households by Income	Number	Percent
<\$15,000	1,508	35.6%
\$15,000 - \$24,999	723	17.1%
\$25,000 - \$34,999	633	14.9%
\$35,000 - \$49,999	658	15.5%
\$50,000 - \$74,999	432	10.2%
\$75,000 - \$99,999	163	3.8%
\$100,000 - \$149,999	91	2.1%
\$150,000 - \$199,999	15	0.4%
\$200,000+	16	0.4%
Median Household Income		\$22,854
Average Household Income		\$31,306
Per Capita Income		\$12,939

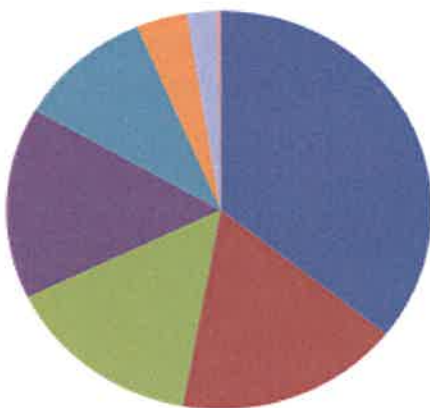
Source: ESRI Business Analyst Online

In the city, just over one-quarter of households had an income below \$15,000 (26.3%), just over half of all households had an income below \$50,000 (54.2%), and 30.7% of households had an income above \$50,000.

Other indicators also show relatively low income. Between 40 and 50 percent of all tax returns filed in the community are eligible for an Earned Income Tax Credit, with the average EITC claimed a little over \$2,000 (IRS, 2007). All of the children at the nearest school were eligible for free or reduced-price lunches in 2010 (Ohio Department of Education Ohio Report Cards). Children eligible for free meals live in households at or below 130 percent of the Federal poverty threshold and children eligible for reduced-price meals live in households between 130 and 185 percent of the Federal poverty threshold.

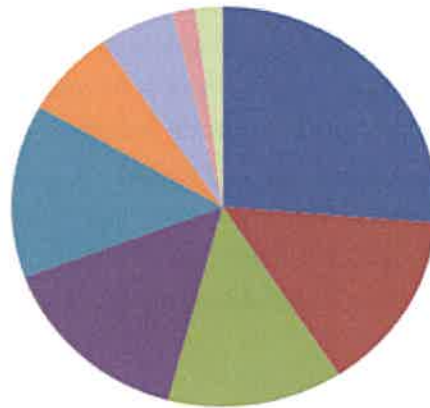
About 40 percent of people in South Fairmount live in poverty, and about 36 percent are living in poverty in North Fairmount and English Woods. The percentage of those in poverty in the

Community Income Distribution



City Income Distribution

- <\$15,000
- \$15,000 - \$24,999
- \$25,000 - \$34,999
- \$35,000 - \$49,999
- \$50,000 - \$74,999



Source: ESRI Business Analyst Online

community (35.5% collectively) is higher than the 25 percent living in poverty in the city.

The poverty trends of Black and White households in both North Fairmount (including English Woods) and South Fairmount have been different. There has been a 50 percent decrease in the percentage of people living in poverty in North Fairmount. In South Fairmount the story is more mixed with the eastern Census Tract (CT) decreasing 14 percent, and the western CT increasing 21 percent.

HOUSING PROFILE

Housing Vacancies

There were a total of 5,805 housing units in the community in 2010. According to the 2010 Census, the vacancy rate was 25.7 percent. Of the 1,485 vacant units, most of them were for rent (755 units). The United States Postal Service also reports residential vacancies, with the most recent data available from the 3rd Quarter of 2010 showing that just under 30 percent of residential units were vacant (376



Housing on Knox Street in Knox Hill area of South Fairmount

units) in North Fairmount, and just over 21 percent of units in South Fairmount were vacant (198). In summary, we can assume that somewhere between 21 percent and 30 percent of all housing units in the community are vacant.

Total Housing Units by Occupancy		
	#	%
Total	5,805	100.0%
Occupied Housing Units	4,320	74.4%
Vacant Housing Units		
For Rent	755	13.0%
Rented, not Occupied	17	0.3%
For Sale Only	87	1.5%
Sold, not Occupied	15	0.3%
For Seasonal/Recreational/ Occasional Use	6	0.1%
For Migrant Workers	0	0.0%
Other Vacant	605	10.4%
Total Vacancy Rate		25.7%
Source: ESRI Business Analyst Online		

Homeownership

Renter-occupied units dominate the housing market. 2,930 of the 4,320 occupied units were renter occupied making the homeownership rate in the community 32.2 percent. This homeownership rate is lower than the city's homeownership rate of 38.9 percent. Of those units that were owner-occupied, 72.3 percent were owned with a mortgage/loan (386 units) while 23.3 percent were owned free and clear (1,005 units). Roughly an equal number of owner-occupied housing units were owned by white (679 units) and black (672 units) householders. The majority of renter-occupied housing units were occupied by black householders: 1,918 units had black householders and 852 units had white householders.

Housing Values

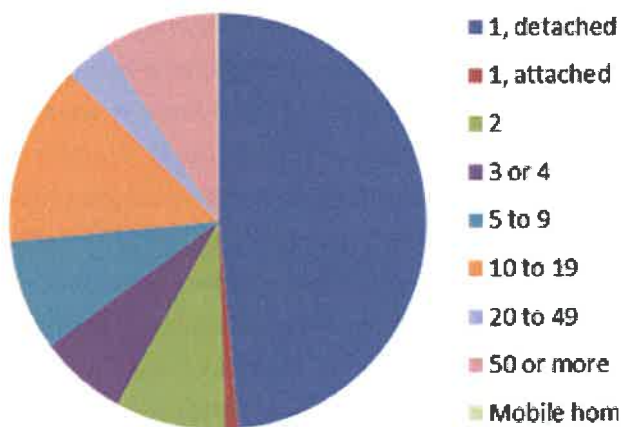
Home prices and rents are lower in the community than they are in the city.

Based on the 2005 – 2009 American Community Survey (ACS) conducted by the U.S. Census Bureau, the median home value of owner-occupied housing units in the community was \$81,358. In comparison, the median home value in the city during the same period was \$129,200. Nearly one-third (32.2%) of the housing stock is valued at \$80,000 - \$89,999 in the community.

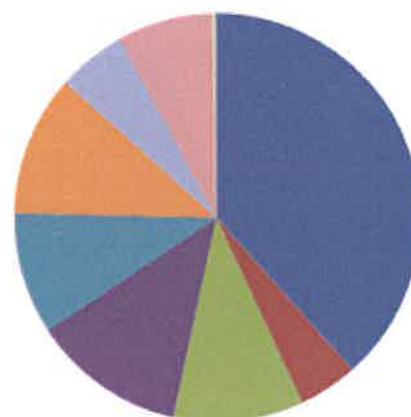
According to another source, the Home Mortgage Disclosure Act, the median amount for a home loan in North Fairmount was \$58,000 in 2010, compared with \$138,000 in the City (insufficient information was available for South Fairmount).

The median contract rent of renter-occupied units in the community, based on the 2005 – 2009 ACS, was \$434, and the average contract rent was \$447. In the city, the median contract rent was \$486 and the average contract rent was \$531.

Community Units in Structure



City Units in Structure



Source: ESRI Business Analyst Online

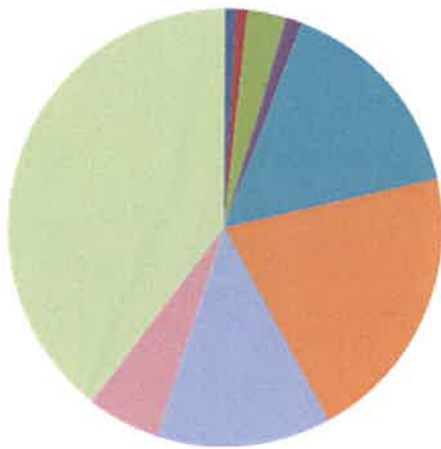
Housing Types

The community is dominated by one-unit, detached structures (single-family homes). Nearly half (48.5%) of all housing units in the community are made up of single-family homes, compared with the city's 38.4%. Mid-sized multi-family buildings with 10-19 units account for the next highest concentration of units. Approximately 14.1% of all units are located in these mid-sized multi-family buildings.

Housing Age

The median age of housing in the community is 59 (built around 1954). This is slightly newer than the median age of housing in the city (1946). While housing built before 1939 accounts for the largest percentage of housing in the community (39.7%), that percentage was lower than in the city (44.4%). In both the community and the city, over three-quarters of the housing stock was built more than 50 years ago (78.7% in the community, 79.7% in the city).

Community Housing Age



- Built 2005 or later
- Built 2000 to 2004
- Built 1990 to 1999
- Built 1980 to 1989
- Built 1970 to 1979
- Built 1960 to 1969
- Built 1950 to 1959
- Built 1940 to 1949
- Built 1939 or earlier

City Housing Age



Source: ESRI Business Analyst Online



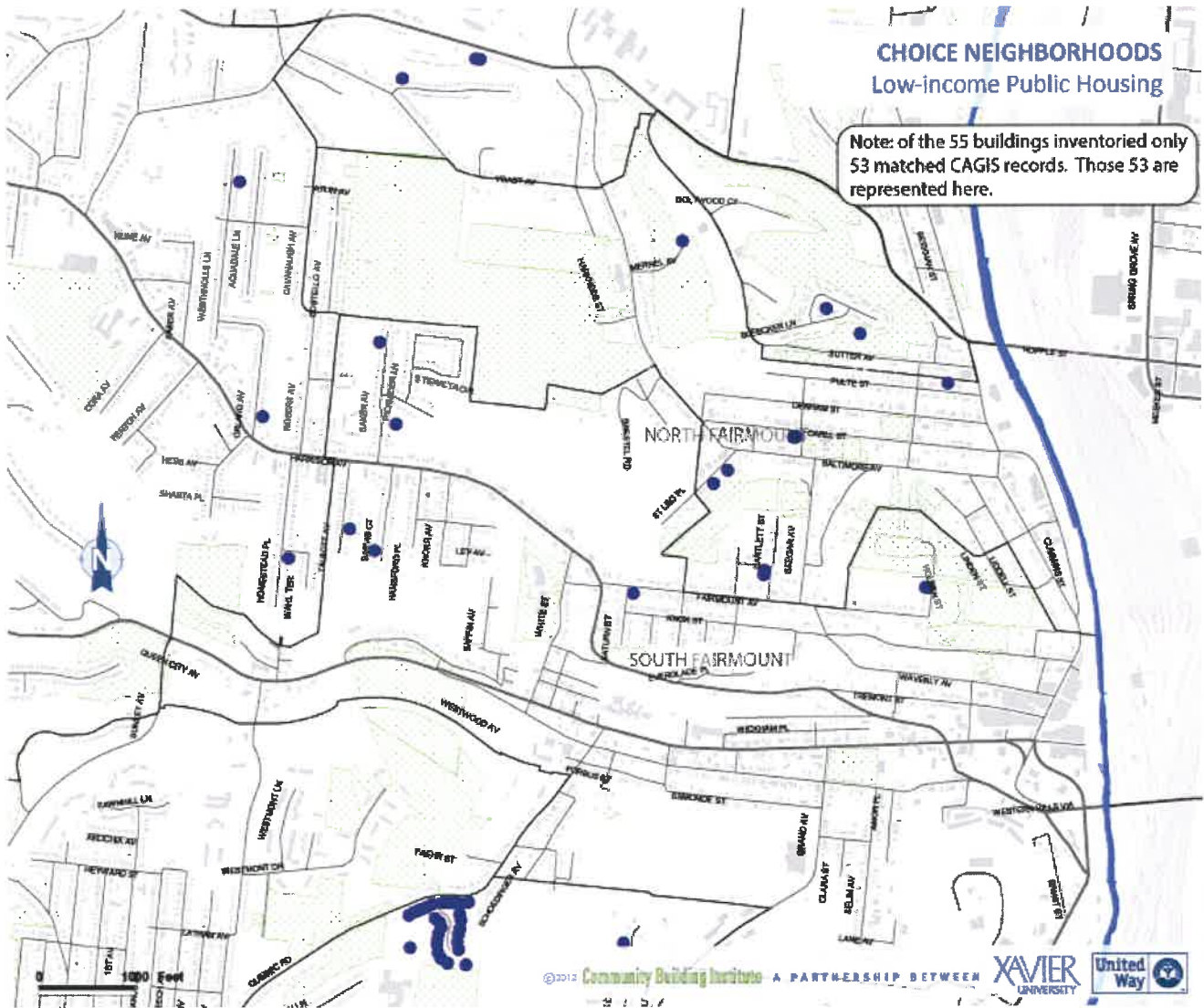
Knox Street in South Fairmount



Carl Street in North Fairmount



Denham Street in North Fairmount

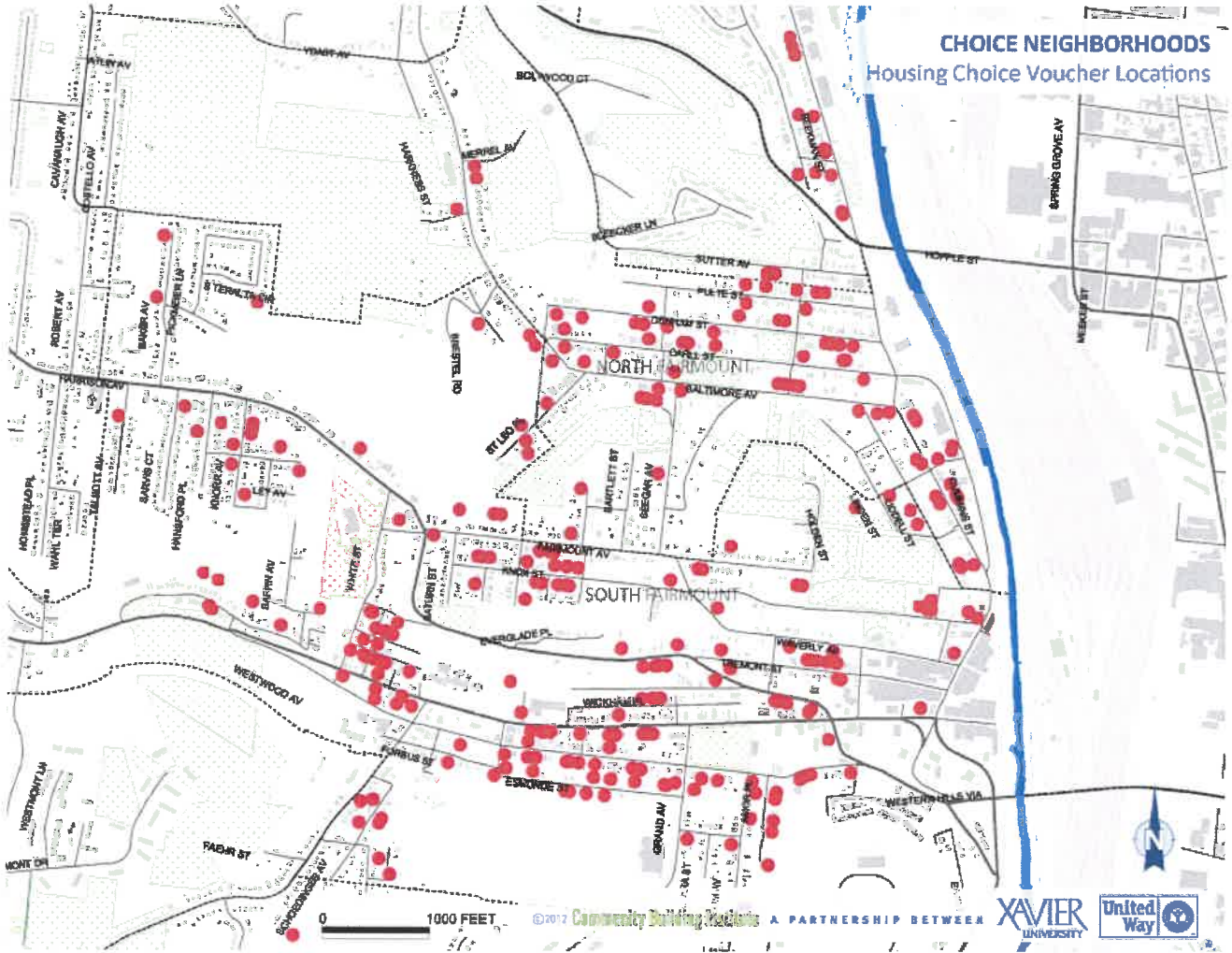


Low-Income Public Housing Units

There are 317 low-income public housing units located in Marquette Manor, Sutter View, and various scattered site properties throughout the community. These public housing units are managed directly by the Cincinnati Metropolitan Housing Authority (CMHA) for low-income residents at rents they can afford.



Marquette Manor in English Woods



CHOICE NEIGHBORHOODS
Housing Choice Voucher Locations

Housing Choice Voucher Units

There were 515 Housing Choice Voucher (HCV) units within the community. “The housing choice voucher program is the federal government’s major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary public housing in the private market. Since the housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses, and apartments.” (U.S. Department of Housing and Urban Development Housing Choice Vouchers Fact Sheet).

A concentration of HCV units were found on the following streets in the community: Aquadale Lane, Baker Avenue, Baltimore Avenue, Beekman Street, Carll Street, Cavanaugh Avenue, Denham street, Fairmount Avenue, Grand Avenue, Harrison Avenue, McHenry Avenue, Montrose Street, Ninann Court, Pulte Street, Quebec Road, Queen City Avenue, Ross Avenue, Saffer Street, Sarvis Court, Shoedinger Avenue, Westknolls Lane, Westmont Drive, Westwood Avenue, Westwood Northern Boulevard, and Wyoming Avenue. Concentration was considered where there were five or more units on one street.

Household Movement

While there was a drastic decline in the number of households moving out of the community – a decline of 30.6% between 2000 and 2011 – this section looks at movement patterns into the community. Movement into the community and the city, measured by the year when householders moved in, was similar.

In the community, the median year a householder moved into a unit was 2004, compared with 2003 in the city. Renters were far more likely to have moved into the community more recently. 41.5 percent of all renters moved in since 2005 compared with only 3.9 percent of owners. The percent of owners who had moved in more than 20 years ago (1990 and earlier) to the community and the city were both about one-quarter (24% in community, 25.1% in city). The percent of renters who had moved in more than 20 years ago was also similar between the community (8.1%) and the city (9.0%).

HOUSING CONDITIONS

Accompanied by the decline in population, the community has been hit hard by foreclosures, blight, vacant and abandoned properties over the past decade.

Foreclosures

The number of foreclosures experienced by South Fairmount is much larger than that experienced by North Fairmount (despite North Fairmount having slightly more housing units). South Fairmount

had three times the number of foreclosure sales compared to North Fairmount. There were a total of 281 foreclosure sales in the community between 2006 and 2011, with 69 in North Fairmount and 212 in South Fairmount.



Typical home for sale

The highest number of foreclosure sales in both neighborhoods was in 2006, with 21 in North Fairmount and 70 in South Fairmount. With the exception of a spike in 2009 in South Fairmount, the number of sales has decreased every year in both neighborhoods between 2006 and 2011. About half of all foreclosure sales between 2006 and 2011 occurred in two years, 2006 and 2007. In 2011, there were only four foreclosures in North Fairmount and six in South Fairmount.

Fore-closure Sales	2011	2010	2009	2008	2007	2006	2006-2011
North Fairmount	4	8	8	13	15	21	69
South Fairmount	6	18	40	33	45	70	212
Total	10	26	48	46	60	91	281

Source: Working in Neighborhoods

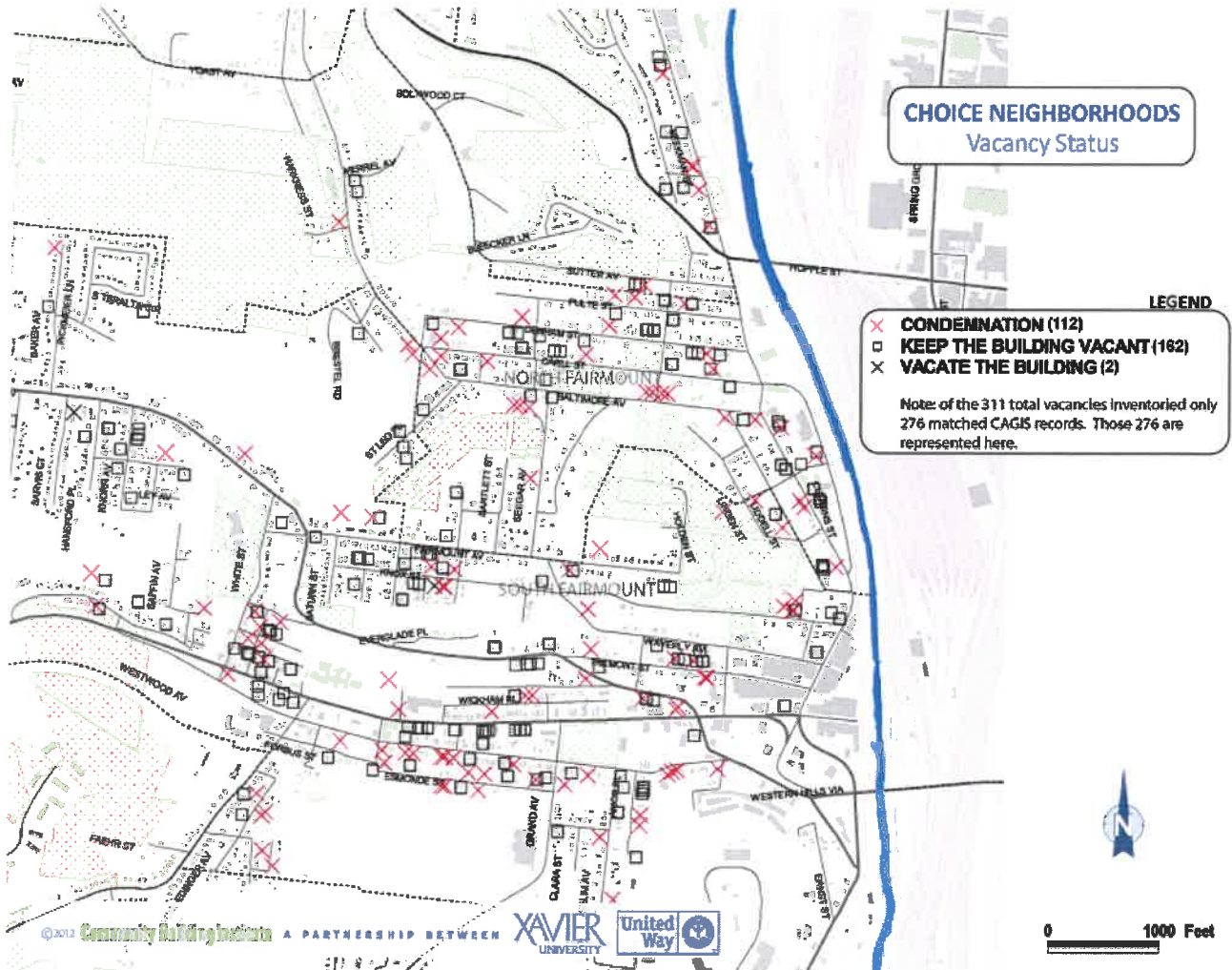
Real Estate Owned Properties

According to the Department of Housing and Urban Development’s REO Portal there were only four real estate owned properties in the community as of July 31, 2012: the 1600 block of Denham Street (list price \$5,500), the 1800 block of Denham Street (list price \$8,500), the 2700 block of Robert Avenue (list price \$6,900 reduced from \$11,500), and the 2600 block of Fenton Avenue (list price not available).

Code Violations

The City of Cincinnati enforces a Vacant Building Maintenance License ordinance to reduce vacant buildings through rehabilitation and demolition. The city’s

Code Enforcement Division orders buildings to be vacated due to code violations. Buildings ordered vacated then appear on a list and must acquire a Vacated Building Maintenance License. There are currently 105 buildings ordered vacated in North Fairmount, and 206 in South Fairmount (as of July 31, 2012). The North Fairmount buildings ordered vacated are concentrated on Baltimore Avenue, Beekman Street, Carl Street, Denham Street, Liddell Street, Macon Street, Moosewood Avenue, Pulte Street, St. Leo Place, and Sutter Avenue. The South Fairmount buildings ordered vacated are concentrated on Amor Place, Biegler Street, Esmonde Street, Fairmount Avenue, Grand Avenue, Harrison Avenue, Horton Street, Knorr Avenue, Knox Street,





Overgrown landscaping on residential lot

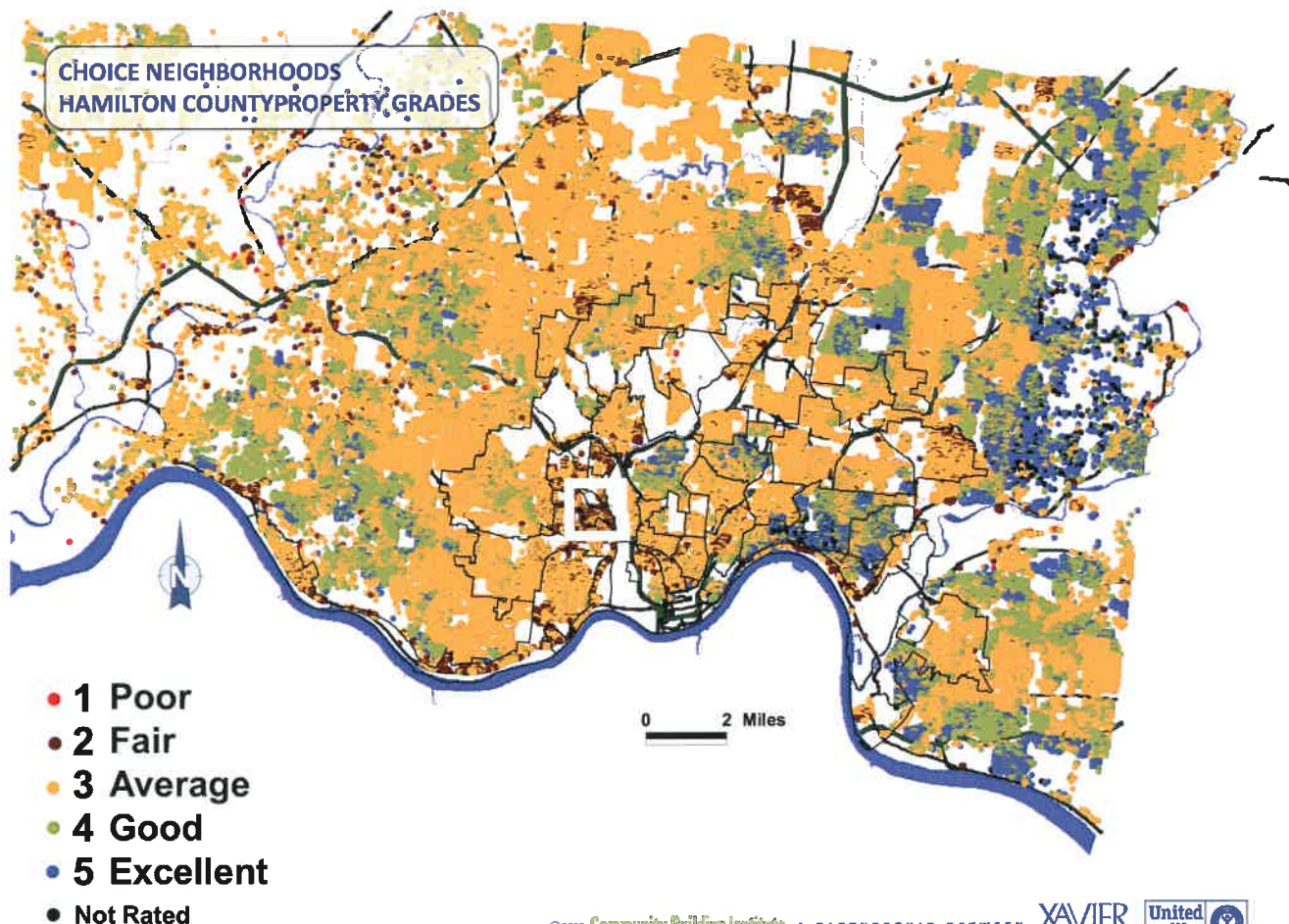
Montrose Street, Quebec Road, Queen City Avenue, Schoedinger Avenue, Selim Avenue, Tremont Avenue, Waverly Avenue, and Westwood Avenue. Streets were considered to have a concentration of buildings ordered vacated if there were three or more on the same street.

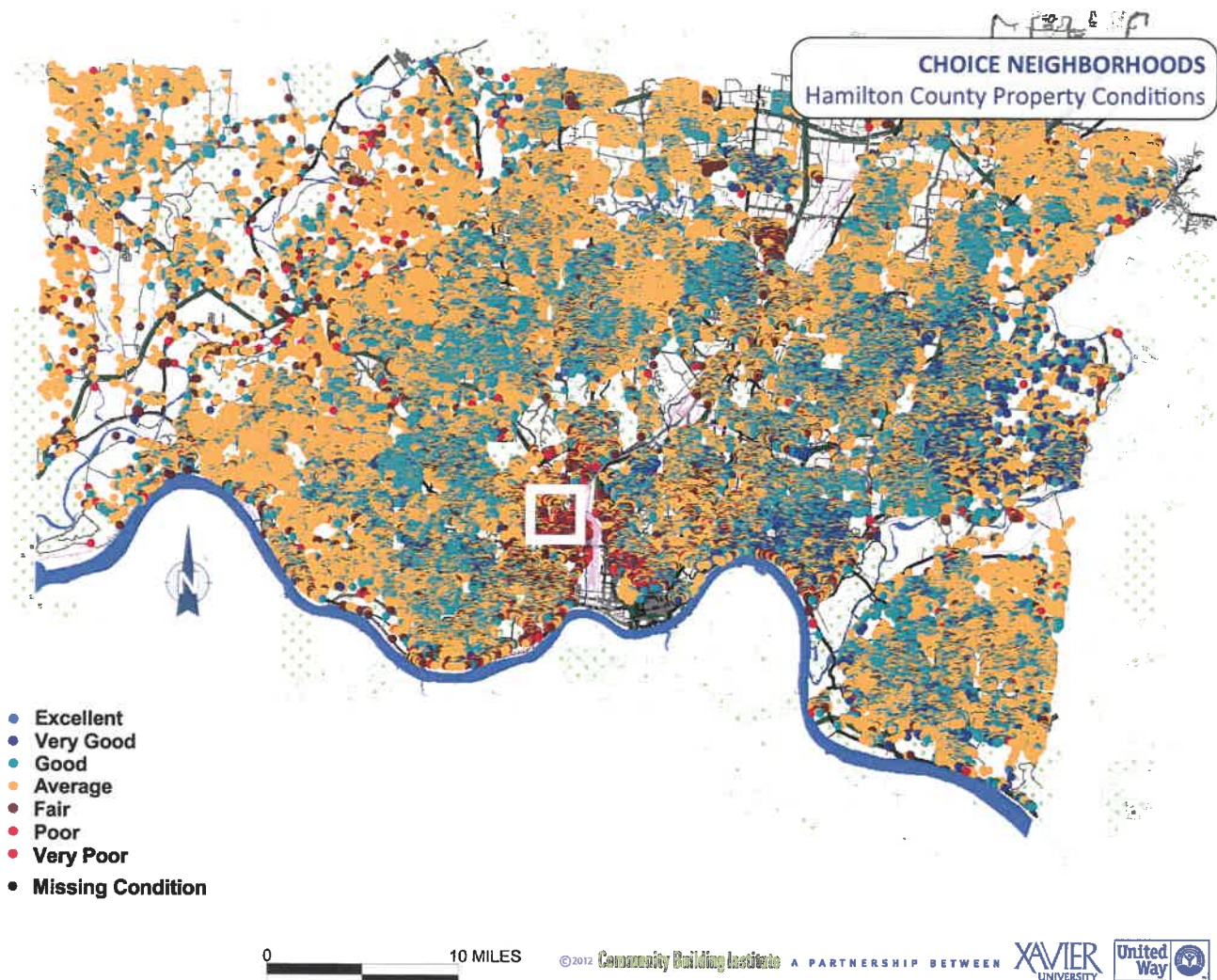
Housing Quality and Grade

CMHA recently commissioned a housing study that included an assessment of the grade and condition of single-family housing units throughout Hamilton County. The grade refers to the quality of construction while condition refers to the current state of the property.

The concentration of poor and fair grades in the plan area is one of the largest concentrations in Hamilton County.

The plan area also has one of the largest concentrations of housing stock in fair, poor, and very poor condition in Hamilton County.





TRANSPORTATION AND ACCESS

Walk Score

Walk Score calculates the walkability of a location based on its proximity to everyday amenities like grocery stores, parks, schools, entertainment, restaurants, and banking. Scores are given from 0 to 100, with 100 being extremely walkable and 0 being not walkable. English Woods scores a 38, South Fairmount scores a 42, and North Fairmount scores a 34. All of the neighborhoods in the community have Walk Scores that rate as car-dependent (scores 25-49). This means amenities

are not within walking distance and residents must rely on a vehicle or public transportation to get them where they need to go.

Vehicle Ownership and Commute to Work

North Fairmount households averaged 1.3 vehicles while South Fairmount households averaged 1 vehicle. The average in Hamilton County was 1.6 vehicles per household based on the 2005 – 2009 American Community Survey. About 79 percent of people in North Fairmount and 88 percent of people in South Fairmount drove to work, compared with 88 percent in Hamilton County.

Public Transportation

There are four primary bus routes that serve the community: the 49, 64, 6, and 21.

The only bus serving Marquette Manor and Sutter View is the 49. The 49 route goes from downtown, through the West End, along Beekman Street and Baltimore Avenue to the Villages of Roll Hill (formerly Fay Apartments). The route does not provide direct access to a grocery store or Uptown where major hospitals are located. Residents must transfer to another line to access these basic services.



Crosswalk and vacant land in English Woods



Typical of stairs throughout North and South Fairmount

In addition to the 49, North Fairmount is also served by the 64. The 64 has a more east to west orientation, starting at downtown, moving through Uptown, along Carll Street and Baltimore Avenue in North Fairmount and then on to Glenway

Crossing. The 64 provides access to grocery, retail and medical facilities. In recent route change recommendations, METRO had planned to remove the 64 from Baltimore Avenue which would have effectively removed access for many North Fairmount residents. Community members responded and asked that the 64 remain in service to Baltimore. METRO acknowledged the community feedback and will not change the 64 route so it will continue to provide direct service to North Fairmount.

Both the 6 and 21 cross through South Fairmount providing access from the West Town Centre/Western Hills Plaza (where many retail outlets are located) along Queen City Avenue (Route 6), and Harrison Avenue (Route 21) to downtown.

ACCESS TO BASIC AMENITIES

Access to basic amenities, including grocery stores, banks, retail stores, post offices, libraries and recreation centers is severely limited in the community. There are no grocery stores, banks, post offices, libraries, or recreation facilities located within the community, and retail offerings are very limited. The nearest recre-



Intersection of Beekman and Hopple in North Fairmount

ation center is located to the north in South Cumminsville on Beekman Street, about 1.5 to 2.0 miles from the center of the community.

The Hopple Street Neighborhood Health Center is located at the eastern edge of the community on Beekman Street. The Health Center offers primary pediatric care for children from birth through adolescence, and is a joint effort between Cincinnati Children's Hospital and the North Fairmount Community. Other services available at the Health Center include the Women, Infants and Children (WIC) program, the Millvale Health Center, dental clinic, and a pharmacy from the Cincinnati Health Department.

There are a few parks located within the community. A new park in North Fairmount opened in 2012 and includes a spray aquatic park and a shelter area. St. Clair Heights Park is located near the border of North Fairmount and South Fairmount just off of Fairmount Avenue in the eastern portion of the neighborhood. The South Fairmount Playground includes a spray ground, basketball courts, and a baseball field and is located between Queen City Avenue and Westwood Avenue on Grand Avenue.

BUSINESSES AND EMPLOYMENT

Businesses and Employees

According to an ESRI forecast for 2011, there were 178 businesses in the area with 2,333 employees. Services and Retail Trade sectors had the largest percent of employment, with 42 percent employed in the Services sector and 17 percent employed in the Retail Trade sectors.

Retail Supply and Demand

The market potential in the community is favorable according to the Retail Market Place Profile compiled by ESRI and Infogroup. An analysis of retail potential and retail sales shows a retail gap (unmet demand) for all but one North American Industry Classification System (NAICS) retail industry group. The one industry group that shows a surplus of supply is gasoline stations. There is unmet demand for all other industry groups, including grocery stores, clothing and accessories stores, food services and drinking places, and several other retail industry groups.

Unemployment

Unemployment was high for all of the Census Tracts in the community. North Fairmount (including English Woods) had the highest unemployment rate at 20.5 percent. The eastern South Fairmount Census Tract had the lowest unemployment rate at 12.3 percent. The western South Fairmount Census Tract had an unemployment rate of 17.9 percent.



Intersection of Queen City and Harrison in South Fairmount

EDUCATION

There are three charter schools located in the community. The closest public school in the Cincinnati Public Schools district is Ethel M. Taylor Academy located in the adjacent neighborhood of Millvale, approximately 3/4 miles to the north of the community.

At the beginning of the plan, there were two charter schools located in the community: Theodore Roosevelt Public Community School and Orion Academy, both in South Fairmount. The two charter schools located within the community as well as the closest public school (Ethel M. Taylor) are well under average district performance. Based on academic performance in the 2012-13 school year, all schools received a grade of F.

One additional charter school opened during the 2012-13 school year: the East End Heritage Community School. Detailed academic performance for this school was not available at the time of publication.

Average daily enrollment for the schools ranged from 84 at the East End Community Heritage School to 622 at Orion Academy. Most of the children attending the schools are economically disadvantaged (greater than 93% for all schools). Ethel Taylor and Orion have a student population that is 92-93% black, while Roosevelt's student population is about 77% black. About one in five of students at both Ethel Taylor (20.6%) and Roosevelt (23.2%) have a disability.



Orion Academy in South Fairmount



Roosevelt School in South Fairmount



East End Community Heritage School in North Fairmount

2012-2013 School Year Report Card				
	Ethel M. Taylor Academy (Public)	Orion Academy (Charter)	Theodore Roosevelt Public Community School (Charter)	Cincinnati Public Schools (District)
Grades	K-8	K-8	K-12	K-12
School Grade	F	F	F	F
Percent of Students at and above the Proficient Level:				
3rd Grade Reading	74.2%	72.3%	7.1%	75.9%
3rd Grade Math	54.8%	80.7%	14.3%	67.3%
4th Grade Reading	66.7%	91.5%	61.5%	75.4%
4th Grade Math	43.3%	64.8%	23.1%	58.7%
8th Grade Reading	50.0%	71.4%	-	75.0%
8th Grade Math	41.7%	52.4%	-	65.3%
8th Grade Science	20.8%	33.3%	-	48.5%
Average Daily Enrollment	337	622	202	29,928
Black, non-Hispanic	92.7%	91.9%	76.6%	64.0%
White, non-Hispanic	3.0%	3.8%	17.0%	25.7%
Multi-racial	3.1%	3.2%	5.1%	5.6%
Economically Disadvantaged	93.2%	97.8%	96.5%	71.8%
Students with Disabilities	20.6%	10.8%	23.2%	19.3%
Students in Building Less than a Full Academic Year	15.9%	22.1%	39.7%	88.2%
Source: Ohio Department of Education				

MARKET STUDIES

A complete Market Analysis of Fairmount was created in November 2009 by Property Advisors, Inc. as part of the Cincinnati Metropolitan Sewer District Lick Run development. More recent data collected has shown minimal change in the underlying market conditions for the North and South Fairmount area since that report. This assessment of the consistency of the previous data with our current research can be seen in three main areas: demographics, for sale housing, and rental information, which are summarized below.

Demographics

The population of North and South Fairmount is declining faster than the decline of the population of Hamilton County. In addition, the area of Fairmount has a substantially lower annual household income than Hamilton County with a lower percentage of owner occupied housing units.

	Fairmount	Hamilton County
Population Change (2011-2016)	-5.4%	-1.1%
Annual Household Income below \$25,000	50.9%	27%
Annual Household Income below \$15,000	37.8%	15.6%
Owner-Occupied Housing Units (2011)	32.8%	59.0%

Sales Data

The average recorded sale price in the North and South Fairmount area in the past 3 years is under \$50,000, and the median sale price is \$20,000 or under. These numbers are much lower than the median home value reported in the American Community Survey and likely represent a significant number of foreclosure and short sales. Between 2006 and 2011, the community had 281 foreclosure filings, representing 6.5% of the entire housing stock.

Real Estate Sold 2010-2013: The Hamilton County Auditors website records information on all sales for residential, commercial, and land sales. The past 4 years of data are summarized below:

	2010	2011	2012	2013
# Sales	227	320	243	80
Average Sale Price	\$25,577	\$46,233	\$24,425	\$14,334
Median Sale Price	\$12,000	\$20,000	\$20,000	\$11,000

Houses / Apartments Currently For Sale:

This previous sales data is backed up by current sales listings. Zillow.com had 40 houses for sale, of which only nine were over \$50,000. Furthermore, 53 houses in the area were either foreclosed or pre-foreclosed. The Cincinnati MLS has 32 houses for sale in the area of Fairmount and only two were above \$50,000.

Rent Information

According to Vogt Santer Insights and Property Advisors, Inc., renters occupied over 67 percent of the occupied housing units in Fairmount, and the average rent

for all bedroom sizes was below \$600/month with the median rent being below \$500/month. Because of the quality of the housing being proposed, and the assumption that at least some units will have subsidy (either tenant or project based), we have assumed rent levels equal to Cincinnati Metro area Fair Market Rents when exploring feasibility of rental projects.

Average Rent	Fairmount	FMR
All Bedrooms	\$577	---
Studio	\$287	\$445
1 Bedroom	\$458	\$557
2 Bedroom	\$567	\$740
3 Bedroom	\$681	\$1,025
4 Bedroom	\$758	\$1,129

COMMUNITY HISTORY

Fairmount (both North and South) began as a collection of farm homes in the early 1800's. As the Mill Creek Valley just to the east of Fairmount became industrialized, factories began to locate along the foot of Fairmount near the Mill Creek. Fairmount was originally occupied by French and Germans immigrants, and later was home to Italian immigrants.



Historic rendering of industrial uses in South Fairmount close to the Mill Creek

The Hopple Street Viaduct was completed in 1916 and provided access over the Mill Creek to Beekman Street which runs along the eastern edge of the community and connects Fairmount with Clifton. By the 1920's, Fairmount had all of the elements of a complete community including homes, industry, jobs, businesses, services and institutions. More than 700 units of public housing were constructed at the English Woods site in 1942 to house families of returning military veterans.

Along with population flight from several other core neighborhoods, middle class families that could move out of the city to the suburbs in the 1950s and 1960s did so. Out-dated factories started closing in the 1970s, and small businesses left the neighborhood in response to population decline.

Also in the 1970s, Queen City Avenue and Westwood Avenue along the southern edge of the community were converted from two-way to one-way streets. As in other Cincinnati neighborhoods, this move to one-way traffic through the neighborhood encouraged traffic to move through the neighborhood instead of supporting the neighborhood as a destination.

In 2005, 702 public housing units of barrack-style townhomes at English Woods were demolished with HUD approval due to obsolescence. Since the 1950s, the population in the community has continued to decline, property values continue to drop, poverty is rampant, and rental units dominate the housing market. (Source: Cincinnati: A Guide to the Queen City and Its Neighbors, Lick Run Master Plan, Cincinnati Enquirer).

OTHER PLANNING ACTIVITIES

LICK RUN MASTER PLAN

The Lick Run Master Plan was developed by the Metropolitan Sewer District (MSD) of Greater Cincinnati in 2012 based on over two years of community feedback and a series of detailed design workshops. The Lick Run Master Plan is one part of a larger multi-pronged strategy called Project Groundwork which MSD has undertaken in response to a Federal Consent Decree to resolve the problem of Combined Sewer Overflows (CSOs).

Two different solutions were explored to address the Lick Run Watershed and the larger Lower Mill Creek Watershed: the default solution involved constructing a deep, underground storage tunnel to capture, pump, and treat CSOs, and the alternative solution involved sustainable infrastructure such as biofiltration basins, combined sewer separation, and stream restoration and daylighting. While MSD is undertaking improvements throughout the Mill Creek, the Lick Run alternative solution would dramatically change the landscape of the business corridor in South

PRELIMINARY LONG-TERM VISION PLAN



Revised June 2013



View to future site of the Lick Run urban waterway

Fairmount between Queen City Avenue and Westwood Avenue by demolishing many of the buildings between the two streets and creating an urban waterway fed by “daylighted” stormwater from the hillsides that had previously entered the combined sewer and contributed to combined sewer overflows. The sustainable infrastructure solution has received approval from the U.S. Environmental Protection Agency. The daylighting project will begin construction in 2016 and be completed by 2018.

The Lick Run Master Plan recommendations go beyond addressing CSOs. They also include broader community re-development recommendations for South Fairmount including the following: coordinate to create a Community



Backside of Family Dollar, northern edge of Lick Run urban waterway

Development Corporation, coordinate to implement a South Fairmount Cultural Trails Strategy, business retention and job creation strategies, future land use regulations and development codes, and watershed guiding principles.

The Choice Neighborhoods planning team has worked with MSD and the consultants who helped develop the Lick Run Master Plan to ensure alignment between plan recommendations.

PLAN CINCINNATI

Plan Cincinnati was recently adopted as the City of Cincinnati’s first comprehensive plan in more than 30 years. The plan supports thriving re-urbanization through its vision: The vision for the future of Cincinnati is focused on an unapologetic drive to create and sustain a thriving inclusive urban community, where engaged people and memorable places are paramount, where creativity and innovation thrive, and where local pride and confidence are contagious.

Plan Cincinnati’s guiding principles and geographic principles are consistent with the Partnership for Sustainable Communities Livability Principles. The plan includes the following guiding policy principles: increase our population, build on our assets, be recognized, be aggressive and strategic in future growth and development, preserve or create a pedestrian-scaled city, spend funds more strategically, develop a culture of health embodied by thriving residents, preserve our resources and facilitate sustainable development, strengthen community organizations, lead

by example to strengthen our region, and implement our plan. The following guiding geographic principles are included in the plan: focus on revitalization on existing centers of activity, link centers of activity with effective transportation for maximum accessibility, create new centers of activity where appropriate, and maximize industrial reinvestment in existing industrial areas.

The community collectively does not fall within a center of activity or its walkshed as identified in Plan Cincinnati (the walkshed is based on both quarter mile and half mile walking radius), and is located in an area where between 22 and 50 percent of households do not have access to a vehicle. Plan Cincinnati identifies future opportunities for mixed-use development or neighborhood centers where none currently exists. North Fairmount/ English

Woods is identified as one of those places where there is a future opportunity for an additional center.

While Plan Cincinnati provides a city-wide vision, guiding policy and geographic principles, it does not include neighborhood specific recommendations. It does provide the framework for more detailed neighborhood plans to be created, and this transformation plan is expected to be one of the first community plans adopted in alignment with the recommendations of Plan Cincinnati. Alignment with Plan Cincinnati is very important because the City is increasingly using Plan Cincinnati, and plans that are consistent with it, to determine funding and long-term investment priorities.

CHAPTER 4 - COMMUNITY VISION

COMMUNITY VISION AND PRIORITIES

The Community Vision and Aspirational Statements outline the community's priorities and desired outcomes of neighborhood transformation. The priorities were developed with resident leadership at Community Leaders Meetings in the fall of 2012, and reflect community input received from the spring of 2012 through

the fall of 2012, including from the Community Orientation Meeting held in March of 2012, the All-Community Meeting held in July of 2012, and numerous small group and community council and resident council meetings.

VISION

The community, including North Fairmount, South Fairmount, and English Woods, is a collection of tight-knit diverse neighborhoods with historic assets that share common resources. The community is filled with opportunity for everyone, it is a place where people choose to live and invest, and it is a community of engaged residents, businesses, and stakeholders that are committed to driving the change the community envisions.



Vacant former home sites on Esmonde Street in South Fairmount



Typical homes in North Fairmount

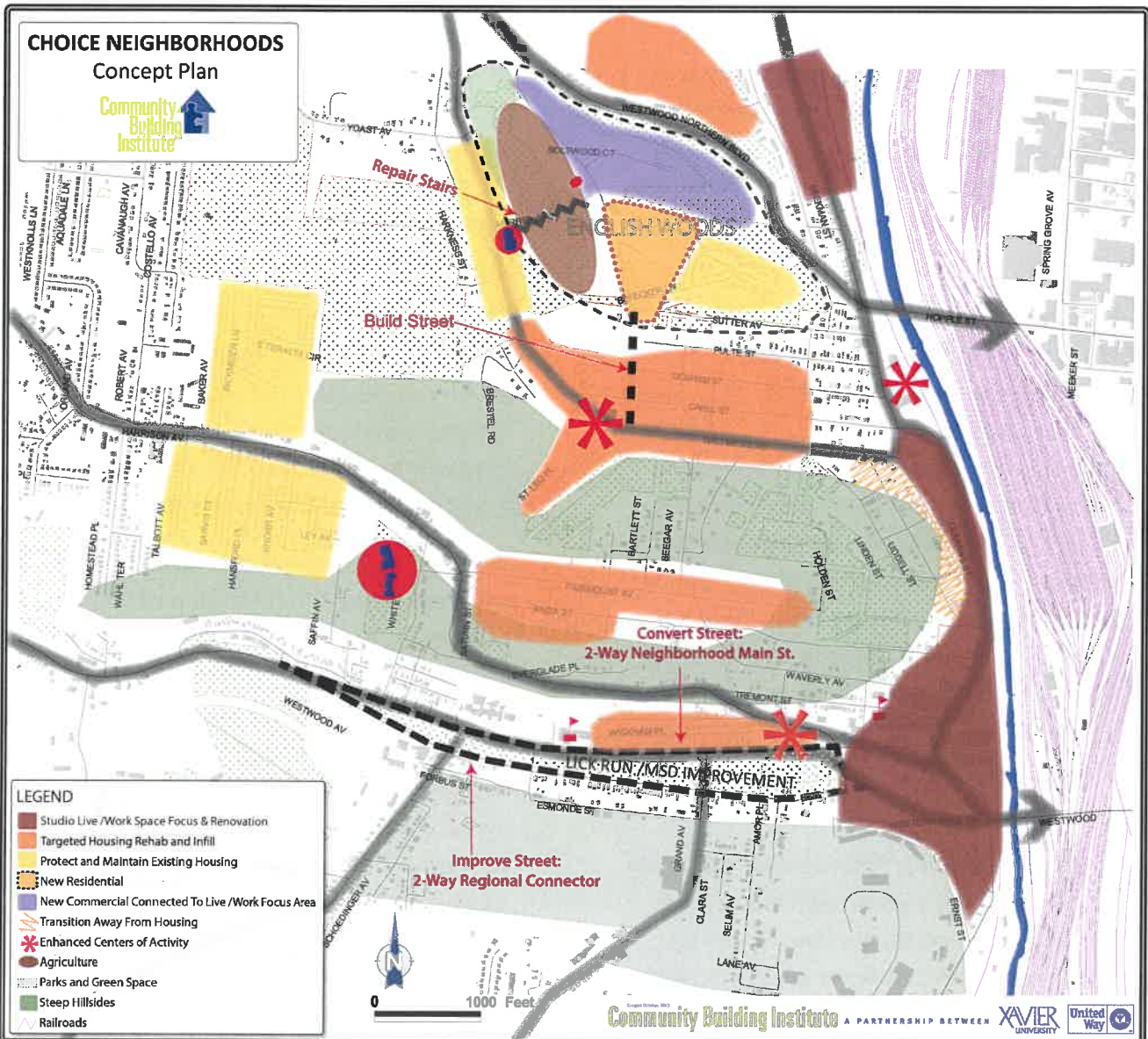
ASPIRATIONAL STATEMENTS

- It is a community that people of all ages, backgrounds, and income groups can call home.
- It is a community where residents come together in community meetings and events and feel connected and committed to one another and the community.
- It is a community of quality new and rehabbed homes for a range of income groups.
- It is a community of neighbors where individuals and families feel welcome, safe, and supported.
- It is a community that supports the financial independence of individuals and families in finding employment, starting a business, and building wealth and financial security.
- It is a community where children receive the support in and out of school they need to be successful in school and in life.
- It is a community with focused neighborhood centers that first support the needs of the community and also provide services and opportunities for the surrounding community.
- It is a community that recognizes its rich history of architecture, natural assets (hillsides), and urban form.
- It is a community with clean, safe, and inviting streets, sidewalks, stairways, and public spaces.
- It is a community where people can access shopping, services, and jobs either by automobile, public transportation, walking, or bicycle.
- It is a community with ample access to fresh food and healthy lifestyles.

CONCEPT MAP

Based on community and partner feedback and after two rounds of preliminary alternative maps (see Appendices D, E, and F), the preferred concept map was created to highlight the shared vision for physical redevelopment options in English Woods, North Fairmount, and South Fairmount. It reflects housing, commercial, and public space and infrastructure recommendations. Following is a summary of the major concept map framework which will be further discussed as recommendations in Chapters 5 – 8:

- Targeted Housing Rehab and Infill:** The map includes targeted rehab throughout the community adjacent to community anchors and institutions including St. Leo's church, the Knox Hill historic area, and the Lick Run urban waterway. Targeted rehab could support existing homeowners and create an attractive housing product to attract new homeowners. There may also be potential for limited new infill construction in these areas to build up the real estate market.



- New Housing Adjacent to Sutter View:** New housing to the west of Sutter View is shown as a possible use for English Woods. Housing should be affordable with a mix for working people, renters, and owners. One example of a model was Renaissance Pointe in Fort Wayne, Indiana. New housing should be constructed with access to retail and services located nearby and could be a live/learn space in the community that provides housing and a support system to first generation university students alongside a university incubator space.
- Transition Away from Housing:** Along portions of Beekman Street (along the hillsides), the map shows a transition away from housing. This approach would remove blight and could create an attractive greenway along the eastern edge of the community. No replacement housing is proposed in this area.
- Marquette Manor Removal:** Because Marquette Manor is obsolete and in poor condition the plan recommends its removal. There was concern about displacing the residents of Marquette Manor but not so much concern necessarily with losing the building itself. Residents were generally supportive of removing the Marquette Manor structure as long as the approach did not displace residents from the neighborhood. Residents value having a choice in where they chose to relocate to and that costs associated with relocating are taken care of by CMHA.
- Centers of Activity:** Commercial/residential centers of activity are shown at the Beekman/Hopple intersection and St. Leo's in North Fairmount. A center of activity adjacent to Lick Run in South Fairmount would take advantage of the new urban waterway. These centers of activity are strategically located to take advantage of community anchors and institutions and coincide with recommended limited commercial uses and new and rehabbed housing.
- English Woods - Light Industrial or Office Use and Urban Farming:** The plan calls for light industrial or office use at English Woods. Preferably the site would be used to support a live/learn space in the community that could provide housing and a support system to first generation university students alongside university incubator space located at English Woods. The English Woods site has the potential to accommodate both light industrial or office and an urban farming use, either simultaneously or in a phased approach (with the farming use being more immediate and the light industrial or office use being long-term).
- Grocery Store:** Residents would like to see a grocery store in the neighborhood. A grocery store is desired more than other options that could provide access to healthy food within the community and should be located at one of the centers of activity.
- Lick Run:** Lick Run is shown as an anchor and asset along the south side of South Fairmount. The concept map shows a proposed expansion of Westwood to the south (including conversion to two-way streets, 6-7 lanes) and conversion of Queen City to a two-way main street with more of a local focus. As a result of the Westwood expansion south, all existing buildings on the south side of Westwood would be removed. The conversion of these streets to two-way and expansion of Westwood is called for in the Lick Run Master Plan and is currently

being designed by the Department of Transportation and Engineering. The plan incorporates these recommendations.

- **North-South Street Connections:** A new street connection between English Wood and North Fairmount (extending a new street from Sutter Avenue to Pulte Street) would improve the existing Geiger street right-of-way from a stairway to a street to connect Carll Street to Sutter Avenue. This connection would provide needed connection among different parts of the community.
- **Live/Work Studio Space:** Existing buildings along the western edge of the community along the Mill Creek would be converted to live/work studio space. The older industrial building stock would also be a prime area for start-ups, co-working space, and other creative professionals with needs for flexible space with close proximity to downtown and Uptown.
- **School Conversions:** The map shows conversion of North Fairmount Elementary into a school/community center and Central Fairmount Elementary into new housing. The stairway between the North Fairmount Elementary building and English Woods would also be repaired.

CHAPTER 5 - HOUSING

While this plan addresses the entire community including the neighborhoods of English Woods, North Fairmount, and South Fairmount, the housing recommendations include a strategic focus in a few areas of the community. This strategic focus builds on existing and future anchors in the neighborhood and is aimed at building back the housing market which is currently very weak. Recommendations include both owner-occupied rehab of existing housing stock and limited new housing construction.

The housing portion of the plan addresses the following aspirational statements:

- It is a community that people of all ages, backgrounds, and income groups can call home.
- It is a community of quality new and rehabbed homes for a range of income groups.
- It is a community of neighbors where individuals and families feel welcome, safe, and supported.
- It is a community that recognizes its rich history of architecture, natural assets (hillsides), and urban form.

- It is a community where people can get to shopping, services, and jobs either by automobile, public transportation, walking, or bicycle.

The housing strategy furthers Plan Cincinnati's recommendation to support and stabilize neighborhoods. Specifically, the housing strategy is consistent with Plan Cincinnati's action steps of targeting demolition and rehabilitation and providing quality healthy housing for all income levels.



Vacant buildings; vacant lots on Esmonde in South Fairmount

HOUSING STRATEGY

The market data shows there is not currently a healthy market for housing in these neighborhoods. The market findings, physical opportunities, and community goals have led to the housing plan described.

The strategy is to start with an affordable housing development in the early stages of the plan to stabilize and demonstrate a market to investors, funders, and other neighborhood stakeholders. A senior development will be the starting point to provide replacement units for Marquette Manor units which are slated for demolition. This will give a built-in market and will allow the team to demonstrate a successful development while simultaneously working to stabilize the neighborhood housing stock and act as a catalyst for more market based opportunities.

The housing vision for the plan is guided by the following goals as identified by the housing task force which includes Cincinnati Metropolitan Housing Authority (CMHA), the Community Building Institute (CBI), Michaels/Model Group (MMG), and Wallace, Roberts and Todd, LLC (WRT) with feedback from community members:

- Integrate housing plans into the fabric of the community and ensure access to housing, jobs, recreation, shopping, transit and services
- Improve desirability of housing in the study area by increasing commercial and recreational options such as retail and grocery options
- Sensitive relocation using a “Build First” model where possible and minimizing resident relocation
- Create mixed-income rental and homeownership opportunities that are indistinguishable from each other



Intersection of Baltimore and Carll in North Fairmount

- Use housing investment and locate development to catalyze economic development for the benefit of the North and South Fairmount communities.
- Eliminate blight and stabilize the existing single-family communities in the early phases. When English Woods and Lick Run anchors are established, begin to look at infill opportunities in the North and South Fairmount residential communities.
- Provide housing that is contextual in density and architecture that promotes sustainability, connectivity, and safety.
- Provide existing and prospective home owners the tools to acquire neighboring vacant and foreclosed property and to rehab their existing property to improve values; this includes options such as low interest loans, green rehabilitation assistance, vacant/foreclosed acquisition programs, and homeownership counseling.
- Re-purpose the English Woods site for a larger commercial or institutional use that will produce jobs and provide an anchor from which to leverage housing investments. In the short-term, the English Woods site has potential for use as a larger urban farm as a transitional or permanent complementary use to commercial development on the site.
- Leverage the \$200+ million investment of the Metropolitan Sewer District (MSD) and the Department of Transportation and Engineering (DOTE) in the Lick Run corridor to maximize density and produce ancillary community services such as retail opportunities.

- Demolition of deteriorated vacant properties in hillside areas.

HOUSING PLAN

The 10 year Housing Transformation Plan proposes new construction units in the North and South Fairmount neighborhoods with a development program that includes approximately 204 dwelling units, and approximately 44,000 square feet of commercial space. (DU = dwelling units; SF = square feet)

Development	Focus Area	Residential	Commercial
A	Lick Run	30 DUs	
B	Lick Run	20 DUs	24,000 SF
C	Lick Run	16 DUs	7,000 SF
D	St. Leo's	54 DUs	
E	St. Leo's	50 DUs	
F	Denham		11,500 SF
G	Denham	8 DUs	1,000 SF
H	Denham	26 DUs	

Highlighted developments are targeted for the first 5 years. A market study by Vogt Santer Insights evaluating the market feasibility of developing senior housing using Low-Income Tax Credits (LIHTC) shows that there is a need and the proposed development would reach a stabilized occupancy of at least 95% within about 12 months of opening. *See Appendix G.*

This new construction strategy will be complemented by additional community and economic development strategies such as vacant land stabilization, existing home rehabilitation, and repositioning the 70 acre English Woods site for future office and agricultural uses which could be a game changer for the neighborhood in terms of economic development and local food production and healthy eating.



An implementation-focused 5-year housing strategy is outlined in the following table (DU = dwelling units, SF = square feet):

Year/ Phase	Development	Focus Area	# of Residential Units, Commercial Space	Unit Type
Year 2/ Phase 1	D	St. Leo's	54 DUs New Construction	Senior
Year 3/ Phase 2	E	St. Leo's	50 DUs Rehab	Family
Year 3/ Phase 3	C	Lick Run	16 DUs, 7,000 SF Commercial; New Construction Mixed-Use	Family
Year 4/ Phase 4	A	Lick Run	30 DUs New Const.	Family
Year 5/ Phase 5	-	English Woods	Light industrial or Office; Residential	

The 10 year housing-focused community development strategy can be summarized in the following matrix. Developments identified are part of the strategy for the first five years.

Strategy	English Woods	North Fairmount Core (St. Leo's and Denham)	South Fairmount Core (Knox Hill/Fairmount)	Lick Run (Harrison and Queen City Avenues)
	-	Developments D, E, F, G, and H	-	Developments A, B, and C
1 - 3 Year Strategy	Relocate Marquette Manor residents to a location closer to services and amenities. Assess feasibility of commercial or institutional development on the site. Urban farming on English Woods as a permanent or transitional use.	Address vacancy and blight with acquisition of foreclosed/ abandoned properties as well as rehab/loan modification assistance to existing owners. Demolition where appropriate. Work with St. Leo's to provide quality homeownership and rental opportunities for parishioners, many of which are Burundian refugees.	Address vacancy and blight with acquisition of foreclosed/ abandoned properties as well as rehab/loan modification assistance to existing owners. Demolition where appropriate.	Identify immediate residential and commercial opportunities starting with affordable housing and adding as many market rate units as possible, while leveraging MSD infrastructure, acquisition, and financial investment.
4 - 6 Year Strategy	Commercial or institutional development underway.	Leverage momentum of anchor bookends to market Fairmount and create demand. Identify infill opportunities based on market conditions.	Leverage momentum of anchor bookends to market Fairmount and create demand. Identify infill opportunities based on market conditions.	Identify market rate housing and commercial redevelopment opportunities.
7 - 10 Year Strategy	Commercial/ Institutional anchor established.	Continue infill and identify additional redevelopment opportunities.	Continue infill and identify additional redevelopment opportunities.	Mixed-income residential and commercial anchor established.

SITE ACQUISITION AND PHASING

Development sites for housing and commercial opportunities will be based on availability, location, and price. MSD's efforts in the Lick Run include acquisition of sites where land may be available for redevelopment following the construction of the urban waterway. Additionally, existing underused sites (vacant, blighted, foreclosed) are being identified for potential acquisition. Development sites (A-H) are as follows:

Lick Run (Harrison and Queen City Avenues)

Development A – Affordable Family – 30 Units (Phase 4)

Development B – Affordable Family Townhomes – 20 Units

Development C – Mixed-Use – 16 Units (Phase 3)

North Fairmount Core - St. Leo's

Development D – Affordable Senior – 54 Units (Phase 1)

Development E – Rehab Existing (Rent to Own) – 50 Units (Phase 2)

North Fairmount Core - Denham

Development F – Community Retail

Development G – Market Rate Rental Townhomes (8 Units)

Development H – Homeownership

English Woods

Complete Relocation of Marquette Manor (8/2018)

Demolition of Marquette Manor (10/2018)

Commercial Development on English Woods (6/2020)

ARCHITECTURAL DRAWINGS/SCHEMATICS

Renderings and preliminary site plans are provided for projects included in the 5-year housing strategy: St. Leo's (Development D) and Lick Run (Developments A and C).

ST. LEO'S - NORTH FAIRMOUNT

St. Leo's Rendering (senior housing)



St. Leo's Conceptual Elevation



St. Leo's Conceptual Site Plan



CINCINNATI CHOICE
ST. LEO'S SITE PLAN

0 225 450 900
Feet



LICK RUN - SOUTH FAIRMOUNT

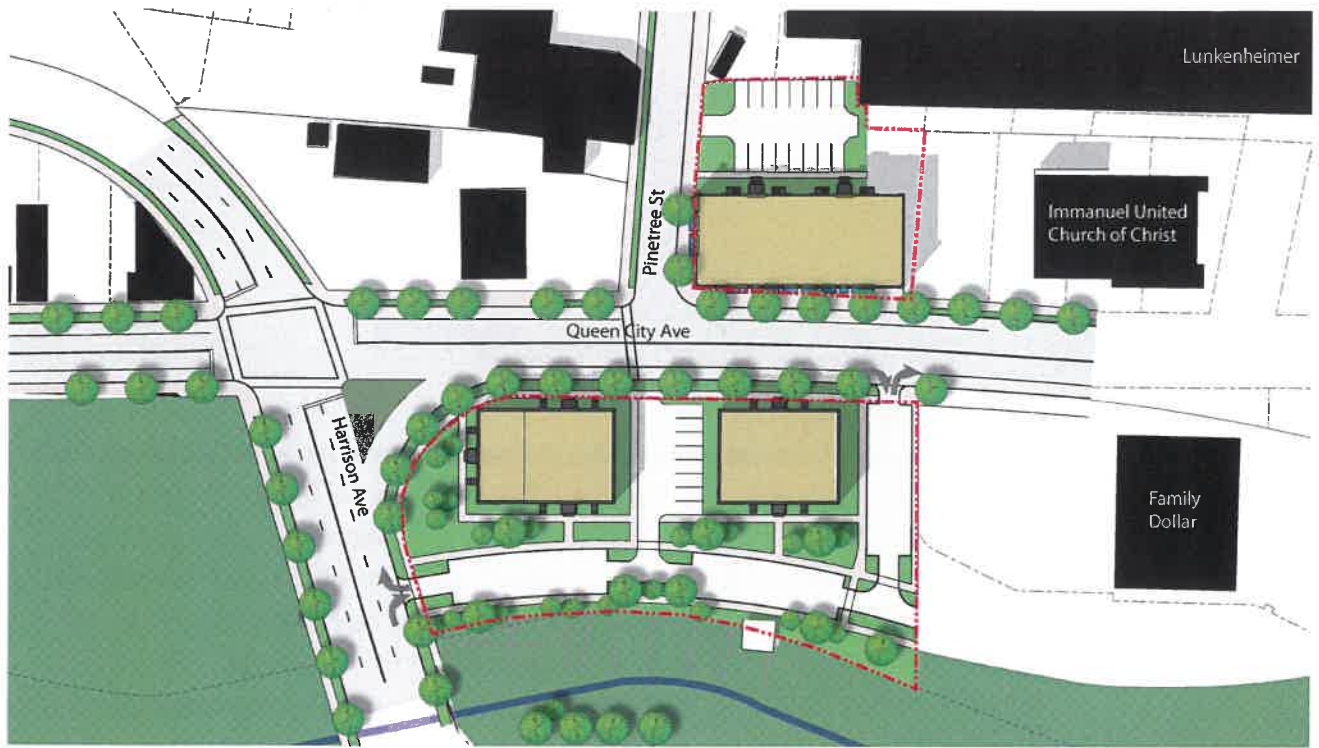
Lick Run Rendering (family housing)



Lick Run Conceptual Elevations



Lick Run Conceptual Site Plan



CINCINNATI CHOICE
LICK RUN SITE PLAN

0 475 950 Feet



ENVIRONMENTAL FINDINGS

A Phase I Environmental Site Assessment was prepared for the St. Leo's proposed development site at Carll Street and Baltimore Avenue. Following are the recommendations from the report:

SES has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of the subject site at the intersection of Carll Street & Baltimore Avenue, Cincinnati, Ohio, the Property. Any exceptions to or deletions from this practice are described in Section 3.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- While a lead based paint assessment and survey were not performed as part of the scope of this ESA, based on the earliest construction date of the buildings, it is possible that lead based paint has been utilized in the structures. SES recommends that a lead based paint assessment and evaluation be performed by a licensed assessor. Following completion of the assessment, any identified lead based paint hazards should be corrected and/or abated by a certified professional.
- Based on the earliest construction date of the buildings on site, it is possible that asbestos containing materials was used during construction and are still present in the structures. SES recommends that prior to any renovation, demolition or construction, that a full asbestos survey be performed at the subject property in accordance with state and federal laws by an Ohio licensed asbestos inspector. Any materials found to contain, or assumed to contain asbestos should be placed in an Operations and Maintenance (O&M) Program or be properly removed and disposed by a licensed professional.
- A non-adjacent site to the east of the subject site at 1848 Baltimore Street was noted to have been the location of an auto repair shop from approximately 1947 to 1995 and was indicated on the Sanborn Fire Insurance Maps to have had gasoline tanks on site. The property to the east at 1846 Baltimore Street was noted to have been a dry cleaner operation from approximately 1979 to 1989. SES recommends that soil samples be collected along the south-

eastern subject property boundary and analyzed to ensure contaminants from these identified past uses have not impacted the subject site.

The Executive Summary from the Phase I Environmental can be found in the *Appendix H*.

HOUSING OUTCOMES

The following table outlines the assumed income mix for rental projects in order to maximize competitiveness in the current Ohio Housing Finance Agency Qualified Allocation Plan (QAP). Income restriction refers to the percent of Area Median Gross Income (AMGI).

% of Units	Income Restriction
10%	30% AMGI (Extremely Low Income)
50%	50% AMGI (Very Low Income)
40%	60% AMGI

In 2013, the income restrictions correspond with the following income levels:

Persons in Household	30% of AMGI	50% of AMGI	60% of AMGI
1	\$ 14,430	\$ 24,050	\$ 28,860
2	\$ 16,500	\$ 27,500	\$ 33,000
3	\$ 18,570	\$ 30,950	\$ 37,140
4	\$ 20,610	\$ 34,350	\$ 41,220
5	\$ 22,260	\$ 37,100	\$ 44,520
6	\$ 23,910	\$ 39,850	\$ 47,820

The following table outlines the number of proposed bedrooms for senior and family developments:

Development (Year)	Type	# of Units	1 BR	2 BR	3 BR
Dev. D (Year 2)	Senior	54	35	19	
Dev. E (Year 3)	Family	50			50
Dev. C (Year 3)	Family	16	8	8	
Dev. A (Year 4)	Family	30	18	12	

In terms of fair housing, the ownership entity along with the management company will be required to implement policies and procedures regarding mandatory adherence to U.S. Department of Housing and Urban Development (HUD) requirements, including Fair Housing and Equal Opportunity (FHEO), Systematic Alien Verification for Entitlements (SAVE), and Violence Against Women Act (VAWA). Management staff internal safeguards, practices, and training tools will be employed to ensure adherence to HUD policies and procedures related to intake management, tenant recertifica-

tions, criminal screening, and rent calculations. Furthermore, the owner of each development will be required to certify that each development will comply with all Fair Housing and Americans with Disabilities Act (ADA) requirements including those dealing with accessibility.

The following indicators will be used to determine the success of the housing strategy:

- Replacement units; number of newly constructed or acquired units which replace previously removed Public Housing or HUD-Assisted inventory

For complete replacement of the units proposed to be demolished at English Woods, 140 units would need to be replaced.

- Total number of units rehabilitated
- Number of newly constructed or acquired units that do not replace any previous Public Housing or HUD-Assisted inventory.
- Increase the percent of housing units occupied

The current vacancy rate in the community is approximately 25%. Reductions in the vacancy rate will be accomplished through demolition of obsolete structures, renovation of the existing housing stock for new homeowners and renters, and by attracting new residents as a result of the strengthened housing stock and market.

- Increase the number of energy efficient replacement units constructed as part of the Transformation Plan

All new construction housing units and rehabilitated housing units will be green buildings that meet the 35 point threshold requirement under the Enterprise Green Communities checklist. An exemplary checklist for the proposed senior building at St. Leo's is in the Appendix I. Additionally, the pair of residential buildings on Development Site A is designed to be LEED ND (Leadership in Energy and Environmental Design for Neighborhood Development) certifiable. A preliminary LEED ND checklist is in the Appendix J. Development Site A is the only project eligible for LEED ND because it is the only project that has at least two buildings proposed on contiguous land.

- Increase the total number of households

In 2011, the total number of households in the community was 4,240. The total number of households and the vacancy rate of the housing stock are tied together. As existing housing units are rehabbed and made ready for occupancy, new households will be attracted to the community. The number of households will also increase with new units constructed.

- Increase homeownership rates

The current ownership rate in the community is 32%, well below the City's homeownership rate of 39%. Rehabbed and new properties will offer new opportunities for homeownership. Rehabs at properties currently occupied will also help to keep current homeowners.

- Increase housing sale prices

Over the past three years, the average recorded sale price in the community was less than \$50,000 while the median sale price was \$20,000. While these low numbers reflect foreclosure sales, they are lower than Cincinnati and regional sales. As housing stock quality improves through rehab and the market is strengthened through new housing development, and as the stock of foreclosures decreases, sale prices will increase.

CHAPTER 6 - PEOPLE

The people recommendations focus on education, jobs and employment, health, and civic engagement in response to community feedback from meetings, surveys and demographic data. These areas should be viewed as foundational to the success of the community.

The people portion of the plan addresses the following aspirational statements:

- It is a community that people of all ages, backgrounds, and income groups can call home.
- It is a community where residents come together in community meetings and events and feel connected and committed to one another and the community.
- It is a community of neighbors where individuals and families feel welcome, safe, and supported.
- It is a community that supports the financial independence of individuals and families in finding employment, starting a business, and building wealth and financial security.
- It is a community where children receive the support in and out of school they need to be successful in school and in life.
- It is a community with focused neighborhood centers that first support the needs of the community and also provide services and opportunities for the surrounding community.
- It is a community with clean, safe, and inviting streets, sidewalks, stairways, and public spaces.
- It is a community where people can get to shopping, services, and jobs either by automobile, public transportation, walking, or bicycle.
- It is a community with ample access to fresh food and healthy lifestyles.

ECONOMIC SELF-SUFFICIENCY STRATEGY

The community has high unemployment rates and low income levels, particularly in English Woods and North Fairmount. The economic self-sufficiency strategy focuses on connecting residents with jobs and taking advantage of future employment opportunities to increase individual and family self-sufficiency. Throughout the planning process and especially in a recent survey which asked what needs to change the most to make the neighborhood great, jobs and employment remained a top community concern.

Strategy: Improve job readiness and support job placement, retention and advancement services.

- **Action Step:** Cincinnati Works, a non-profit organization specializing in job skills training and employment assistance services, will identify potential clients through existing community gathering places such as St. Leo's church and Marquette Manor and Sutter View housing developments in English Woods.

Cincinnati Works has a proven track record of connecting with place-based

organizations to connect residents to employment services. Residents will be connected with entry-level to mid-level employment in three of the top ten fastest-growing industries: security guard and patrol services, janitorial services, and private general medical and surgical hospitals. Cincinnati Works places workers with 70 employers, including Children's Hospital, Christ Hospital, and 5/3 Bank.

- **Action Step:** Cincinnati Works will provide planning and employment services, job readiness, placement, and retention services to community residents.

In addition to job readiness, placement, and retention services, Cincinnati Works also has additional in-house services that provide added benefit to their clients, including the following: financial services, legal services, a counselor, a chaplain, barriers to employment removal services, and career advancement services.

- **Action Step:** Partner with Cincinnati Works, the Metropolitan Sewer District, and the Department of Transportation and Engineering to provide local jobs on construction projects where possible.

Over the next 10 years, there will be several large infrastructure projects in South Fairmount. The MSD is under a Federal consent decree to reduce combined sewer overflows. One major project in response to that decree is the Lick Run daylighting project which will clear most of the buildings between Queen City Avenue (to the north) and Westwood Avenue (to the south), from the Western Hills Viaduct (to the east) to White Street (to the west) and will create an urban greenway to hold and help filter storm water before it enters the Mill Creek (to the east). The project will involve demolition (starting in the summer of 2013), engineering, and landscaping work. In conjunction with this project, DOTE is working on the design of major roadway improvements for both Queen City and Westwood Avenues. DOTE is also working on designs for the replacement of the Western Hills Viaduct. Through partnerships with Cincinnati Works, MSD, and DOTE residents of the community will be able to secure jobs locally as part of this process to the greatest extent possible.

Strategy: Connect youth with summer employment opportunities.

- **Action Step:** Work with youth summer employment programs to recruit community youth.

Employment opportunities for youth should be easy for youth to find. By bringing programs to the neighborhood for recruitment, any potential barriers of finding programs can be eliminated.

Summer youth employment programs often involve giving back to the community while learning the responsibilities that come with a job. Groundwork Cincinnati - Mill Creek's Green Team program employs over 400 kids each year. In the summer of 2013, youth participated in the "Healthy People, Healthy River" project that incorporates nutrition, recreation, education, and artwork along the Mill Creek greenway located just east of the community. Cincinnati's Summer Youth Employment Program connects youth with employment at local companies.

Strategy: Connect young adults (15-18 years old) and adults with the education needed to advance in today's workforce.

- **Action Step:** Work with residents to understand their educational needs and connect them with resources to help them achieve the education they need to become and stay gainfully employed.

In 2010, more than 32% of adults in the community had no high school degree. In a recent survey of Marquette Manor and Sutter View residents, both those employed and not employed listed education as a top goal that they had for themselves.

Literacy Center West offers GED programming and job readiness training at no cost out of two locations, both in neighborhoods adjacent to the

community: Camp Washington and East Price Hill. Nearby Cincinnati State has a Training and Career Development Center which offers affordable training programs and courses in four major areas: Industrial Training; HAZMAT, Rescue, and Safety; Health Business; and Professional, Managerial, Leadership, and Law Enforcement.

Strategy: Ensure residents benefit from housing and commercial development in the community.

- **Action Step:** Implement the Cincinnati Metropolitan Housing Authority's policy and plan guidelines for Section 3 compliance to ensure employment and other economic and business opportunities are generated to the greatest extent feasible.
- **Action Step:** Work with developers and contractors to ensure inclusion is included in public and private redevelopment plans.

EDUCATION STRATEGY

The community is served by three charter schools located within the community and a nearby Cincinnati Public Schools. None of the schools serving community children are high achieving schools. Through the education strategy, the educational attainment and social and emotional development of children will be strengthened both inside and outside of the classroom. This strategy responds to the top two concerns regarding education and youth in a recent survey: a high quality K-12 education and access to out-of-school (after school, summer) programming. The strategy also addresses early childhood education.

Strategy: Improve coordination and connections with schools that serve community residents.

- **Action Step:** Support a regular networking and planning meeting with Orion Academy, the East End Community Heritage School, Roosevelt School, Ethel M. Taylor Academy, and community councils and resident associations to discuss common challenges, solutions, and shared resources.

Principals and resource coordinators are important players both within the schools and in the community. The school resource coordinator at Ethel M. Taylor Academy knows the specific needs of the school, its families, and the community and is tasked with developing and supporting partnerships that meet those needs, ultimately providing a positive impact on school success and the community.

- **Action Step:** Hold shared community events with schools and the community in English Woods, North Fairmount, and South Fairmount to increase community involvement in the schools, school involvement in the community, and coordination between community schools.

Strategy: Support high-quality early childhood education.

- **Action Step:** Advocate for high-quality early childhood education.

In 2013, the Cincinnati Preschool Promise was launched. It is an initiative of the United Way's Success By 6,

the Strive Partnership, a team from Leadership Cincinnati Class 36 and many more business and community leaders. Its mission is simple: to ensure that all Cincinnati children have the opportunity to attend quality preschool at ages 3 and 4. It will provide tuition credits, a market for quality, support to centers, and an accountable structure. While this initiative is just getting off the ground, the initiative could eventually lead to a quality preschool opening in the community to serve community young children.

Ethel M. Taylor Academy has worked with 4C for Children to develop an early childhood network with providers in the neighborhood. Relationships developed through this network have helped to improve kindergarten readiness and recruitment. 4C for Children also has programs that bring parents and kindergarten into Ethel M. Taylor before school starts which has made the transition to school much smoother for incoming students and families.

Strategy: Support high-quality out-of-school and educational enrichment activities.

- **Action Step:** Work with Strive to bring additional tutor recruitment and resources to Ethel M. Taylor Academy.

Tutoring at Ethel M. Taylor Academy is currently provided through Project Grad Cincinnati and a partnership with the University of Cincinnati (UC) Education Department. The partnership with the UC Education Department brings 50 education students to Taylor twice a week to work with students. Additional tutor recruitment services from Strive could compliment existing tutoring efforts.

- **Action Step:** Develop a guide to all available out-of-school activities available to community children and distribute to parents, caregivers, school resource coordinators, school counselors and local neighborhood councils.

HEALTH STRATEGY

The health strategy for the community is comprehensive. It addresses both physical and mental health and preventive and clinical action steps. Additional strategies and action steps related to health can be found in the Connection and Access Strategy of Chapter 7, Neighborhood. These strategies include improving sidewalks, stairways, and physical infrastructure that allows for greater physical mobility.

In terms of health, the top two concerns in the community demonstrated through surveys and input from meetings are: access to preventative healthcare and access to healthy food. The need to access fresh food is most often expressed in terms of wanting a grocery store in the neighborhood.

The community has no grocery store (and very limited access to fresh foods) and few nearby community resources. According the U.S. Department of Agriculture's Food Access Research, the community is a food desert based on low income and low access to supermarkets or large grocery stores (2010).

Some primary, dental, and pharmacy services are available at the Hopple Street Neighbor-

hood Health Center which is located at the eastern edge of the community on Beekman Street.

In terms of supportive services, recommendations involve bringing needed supportive services to the community in a centralized location or community center hub. While needed services may be available outside of the community from existing social service providers, individuals and families often have difficulty accessing supportive services due to transportation, time, and financial challenges. By bringing services together in one central location, residents will be able to take advantage of high-quality services that are close and convenient. Residents from surrounding low-income communities would also be able to benefit from the community center hub.

Strategy: Support increased access to healthy food.

- **Action Step:** With community support, begin the creation of a community garden.

There has been support of the idea of creating a community garden

(particularly in North Fairmount and English Woods) but more discussion and engagement is needed to reach a higher level of support and commitment. Once that is achieved, the Civic Garden Center, a plan partner, is available to assist in training and establishment of the garden.

St. Leo's Church is an available immediate partner for an expansion of community gardens. St. Leo's parishioners have experience with gardening, a ready maintenance workforce (Burundian parishioners), a relationship with the Civic Garden Center, and have received a garden grant from Findlay Market. They also have a base of parishioners who are enthusiastic about gardening.

- **Action Step:** Promote use of yards at private homes for the creation of community gardens.

An adjacent community, Price Hill, has recently moved towards a model of promoting personal food production at homes through a program called Grow it Forward. Through this program, residents are aided in the creation of a garden on their property with professional support and community volunteers in exchange for their volunteer hours in the creation of another residential garden.

- **Action Step:** Support development of an urban agriculture training farm at English Woods to support the Our Harvest Cooperative, part of the Cincinnati Food Hub.

We have been working with our partner, the Civic Garden Center, in exploring options for the location of an urban agriculture training farm at English Woods. A minimum of 10 acres would be needed and could easily be accommodated on the site. The training farm would be used to train local farmers who would then be connected with a processing and distribution network. The farm would have two primary benefits to the community: access to fresh food, and an employment opportunity in a cooperative environment for local residents. A production facility and associated farm stand could also bring additional local jobs and access to fresh healthy food.

- **Action Step:** Explore alternative avenues to bring fresh food to the community, including produce trucks and partnerships with local distribution points and farmers.

A mobile produce vending program was recently launched as a pilot in Cincinnati. It is designed to increase access to fresh produce by issuing permits to community gardeners, urban farmers and entrepreneurs to sell fresh fruits and vegetables near community gardens and within food deserts. Two locations in the community have been designated as zones that would allow mobile produce vending: English Woods and the South Fairmount Recreation Area. Another model of bringing fresh foods and local vegetables to neighborhoods has just been launched in a partnership between Findlay Market and a local school/

neighborhood. The Findlay Market Farmstead at Roberts Academy in Price Hill will be open one day per week beginning this summer and will bring fresh produce from Findlay Market in Over-the-Rhine directly to the Price Hill neighborhood. This model also accepts WIC and SNAP electronic benefits.

- **Action Step:** Pursue the addition of an expanded fresh produce selection in a bricks and mortar establishment, such as a grocery store or corner store.

The Center for Closing the Health Gap has worked with corner stores in Avondale to expand their selection of fresh food. They are now expanding these efforts to other neighborhoods throughout Cincinnati.

Strategy: Connect residents with preventative services.

- **Action Step:** Assist the Hopple Street Neighborhood Health Center in advertising their services to the community through regular community council meetings and local neighborhood-based organizations such as churches.

Discussions are underway with the Cincinnati Health Department to better understand how many residents of the community use the center and what are the greatest health needs for that population.

- **Action Step:** Hold an annual health fair to connect residents with screenings, education, and resources.

Resources will include information on how to maintain healthy habits and also how to maintain a healthy environment.

The Cincinnati Health Department provides a Healthy Home Assessment to identify potential health risks in homes to make homes safer, provide homeowners and rental property owners with information on how to prevent health and safety hazards, and address multiple childhood illnesses, injuries and housing related hazards.

Strategy: Create and maintain a community center hub.

- **Action Step:** Secure a space and develop an operation plan for the community center hub.

Locations are being evaluated for a community center hub. One promising location is the old North Fairmount Elementary School which is now occupied by the East End Community Heritage School (which relocated to the location on Baltimore Avenue in January 2013). The community school is interested in staying in the North Fairmount Elementary School building for a long period of time and could be a partner in the operation of the community center hub).

- **Action Step:** Secure partnerships with service providers to operate out of the community center hub.

Potential service providers include a daycare, GED program, ESL program, Cincinnati Works, and the Community Action Agency. Discussion with potential partners is ongoing.

PEOPLE OUTCOMES

The following indicators will be used to determine the success of the people strategy:

- Decrease the unemployment rate

The unemployment rate for the neighborhood for the community ranges from 12-20 percent. As the more residents are employed, income in the community will rise.

- Increase the percent of high school graduates

In 2010, the percent of adults who had not graduated from high school was 32 percent.

With higher employment and higher levels of education, household incomes will rise and rates of poverty will go down.

- Increase 3rd grade reading and math proficiency scores to meet and exceed scores of the Cincinnati Public Schools District
- Increase the number of high-quality preschool slots in the neighborhood

- Increase the use of community health services like the Hopple Street Neighborhood and Health Center
- Increase access to fresh food measured by availability and distance to fresh food

CHAPTER 7 - NEIGHBORHOOD

English Woods, North Fairmount, and South Fairmount are located on the near west side of Cincinnati. They are geographically close to downtown and Uptown, but physically disconnected by rail yards and the Mill Creek.

The Hopple Street Viaduct serves as the gateway to North Fairmount while the Western Hills Viaduct serves as the gateway to South Fairmount. As a result of the steep topography in the neighborhoods, there are very few north-south connections. Westwood Northern Boulevard and Beekman Street are the major north-south connections which skirt the northern and eastern boundaries of the neighborhoods.

The natural form of the neighborhood contains multiple ridge lines and smaller watersheds that ultimately drain to the Lick Run watershed. Despite significant disinvestment in the community, there are multiple assets and an unprecedented amount of planned investment in this neighborhood.

Key neighborhood assets include the Queen City Avenue/Westwood Avenue commercial corridor, significant neighborhood institutions including St. Leo's Church and a number of charter schools. The neighborhood is also rich

in open space resources including acres of open space, parks, and playgrounds. Planned investments in the neighborhood include several hundred million dollars of implementation grants towards the day-lighting of the Lick Run creek, and significant investments to mitigate storm water along Denham Street.

The neighborhood portion of the plan addresses the following aspirational statements:

- It is a community that people of all ages, backgrounds, and income groups can call home.
- It is a community where residents come together in community meetings and events and feel connected and committed to one another and the community.
- It is a community of neighbors where individuals and families feel welcome, safe, and supported.
- It is a community with focused neighborhood centers that first support the needs of the community and also provide services and opportunities for the surrounding community.



- It is a community that recognizes its rich history of architecture, natural assets (hillsides), and urban form.
- It is a community with clean, safe, and inviting streets, sidewalks, stairways, and public spaces.
- It is a community where people can get to shopping, services, and jobs either by automobile, public transportation, walking, or bicycle.

COMMUNITY FOCUS AREA STRATEGY

Based on current resource limitations, the Development Team believes that neighborhood revitalization must occur through small, targeted catalytic investment areas rather than spreading limited investment dollars thinly over a large planning area. With that in mind, the Development Team analyzed the neighborhood and narrowed down to four focus areas based on GIS analyses, windshield surveys, community feedback and vision, and existing planning processes. Each focus area is anchored by one or more neighborhood asset(s), contain a critical mass of “soft” sites ripe for redevelopment, and/or is the recipient of imminent investments. These four focus areas are:

- Lick Run
- St. Leo’s Church
- Denham Street
- English Woods

Additionally, the planning team recognizes the South Fairmount focus area as a place that is relatively stable, but could use modest amounts of catalytic investments.

LICK RUN FOCUS AREA

The Development Team has focused on the eastern half of the Lick Run Corridor due to the wider width of the median. The team considered the following in their analysis:

- Related to MSD’s Lick Run Master Plan, land may become available for redevelopment following the construction of the urban waterway
- Historic resource properties along the corridor
- Alignment of the 19.5 foot underground combined sewer pipe
- Large property owners – Lunkenheimer



- Foreclosed and condemned properties
- Physical layout of the blocks/streets
- Planned traffic improvements along the corridor
- Main Street category under the Cincinnati form-based code, pending adoption

The design concept in the Lick Run focus area leverages the soon-to-be implemented Lick Run Watershed Master Plan, and works within the framework of “soft” and “hard” sites as well as planned traffic improvements.

The concept leverages the nearly \$200 million dollars of public investment to create a mixed-use neighborhood-serving corridor with recreational, open space, waterway, and limited retail amenities. The Cincinnati Department of Transportation is investigating a redesign of Queen City and Westwood Avenues that would replace the current fast moving traffic

lanes with neighborhood scaled streets providing access and amenities to existing and new residents.

Development A

Two three-story multifamily building would fit on the southeast corner of Queen City and Harrison Avenues. The height of this building will complement the scale of the Lunkenheimer Building across the street, and can be designed to adhere to the guidelines of the form-based code: pedestrian-friendly, human-scaled design. Parking behind and between the building will be designed on top of the underground pipe and will be landscaped so that views from the day-lit creek are considered.

Development B

Two 3-story mixed-use buildings would fit on the triangular block at the intersection





CINCINNATI CHOICE
LICK RUN CORRIDOR CONCEPT

0 200 400 800 Feet



of Queen City and Harrison Avenues. These buildings would be designed as mixed-use buildings with a 60 foot deep base for retail tenants, and a 2-story family walk-up townhouse above. Harrison Avenue serves as a service street for both residential and commercial parking. The buildings are pulled up the street in keeping with form-based code requirements, with ample room for pedestrian sidewalk and streetscape amenities.

Development C

The development team is considering mixed-use development on the open lot area of the for sale industrial site next to the Lunkenheimer property. A three-story building with 16 dwelling units and 7,000 SF of commercial space is envisioned on the flat portion of the site. Parking is designed to be on 2 levels – commercial parking

on one level below grade and residential parking on grade behind the building at the same level as the second floor residential unit.

Lick Run Focus Area Program

- 3-story family building containing 30 units
- 3-story mixed-use family buildings – 20 units, 24,000 GSF of non-residential
- Mixed-use building with 16 family units and 7,000 SF of ground floor commercial

ST. LEO'S FOCUS AREA

The community identifies St. Leo's Church as an important neighborhood anchor, and the bend in Baltimore Avenue as a meaningful neighborhood node. The development team considered the following in the analysis of this focus area:

- "Soft" sites in proximity to St. Leo's Church
- Bus route along Baltimore
- Importance of St. Leo's Church and the East End Community Heritage School as anchors along the stretch of Baltimore Avenue

The design concept in the St. Leo's focus area is centered on creating a stronger node of activity around St. Leo's Church.

Development D

A 3-story senior building on the triangular lot at the intersection of Baltimore Avenue and Carll Street is proposed on an aggregate of private properties, most of which are owned by an LLC and private parties with multiple parcels. The resulting triangle park bounded by Carll, Baltimore, and the new construction is envisioned as a neighborhood park with programs and activities for seniors, and would be framed by the new building, as well as the commercial building (vacant former nightclub) on Carll Street. The existing bus stop on Baltimore Avenue could potentially be moved to this park. The building would have an elevator so all units could be made accessible, or visitable. A minimum of 5% of units would be fully accessible. All would be visitable. Age in place and universal design will be incorporated into all units.





CINCINNATI CHOICE
ST. LEO'S CONCEPT REHAB OF EXISTING HOMES



The proposed building has potential for a small amount of commercial space on the ground level – a commercial program that could take advantage of the bus stop and the proposed park such as a coffee shop would be ideal.

Development E

The Development Team envisions a targeted, existing home rehab program along Baltimore Avenue between St. Leo's Church and the East End Community Heritage School. The team anticipates that approximately 50 units can be rehabilitated using the current building stock.

St. Leo's Focus Area Program

- 3-story senior building – 54 units
- Rehab: 50 units

Zoning Information for St. Leo's Senior Building

The site for the multi-family senior building is proposed on parcels covering two zoning designations: CN-P (Commercial Neighborhood - Pedestrian) and SF-2 (Single Family Residential 2,000 square feet). The proposed building would be permitted on the parcels zoned CN-P. The senior building would require a zone change of the SF-2 parcels to CN-P.

DENHAM ST. FOCUS AREA

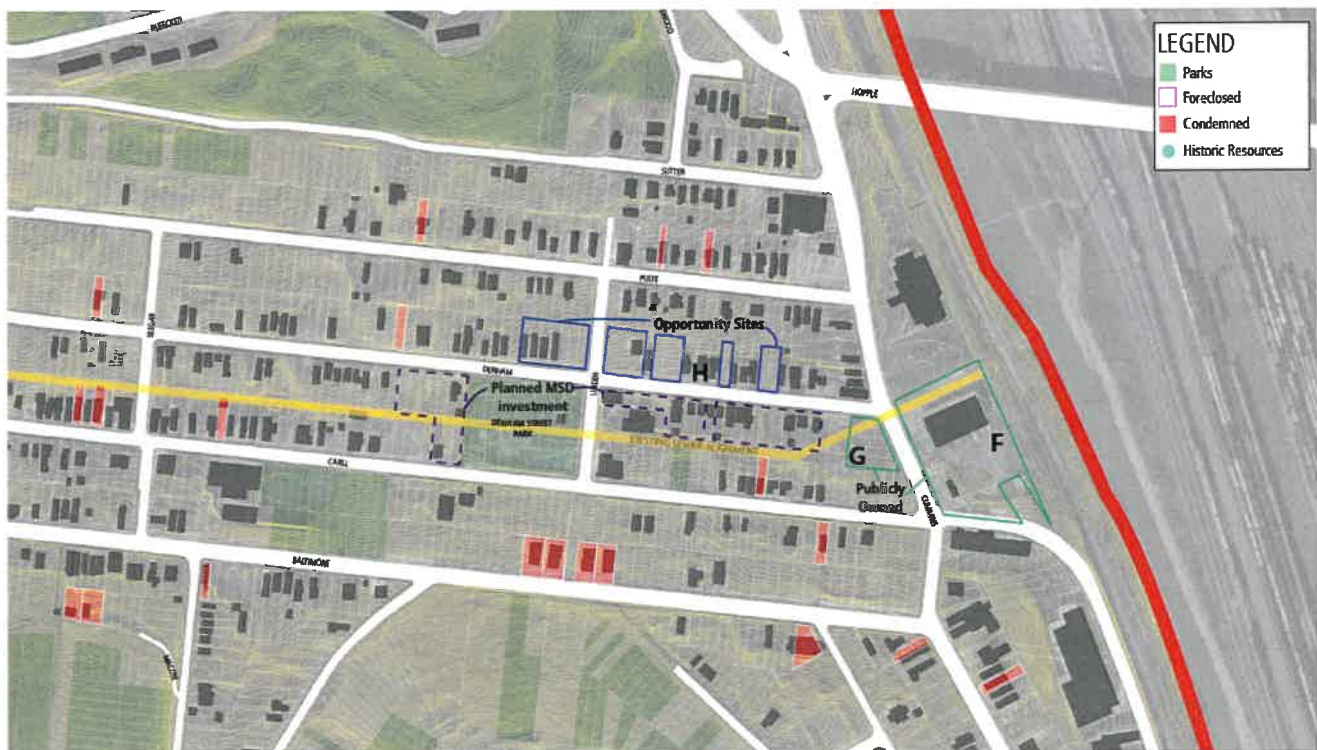
MSD is planning significant investments along Denham Street between Linden and Beekman. The development team was mindful of this while considering other opportunities and constraints.

- County and North Fairmount Community Center (NFCC) owned properties
- Health Center on Beekman as a community asset
- Newly invested neighborhood park on Denham and Linden
- Single private owner with multiple contiguous vacant parcels
- Single private owner with large corner parcel

The design concept is focused on MSD's plans to develop a functional open space on the south side of Denham between Linden and Beekman, and leveraging this imminent investment into neighborhood revitalization.

Development F

The development team proposed rehabilitating this existing commercial property into a small scale neighborhood grocery store. This property is owned by the North Fairmount Community Center (NFCC) and the structure (high ceilings, long spans) lends itself well to adaptive reuse. There is also adequate parking for this type of commercial development.



CINCINNATI CHOICE
DENHAM ST. CONCEPT

0 200 400 800 Feet





CINCINNATI CHOICE
DENHAM ST. CONCEPT



Development G

This corner is owned by the NFCC and a small scale mixed-use building could be sited here. The building is envisioned as a 2-3 story mixed-use building comprised of 8 townhouses. Parking can be tucked away behind the building. A small amount of commercial space can provide an anchor on the corner.

Development H

The development team envisions a small cluster of home-ownership units that could take advantage of new and existing open space frontage. Most of the homes are designed as two-family duplexes, similar to the proposed homes around St. Leo's.

Denham St Focus Area Program

- 3 story mixed-use family building – 8 units, 1,000 GSF of non-residential
- 13 up-down duplex units (26 units total)
- 2 single family detached units
- Rehab of 11,500 GSF commercial

ENGLISH WOODS FOCUS AREA

The English Woods site is an incredible opportunity within the North Fairmount Neighborhood. The area is currently disconnected from services and neighborhood amenities. Marquette Manor and Sutter View are the only two communities remaining here. Both are functional sites albeit isolated. The opportunity arises from the unique nature of this area – there are 70 acres of developable land, with incredible views, within minutes of Cincinnati’s two largest employment centers (Downtown and Uptown) and major interstates.

English Woods Focus Area Concept

Since development at English Woods is a long-term vision contingent on City and potential tenant participation, the development team refrained from actual design. Instead, the development team

assumes that the long-term development here will be a combination of a residential and commercial campus that can yield as many as 392 units of low-density housing and 1.46 million square feet of light industrial or office space.

English Woods Focus Area Program

- 70 acres of vacant land
- Net out 20% for open space, buffers, new roads – 56 acres
- Approximately half of site residential development, half of site light industrial or office development. Permanent or transitional use as urban farm.
- 56 acres at 7 du/acre = 392 units
- 56 acres at 0.6 FAR = 1.46 million GSF of light industrial or office



CINCINNATI CHOICE
ENGLISH WOODS CONCEPT

0 200 400 800 Feet



SAFETY STRATEGY

In surveys, most residents report that they feel safe most of the time. Even given this sentiment crime, or the perception of crime, keeps residents indoors, sometimes in fear and makes them feel unsafe using public spaces. The safety strategy combines a partnership with the Cincinnati Police Department (CPD) and the local community. It is based on the belief that while increased police patrols may help reduce crime, the ultimate change in perception and ownership of the community can only come from within the community.

Strategy: Assist residents in becoming a more active part of the crime prevention strategy.

- **Action Step:** Recruit and train residents through the programs supported by the Cincinnati Police Department including Citizens on Patrol, Block Watch, and Community Problem Oriented Policing.
- **Action Step:** Develop a volunteer base within the community to support resident-led walks and watches.

Neighborhoods in Cincinnati have used efforts like Good Guys Loitering and safety walks, programs not endorsed

by CPD, to combat safety issues in their communities. These efforts proactively stop violence by putting eyes on the street in the form of law-abiding residents joining together to take back public spaces (street corners, parks, etc.) and let criminals know that bad behavior is not acceptable. These opportunities bring together residents with similar concerns about safety. Through power in numbers, residents can be empowered to drive positive change within the community.

- **Action Step:** Encourage residents to report crime and suspicious activity.
CPD reports that residents will often report at meetings that they have seen a crime take place but not actually report it to the police. Such reporting will help police target their efforts in the community. Engagement will begin with a shared meeting of community councils and resident associations.
- **Action Step:** Work with the faith community to leverage the ministerial relationship with CPD to inform and engage

those in the broader faith community.

Church leaders have been meeting with police officers and Captain Neville of District 3 to discuss crime in the community. This partnership can be expanded to lend the faith leader's voice to encouraging church attendees to report crime and suspicious activity when they see it.

Strategy: Remove blight to reduce opportunities for criminal activity and promote eyes-on-the-street design in new and rehabbed developments.

- **Action Step:** Support removal of blight within the community to remove squatting opportunities and locations for criminal activity.

Partnerships with the Port Authority, MSD, and the Community Development Department can aid in the demolition of condemned property. A toolbox is currently being developed on guidelines of how to reuse vacant land resulting from demolitions (possible reuses: community garden, combine with an adjacent lot or split lot between two recent land owners, land bank for future development).

- **Action Step:** Advocate for the continuation of the City Public Services ambassador now working in North and South Fairmount.

The ambassador's role is to act as a direct link between the City and the community to quickly address safety and quality of life issues of illegal dumping.

- **Action Step:** Ensure new and rehabbed buildings are designed using CPTED (Crime Prevention through Environmental Design) principles.

Building design and placement can incorporate CPTED principles through form-based codes (in South Fairmount) and through design guidelines required to be adopted as a condition of redevelopment in other parts of the community.

CONNECTION AND ACCESS STRATEGY

It is important for residents to be connected within the planning area and with destinations outside of the planning area. Especially for those that don't have cars, the community can be an isolating place. The connection and access strategy focuses on improving sidewalks and stairways residents use to get where they need to go, ensuring public transportation is available and working for service expansion in the area, and considering new north-south street connections.

Strategy: Improve pedestrian connections within the community and surrounding areas.

- **Action Step:** Create an action team composed of neighborhood residents and stakeholders and the Department of Transportation and Engineering and the Department of Public Services to identify the top community priorities for sidewalks and stairways.

Maintaining stairways (and alleyway) systems is a short-range action step identified in Plan Cincinnati. The Hillside Step Information System maintains an inventory of public stairways but in recent years there has been little to no

funding allocated for stairway repair and maintenance. By identifying a few key priorities, the community has the best chance of improving stairway conditions in collaboration with the City. Priorities could be established using a rating system of the following: safety, current and potential use, location of closest alternate route, previous City investment, and how the improvement would better connect community assets.

- **Action Step:** Explore grant opportunities to improve physical infrastructure as a part of improving health outcomes.

An example of a recent grant opportunity is the request for proposals from Interact for Health (formerly the Health Foundation of Greater Cincinnati) to improve physical infrastructure.

- **Action Step:** Work with local non-profits to assist with volunteer neighborhood cleanups.

There are several organizations and programs that work with community volunteers to increase the impact of cleanups by bringing capacity and volunteers to help with neighborhood cleanups. These include Keep Cincinnati Beautiful, the Great American Cleanup, Adopt-a-Spot, and GO Cincinnati.

Spring in Our Steps is another local organization that works with community volunteers to clear stairways. Their mission is to enhance community connections by reclaiming alleys, sidewalks, and steps for the pedestrian through community clean-ups and volunteer efforts.

- **Action Step:** Work with Groundwork Cincinnati - Mill Creek to safely and prominently connect the Mill Creek greenway trail with the community.

Groundwork Cincinnati's mission is to serve as a catalyst for developing sustainability in the Mill Creek watershed through community-based planning and empowerment, environmental education, and economically sound ecological restoration.

The connection to the trail will be on the eastern edge of the community, just south and east of the Beekman-Hopple Street interchange. Groundwork Cincinnati is interested in working with the community to ensure access for the community is easy and visible so that residents can benefit from the trail. This connection will not only provide access to a safe environment for a range of physical activity (walking, running, biking, etc.) but can also serve as a

safe alternative transportation route to nearby neighborhoods as the trail expands.

Groundwork Cincinnati is currently completing Phase IV of the trail which stops just north of the North Fairmount in Millvale. Groundwork Cincinnati anticipates applying for funding early in 2014 to extend along the trail in Phase V along the eastern edge of the community to the Western Hills Viaduct (from North Fairmount to South Fairmount).

Strategy: Maintain and advocate for expansion of bus service.

- **Action Step:** Maintain communication with METRO and update METRO with information regarding an increase in population, the distribution of low-income and minority households, and number of households without a vehicle.

During the planning period, the community successfully fought a proposed METRO route change to the 64 Route which connects the heart of North Fairmount (running through North Fairmount along Baltimore Avenue) to the closest retail outlets to the west and services Downtown. The planned deletion of this segment of the 64 Route would have severely limited access to the route from North Fairmount. The community did successfully communicate the need for the continued additional segment through North Fairmount, and service will be maintained.

Like many other services the community needs, in order for METRO to add additional service to the community, the number of potential users must increase.

Strategy: Explore new north-south street connections.

- **Action Step:** In conjunction with the long-term redevelopment of English-Woods including new residential and commercial uses, work with the Department of Transportation and Engineering to determine the feasibility of a new north-south connection between English Woods and North Fairmount.

There is a right-of-way that extends Geiger Street north from Carl Street in North Fairmount to Sutter Avenue in English Woods. Some of that right-of-way includes recently improved Geiger Steps. With additional population and services at English Woods, the additional street connection should be considered to the two neighborhoods.

NEIGHBORHOOD OUTCOMES

The following indicators will be used to determine the success of the neighborhood strategies:

- Decrease the number of aggravated assaults, robberies, and criminal homicides

From June - September 2013, there were 27 aggravated assaults, 37 robberies, and 6 criminal homicides. These numbers were all up from 2012 when there were 22 aggravated assaults, 28 robberies, and 1 criminal homicide

- Increase the number of calls for service
- Increase the square footage of occupied commercial space
- Increase safe and well maintained sidewalk and stairway miles

CHAPTER 8 - ACTION PLAN

IMPLEMENTATION STRATEGY

IMPLEMENTATION CHAMPIONS

At the time of publication, the Cincinnati Metropolitan Housing Authority and the Community Building Institute are collaborating with several organizations with the goal of identifying a key organization that will take the lead in implementation. Typically, the role of the lead organization is to be the holder of the plan, to ensure implementation occurs as the plan calls for, to ensure community engagement continues through implementation, and that outcomes are being met. It also provides one point of contact for current and future implementation partners and a vehicle for fundraising.

While one lead organization would be ideal, during early implementation the following organizations will be responsible for each core goal to ensure early implementation of the plan and coordination among partners, each core goal of Choice Neighborhoods will have a primary champion:

- Housing Key Champion: The Cincinnati Metropolitan Housing Authority with support from Michaels Development Company and Model Management, Inc.

- People Key Champion: Cincinnati Works
- Neighborhood Key Champions: South Fairmount Community Council, North Fairmount Community Council, and Marquette Manor Resident Council

RESIDENT AND COMMUNITY PARTICIPATION DURING IMPLEMENTATION

Resident and community participation will continue through the planning process into implementation. Participation will occur formally through a Community Advisory Committee and in conjunction with relevant action steps. The Community Advisory Committee will be composed of community leaders who are the elected, representative voice of the community. This group will be the main point of contact for the key champions, CMHA, and implementation partners to ensure that implementation is consistent with the plan.

FINANCING STRATEGY

PHASE 1 - DEVELOPMENT A AFFORDABLE SENIOR RENTAL (54 UNITS)

	Sources
LIHTC Equity	\$ 7,774,888
First Mortgage	\$ 750,000
City HOME	\$ 500,000
OHFA HDAP	\$ 500,000
Def Dev Fee / GP Capital	\$ 235,733
Total Sources	\$ 9,760,261

	Uses
Acquisition	\$ 400,000
Hard Construction	\$ 7,120,008
Soft Costs	\$ 2,240,613
Total Uses	\$ 9,760,621

PHASE 2 – DEVELOPMENT B ST. LEO'S PURCHASE - REHAB (50 UNITS)

	Sources
LIHTC Equity	\$ 8,282,372
First Mortgage	\$ 1,100,000
City HOME	\$ 400,000
OHFA HDAP	\$ 400,000
Def Dev Fee / GP Capital	\$ 300,581
Total Sources	\$ 10,482,953

	Uses
Acquisition	\$ 500,000
Hard Construction	\$ 7,514,400
Soft Costs	\$ 2,468,553
Total Uses	\$ 10,482,953

PHASE 3 & 4 - DEVELOPMENT C & A
NEW CONSTRUCTION FAMILY (46 UNITS)
AND WITH COMMERCIAL

	Sources
LIHTC Equity	\$ 6,629,456
First Mortgage	\$ 625,000
City HOME	\$ 500,000
OHFA HDAP	\$ 500,000
Def Dev Fee / GP Capital	\$ 138,942
Total Sources	\$ 8,393,398

	Uses
Acquisition	\$ 400,000
Hard Construction	\$ 6,065,192
Soft Costs	\$ 1,828,206
Total Uses	\$ 8,393,398

PHASE 5
ENGLISH WOODS OFFICE AND RESIDENTIAL

Sources and uses to be determined depending upon final development program and mix.

Sources and uses for additional Development phases will be determined based on final program and mix.

RESOURCES FOR IMPLEMENTATION

- Low Income Housing Tax Credits (LIHTC) Equity
- Permanent Debt from Rental Assistance Demonstration (RAD) conversion
- Permanent Debt from market rate housing

- City loan programs
- Vacant/Foreclosed Acquisition Assistance
- Land Assembly Assistance from Port Authority and City of Cincinnati
- Low Income Housing Tax Credits (LIHTC) (9% and 4%)
- HOME, Community Development Block Grant (CDBG), New Market Tax Credit (NMTC), Tax Increment Financing (TIF)
- Social Impact Investing
- Capital/Finance Adjustment Factor (FAF)/Replacement Housing Factor (RHF) Funds
- Tax Credit Assistance Programs (TCAP)/ Exchange Funds
- State Housing Trust Fund
- Donation Tax Credits
- Federal Home Loan Banks' Affordable Housing Program (FHLB AHP) Grant
- Neighborhood Stabilization Program (NSP)
- Green Design Grants/Tax credits
- Choice Neighborhoods Implementation (CNI) Grant Funds

Following is a summary table of resources and how they can be used:

RESOURCE	Affordable	Market	Single - Family	Multi - Family	Commer- cial
LIHTC Equity	X		X	X	
Permanent Debt from Rental Assistance Demonstration (RAD) conversion	X		X	X	
Permanent Debt from market rate housing		X		X	
City loan programs	X	X	X	X	X
Vacant/Foreclosed Acquisition Assistance	X	X	X	X	X
CNI Implementation Funds	X	X	X	X	X
FHLB AHP	X			X	
Land Assembly Assistance from Port Authority and City of Cincinnati	X	X	X	X	X
LIHTC (9% and 4%)	X		X	X	
HOME, CDBG, NMTC, TIF	X		X	X	X
Social Impact Investing	X		X	X	
Capital/FAF/RHF Funds	X			X	
TCAP/Exchange Funds	X			X	
State Housing Trust Fund	X			X	
Donation Tax Credits	X			X	
FHLB AHP Grant	X		X	X	
Neighborhood Stabilization Program	X		X	X	
Green Design Grants/Tax credits	X	X	X	X	X

IMPLEMENTATION PROCESS AND SCHEDULE

NORTH FAIRMOUNT - ST. LEO'S	DATE
PHASE 1 - DEVELOPMENT D AFFORDABLE SENIOR – 54 UNITS	
<ul style="list-style-type: none"> • Site Acquisition • 9% LIHTC Submission • 9% LIHTC Award • Construction Start • Construction Completion 	<p>2/2015</p> <p>3/2015</p> <p>6/2015</p> <p>4/2016</p> <p>8/2017</p>
PHASE 2 – DEVELOPMENT A REHAB EXISTING (RENT TO OWN) - 50 UNITS	
<ul style="list-style-type: none"> • Site Acquisition • Financing Secured • Construction Start • Construction Completion 	<p>6/2016</p> <p>6/2016</p> <p>1/2017</p> <p>1/2018</p>

LICK RUN / QUEEN CITY AVE. FOCUS AREA	DATE
PHASE 3 - DEVELOPMENT C 16 UNITS FAMILY + 7,000 SF COMMERCIAL	
<ul style="list-style-type: none"> • Site Acquisition 	2/2016
<ul style="list-style-type: none"> • Financing 	9/2016
<ul style="list-style-type: none"> • Construction Start 	9/2016
<ul style="list-style-type: none"> • Construction Completion 	11/2017
PHASE 4 - DEVELOPMENT A + B AFFORDABLE FAMILY – 50 UNITS + COMMERCIAL	
<ul style="list-style-type: none"> • Site Acquisition 	2/2017
<ul style="list-style-type: none"> • 9% LIHTC Submission 	3/2017
<ul style="list-style-type: none"> • 9% LIHTC Award 	6/2017
<ul style="list-style-type: none"> • Construction Start 	4/2018
<ul style="list-style-type: none"> • Construction Completion 	8/2019
NORTH FAIRMOUNT - DENHAM	DATE
DEVELOPMENT F COMMUNITY RETAIL	
<ul style="list-style-type: none"> • Site Acquisition 	6/2018
<ul style="list-style-type: none"> • Financing Secured 	6/2018
<ul style="list-style-type: none"> • Construction Start 	1/2019
<ul style="list-style-type: none"> • Construction Completion 	1/2020
DEVELOPMENT G MARKET RATE RENTAL TOWNHOMES (8 UNITS)	
<ul style="list-style-type: none"> • Site Acquisition 	6/2018
<ul style="list-style-type: none"> • Financing Secured 	6/2018
<ul style="list-style-type: none"> • Construction Start 	1/2019
<ul style="list-style-type: none"> • Construction Completion 	1/2020
DEVELOPMENT H HOMEOWNERSHIP	
<ul style="list-style-type: none"> • Site Acquisition 	6/2019
<ul style="list-style-type: none"> • Financing Secured 	6/2019
<ul style="list-style-type: none"> • Construction Start 	1/2020
<ul style="list-style-type: none"> • Construction Completion 	1/2021

ENGLISH WOODS / MARQUETTE MANOR / SUTTER VIEW	DATE
• Secure approvals for demolition, disposition of Marquette Manor	3/2015
• Develop Marquette Manor Relocation Plan (to Dev. A and D)	6/2015
• Partial Relocation to Development A	8/2017
• Partial Relocation to Development D	8/2018
• Demolition of Marquette Manor	10/2018
• Sale of English Woods (inc. Marquette Manor) for Comm. Devel.	1/2019
• Commercial Development on English Woods	6/2020

ONGOING DEVELOPMENT OPPORTUNITIES

- Identify market rate housing opportunities
- Identify commercial opportunities to support housing
- Establish partnerships with local housing, service, and business development organizations
- Identify existing programs and build capacity for homeownership assistance
- Work with the City, County, and Port Authority to create an acquisition/demolition program for vacant and blighted properties
- Identify rehabilitation loan assistance programs for prospective and new homeowners

APPENDIX A

Community Engagement and Training

Choice Neighborhoods Transformation Plan English Woods, North Fairmount, and South Fairmount

Community Building Institute's Strength-Based Training Series

Residents from English Woods, North Fairmount, and South Fairmount attended the Community Building Institute's Strength-Based Training Series in the fall of 2012. The series took place over four days and included the following sessions: Youth Core Engagement Forum, Asset-based Community Development Training, and Strength-based Community Leadership Series (2-days). Together, the series provided resident leaders from the community with a strong foundation in the skills of engaging youth, using an asset-based development approach, and Appreciative Inquiry. Community residents were also able to learn and share with other Cincinnati neighborhood leaders.

Youth Core Engagement Forum

The Youth Core Engagement Forum was held on October 4, 2012 at the Cintas Center at Xavier University. The forum provided an opportunity to recognize the assets of youth and share examples of youth leadership that have led to change, both locally and nationally. Along with young people from Cincinnati, the forum included John F. Barros, Executive Director of the Dudley Street Neighborhood Initiative (DSNI) in Boston, Massachusetts. John shared his experience starting out as a youth organizer for DSNI and his current role as their executive director. The Dudley Street story is a great example that youth can affect change.

Asset-based Community Development Training

The Asset-based Community Development Training was held on October 19, 2012 at the Cintas Center at Xavier University. The training focused on exploring the basics of asset-based community development in conjunction with appreciative inquiry so that community leaders can focus and build on the strengths of their community in their push towards positive community change.

Strength-based Community Leadership Series

The Strength-based Community Leadership Series was led by Appreciative Inquiry practitioner Jan Hoxsey and was held on October 25 and 30, 2012 at the Cintas Center at Xavier University. Community leadership is essential to building strong neighborhoods. The Appreciative Inquiry approach to discovering strengths focuses on the potential inherent in each person in creating new solutions to problem solving in neighborhoods. This series builds on the work undertaken at the region-wide CoreChange Summit held in the spring of 2012.

Joan Hoxsey continued that work by sharing the principles and practices of Appreciative Inquiry during the two day series. Joan has worked internationally for over 20 years helping businesses recognize the human assets in their organization to create a better working environment and increase productivity.

Cincinnati Neighborhood Summits

Since 2002, the Neighborhood Summit has provided an annual networking and learning opportunity for neighborhood leaders and volunteers. Community residents attended the Neighborhood Summit in May of 2012 and in February of 2013 and were able to attend workshops on a variety of topics including the following: Communication Basics, New Tools for Great Neighborhoods, Finding Resources for Development, Plan Cincinnati Implementation, New Models for Neighborhood Development, Priority-Driven Budgeting, Recruiting and Sustaining Members and Volunteers, Neighborhood Asset-Mapping Tool, Grassroots Fund Raising and Grant Writing, and Creating a Vacant/Abandoned Property Strategy. The Neighborhood Summits continue to provide an opportunity for individual community members to learn new skills and share with other community leaders demonstrating best practices in community development throughout Cincinnati.

Community Engagement Training and Interviews

The Community Building Institute partnered with Working in Neighborhoods to bring a series of community engagement training and interviews to community members. The training and interviews were used both to engage residents in the Choice Neighborhoods planning process and to give them skills to successfully engage with residents. Residents from English Woods, North Fairmount, and South Fairmount attended the trainings and learned community organizing basics like how to engage new neighbors, how to conduct resident interviews, how to work successfully in a team, and what to look for when recruiting new community members. Attendees were given an interview record to complete when conducting interviews. The record included questions related to length of time in the neighborhood, what brought people to the neighborhood, what people liked about living in the neighborhood, top concerns, top hopes and dreams, personal interests and skills, and ideas for projects in the neighborhood. Through interviews, community leaders can get a broader understanding of what residents want to see, and also what skills, talents, and interests can be engaged in working towards that vision. South Fairmount has found the interview technique especially helpful. Several new officers and trustees were elected to the South Fairmount Community Council in October of 2012 (they assumed their elected positions in January of 2013). The new officers and members of the community council have found the interviews to be a useful tool in introducing themselves to more members of the community, to build the attendance at community council meetings, and to get a better understanding of what the broader community sees as the most important issues to be addressed.

APPENDIX B

All-Community Meeting Feedback Meeting on July 12, 2012 at St. Leo's Church

Choice Neighborhoods Transformation Plan English Woods, North Fairmount, and South Fairmount *Revised August 5, 2012*

Meeting Attendance:

- 35 community members
- 8 interested in participating in a Working Group
- 15 interested in being on email list
- 6 interested in being interviewed
- 8 interested in engagement training
- 18 interested in being involved with future meetings
- 7 interested in getting more involved

Introduction Interviews (What is your best experience in any community? What is your best experience in this neighborhood?):

- Coming to meetings, address issues
- Tight knit community despite changing demographics
- Close to downtown, centrally located, easy to do business
- Food pantry at church
- Gave family good start
- Commitment, motivated community
- Charming pockets
- Summer youth program, builds skills of kids
- Quiet neighborhood, bus route
- Water park in new park
- Open, many amenities, comradery, commitment, enthusiasm
- View of downtown, people
- Opportunity to be active in community
- Reminders of what neighborhood use to be like, ability to address issues you care about
- How people in neighborhood have gifts, talents and skills and are willing to put them to use
- Likes the location of neighborhood
- Parks in the area
- Location, close to where I work
- Vested interest in community, long history of loving in neighborhood
- Trees and playground, effective CRC, snugliness of neighborhood

- Nice quiet block
- Neighborhood handyman that helped, ability to barter
- Green trees and space
- Love of 150 children, active seniors
- Microcosms of America, wonderful church
- Friendly neighborhood
- Heard and seen a lot that she loves, new to community
- Quiet, desire for English Woods to comeback
- Likes the community, St. Leo's

Dreams in 10 years...

- Getting jobs, income, addresses all themes (need education, job training)
- Buses, vans for seniors and children and take people to work
- Seniors and children in neighborhood transportation
- Affordable, fixed up housing, increase homeowners, housing redevelopment corporation for both NF and SF, get rid of slum landlords
- Strip malls, more businesses, places to spend money in the community (they were here 20 years ago)
- Safe and clean, enhancing services, owners held accountable (increased absentee landowners), community block watch (prioritize enforcement), get to know neighbor
- New school: Community school (project-based learning) – kids in community rec center, more activities for kids

Feedback on Community Space and Services

- More recreational groups
- More open meeting spaces
- Successful school that will make a safe, happy community

Feedback on Education

- Getting teenagers more involved in the community
- Offer tutoring to help keep students of the streets
- Job training facility

Feedback on Clean and Safe

- Community spaces

- Urban gardens are brought up a lot
- Cleaning up the stairs and sidewalks so that people can get around the community easier
- Some roads don't have sidewalks that should
- Too many vacant houses – tends to cause trouble around them

Feedback on Clean and Safe

- Neighborhood block programs
- Identify neighborhood leaders and train them so they are able to better lead the community

Feedback on Housing

- Housing in units of four. One person in charge of maintenance
- Affordable
- Ex-offenders able to have housing
- Safe housing
- Vacant houses torn down or fixed up
- No more slum landlords
- Houses for homeless women and transition housing
- Homeownership increased
- Habitat housing
- People working cooperatively
- One neighborhood controlled housing development corporation for North and South Fairmount both
- Less bank owned property
- No more copper thefts and vandalism

Feedback on Transportation

- Goes with cleaner sidewalks and stairs – helps people get around who don't drive.
- Better public transportation

Feedback on Commercial Amenities

- Mini strip mall
- Diverse businesses (we are not prejudiced)
- Dog Park
- Community center (playground)
- Vocational school (trade school)

Feedback on Jobs and Income

- With employment other areas of concern regarding other amenities will not be accomplished
- Job/Training facility besides a Super Jobs
- With income properties will be kept up (clean) as well as safety will improve
- More job training opportunities for kids (educate early)
- With a job will enable you to obtain transportation and homeownership
- Agency that helps sustain families when a crisis happens

APPENDIX C

**VISUAL PREFERENCE SURVEY SUMMARY OF RESULTS
JUNE 4 AND 18, 2013**



Context, views, image of neighborhood



Majority in favor of traditional arch.



Variety of options for variety of residents



Integrate steps into trails

Amenities/Assets

A Transit Amenities B Community Center C Walking distance to shops and services

6

Bus hub, community center, walkability

Green sites and buildings

A Green Roofs B Blue Roofs C Rain Gardens

D Green/Bio Walls E Solar panels & permeable paving F Energy efficient features

7

Energy upgrades to existing homes, TA from MSD, stormwater mitigation

Commercial development character



One story pad with parking



Low density mixed-use building



Medium density mixed-use building



High density mixed-use building

8

Low density commercial, hillside,
parking, form-based code

Neighborhood safety



Sight lines



Street and park lighting



Ground floor transparency



Eyes on the street

9

All CPTED principles important



Home-ownership desired everywhere
 Seniors should be integrated into community,
 though some agree that seniors should have own
 building
 Traffic on Queen City is a concern when locating
 housing along Lick Run

APPENDIX D

Map Options Summary

Revised February 6, 2013

Choice Neighborhoods Transformation Plan English Woods, North Fairmount, and South Fairmount

Since mid-2012, we have been meeting with community members to find out what they care about and what they want the community to be. These conversations have included residents, business owners, institutions, and other community stakeholders in the neighborhoods of English Woods, North Fairmount, and South Fairmount and resulted in the Community Vision and Aspirational Statements:

THE COMMUNITY VISION

The community, including North Fairmount, South Fairmount, and English Woods, is a **collection of tight-knit diverse neighborhoods with historic assets that share common resources**. The community is **filled with opportunity for everyone**, it is a **place where people choose to live and invest**, and it is a **community of engaged residents, businesses, and stakeholders that are committed to driving the change the community envisions**.

ASPIRATIONAL STATEMENTS

- It is a community that people of all ages, backgrounds, and income groups can call home.
- It is a community where residents come together in community meetings and events and feel connected and committed to one another and the community.
- It is a community of quality new and rehabbed homes for a range of income groups.
- It is a community of neighbors where individuals and families feel welcome, safe, and supported.
- It is a community that supports the financial independence of individuals and families in finding employment, starting a business, and building wealth and financial security.
- It is a community where children receive the support in and out of school they need to be successful in school and in life.
- It is a community with focused neighborhood centers that first support the needs of the community and also provide services and opportunities for the surrounding community.
- It is a community that recognizes its rich history of architecture, natural assets (hillsides), and urban form.
- It is a community with clean, safe, and inviting streets, sidewalks, stairways, and public spaces.
- It is a community where people can get to shopping, services, and jobs either by automobile, public transportation, walking, or bicycle.
- It is a community with ample access to fresh food and healthy lifestyles.

Based on this feedback we have created four maps that highlight physical redevelopment options in English Woods, North Fairmount, and South Fairmount. These maps respond to the Community Vision and emphasize Aspirational Statements developed by community members to differing degrees. They reflect housing, commercial, and public space and infrastructure recommendations. Other non-physical feedback like improving bus routes, increasing jobs, improving schools and youth activities, and improving access to healthy food will also be addressed in the planning recommendations developed over the next several months.

Please note...These maps are just a starting point for visualizing how physical improvements in the community relate to one another and a tool for further defining the collective community vision and priorities within that vision. We don't expect the final concept map to be any one of these options. Instead, **we want your feedback to take the best components from all of the maps to create the final concept map**. Along the way, **we'll also be bringing options to the larger community to get even more feedback**.

The following pages contain an overview of the four map options with components and considerations:

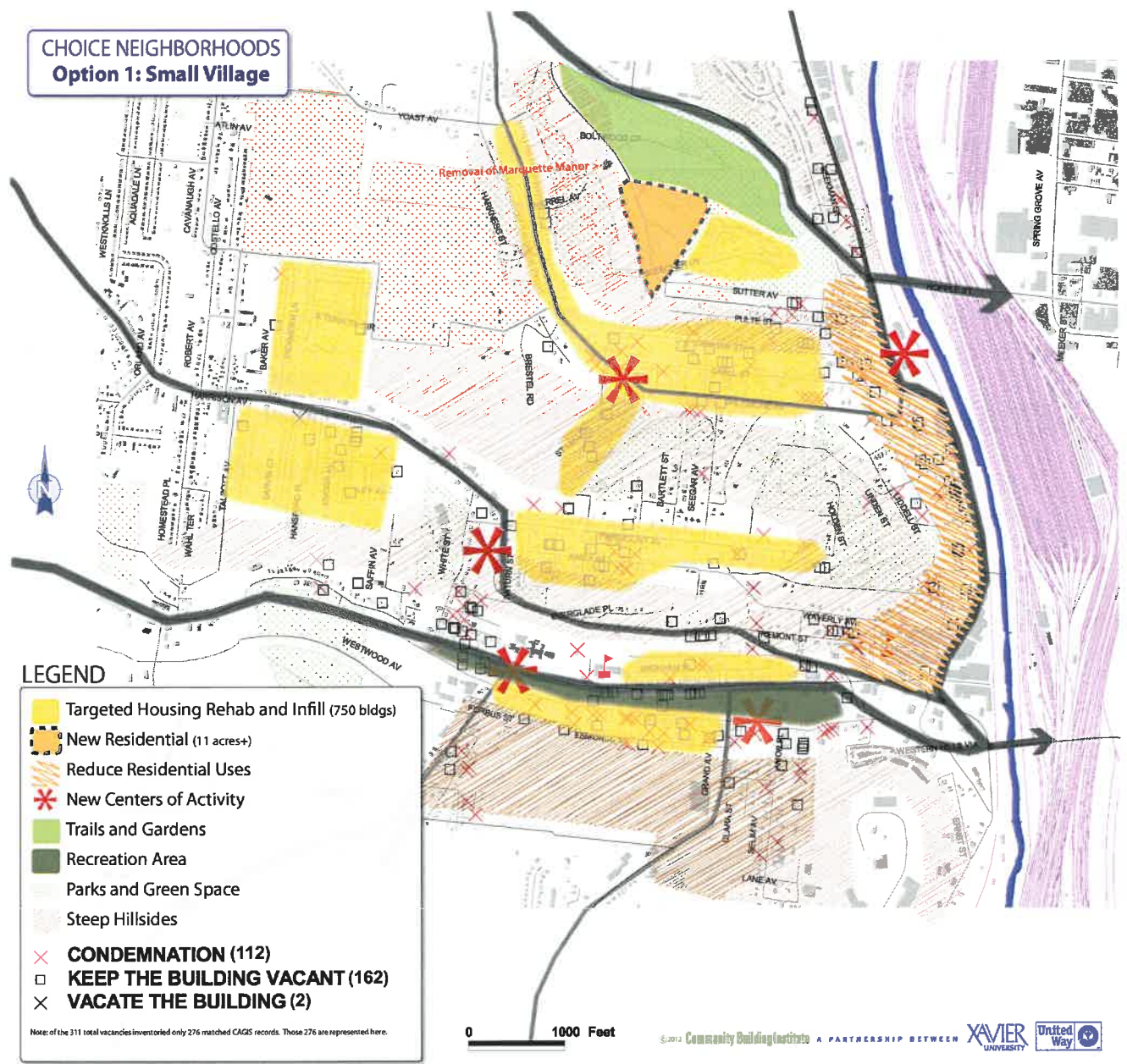
Revised February 7, 2013 – Page 1

OPTION 1: SMALL VILLAGE

Option 1: Small Village is the most conservative map option in that it calls for the smallest amount of change. It includes creation of a limited number of community centers of activity (which include a mix of institution and commercial uses) that support the immediate surrounding community. It calls for a targeted reduction of residential uses along the eastern edge of the community along hillsides and targeted rehab and residential infill, mainly adjacent to the centers of activity. In this option, the majority of the English Woods site would be converted into trails and gardens, Marquette Manor would be removed, Sutter View would remain, and new residential units would add to the residential population of the site just to the west of Sutter View.

Project Components	Considerations
<p>Public and Community Assets</p>	<ul style="list-style-type: none"> ▪ Housing units would be lost at Marquette Manor ▪ Residential uses along eastern edge reduced ▪ Northern edge of English Woods has a use with a relatively low economic return trails and gardens but significant space for urban agriculture ▪ North-south connection remains difficult ▪ Widespread residential rehab and infill throughout the community
<ul style="list-style-type: none"> ▪ New recreation area at the southern end of the community between Queen City Avenue and Westwood Avenue is created as a result of the Lick Run daylighting project 	
<p>Housing</p>	
<ul style="list-style-type: none"> ▪ Remove Marquette Manor 	
<ul style="list-style-type: none"> ▪ Focus residential rehab and infill around centers and major corridors 	
<ul style="list-style-type: none"> ▪ Expand the population of English Woods by constructing new housing on the 11 acres just west of Sutter View 	
<ul style="list-style-type: none"> ▪ Northern edge of English Woods used as trails and garden 	
<p>Commercial Amenities</p>	
<ul style="list-style-type: none"> ▪ Existing centers are reinforced to serve local needs 	

CHOICE NEIGHBORHOODS
Option 1: Small Village



Removal of Marquette Manor >

LEGEND

- Targeted Housing Rehab and Infill (750 bldgs)
- New Residential (11 acres+)
- Reduce Residential Uses
- * New Centers of Activity
- Trails and Gardens
- Recreation Area
- Parks and Green Space
- Steep Hillside
- x **CONDEMNATION (112)**
- KEEP THE BUILDING VACANT (162)**
- x **VACATE THE BUILDING (2)**

Note: of the 311 total vacancies inventoried only 276 matched CAGIS records. Those 276 are represented here.

0 1000 Feet

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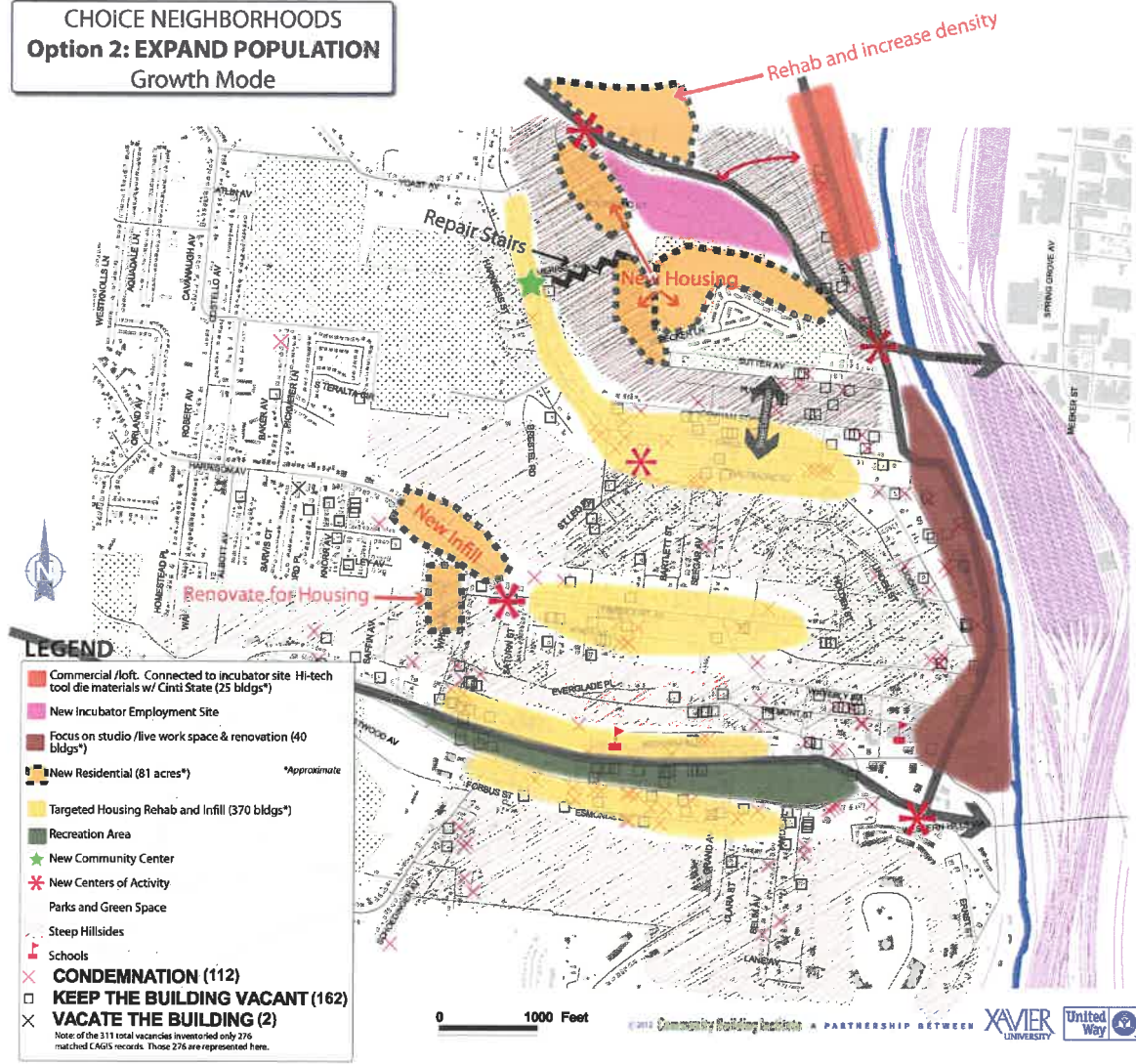
OPTION 2: EXPAND POPULATION

Option 2: Expand Population is focused on expanding the population in the community by focusing on targeted housing rehab and infill throughout the community while converting existing buildings along the western edge into live/work space, adding new live/work space just north of the community, and converting the old Central Fairmount Elementary School to housing. This option also includes a new incubator employment site in English Woods. New and improved connections between English Woods would be created by adding a street between Sutter Avenue and Pulte Street and repairing the stairs between Marquette Manor and Baltimore Avenue. There would be a limited number of centers of activity (which include a mix of institution and commercial uses) created and a new community center on Baltimore at the location of the old North Fairmount Elementary School site. In this option, English Woods would house a new incubator employment site and new residential units with both Marquette Manor and Sutter View remaining.

Project Components	Considerations
Public and Community Assets	<ul style="list-style-type: none"> ▪ New community center would provide needed services to residents in the community but would also require deep partnerships, funding, and capacity to operate. ▪ Converts former elementary schools into real assets for the community (by converting them into a community center and housing) ▪ New housing brought to community (both in English Woods and through renovation of the old Central Fairmount Elementary School) ▪ Limited residential rehab and infill (limited to eastern half of community, and not much in western half) ▪ Residential uses on steep hillsides reduced ▪ Requires significant public investments to support new north-south street connection, repaired stairs, and new recreation area ▪ Requires collaboration and support from local colleges and universities ▪ Improvements extend outside of the planning area into Millvale to the north, providing increased connections between the community and Millvale
<ul style="list-style-type: none"> ▪ New recreation area at the southern end of the community between Queen City Avenue and Westwood Avenue is created as a result of the Lick Run daylighting project. 	
<ul style="list-style-type: none"> ▪ Renovate old North Fairmount Elementary School to new community center 	
Housing	
<ul style="list-style-type: none"> ▪ Focus residential rehab and infill around centers and major corridors 	
<ul style="list-style-type: none"> ▪ Infill housing in English Woods along Sutter Avenue (on west side) and northern edge of Sutter View 	
<ul style="list-style-type: none"> ▪ Rehab and increase residential density on northern side of Westwood Northern Boulevard 	
<ul style="list-style-type: none"> ▪ New and rehabbed buildings along eastern edge adjacent to rail yard to accommodate live/work space (lofts, studios) 	
<ul style="list-style-type: none"> ▪ Renovate old Central Fairmount Elementary School (White Street) to new housing 	
<ul style="list-style-type: none"> ▪ Infill housing along Harrison Avenue adjacent to old Central Fairmount Elementary School site 	
Transportation	
<ul style="list-style-type: none"> ▪ New north-south street connection between Sutter Avenue and Pulte Street 	
<ul style="list-style-type: none"> ▪ Repair stairs connecting English Woods (Marquette Manor) down to Baltimore Avenue 	

Commercial Amenities	
▪ New commercial centers throughout community supported by reinforced residential housing stock	
▪ New center of activity created at the northern tip of the English Woods site at Westwood Northern Boulevard and Sutter Avenue	
▪ New incubator employment site in English Woods with visibility from Westwood Northern Boulevard	
▪ New commercial/loft space uses along Beekman Street north of Westwood Northern Boulevard with a new street connection to new English Woods incubator employment site	

CHOICE NEIGHBORHOODS
Option 2: EXPAND POPULATION
Growth Mode

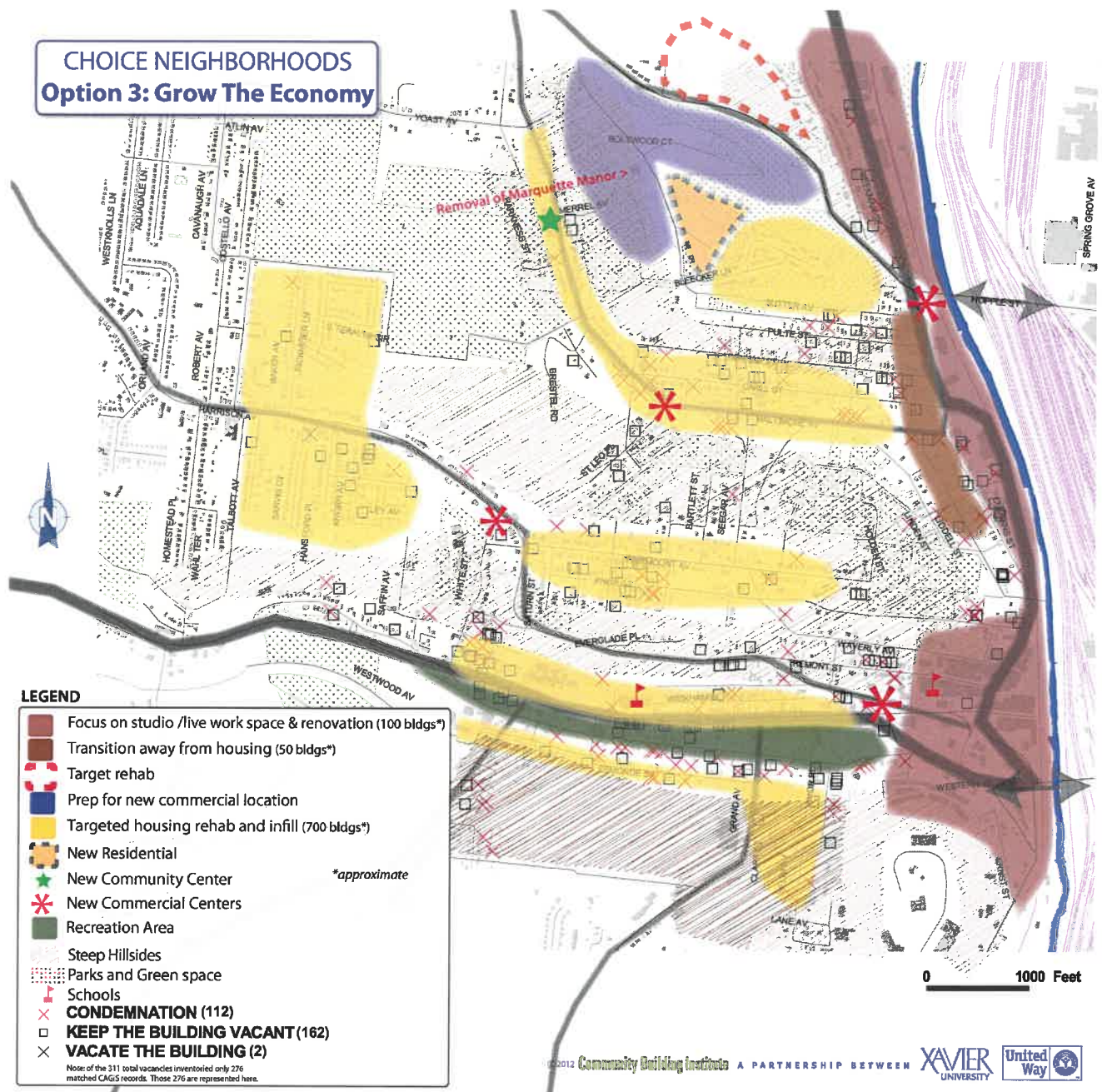


OPTION 3: GROW THE ECONOMY

Option 3: Grow the Economy is focused on expanding the employment base in the community by creating a new commercial location at the English Woods site and by converting existing buildings along the western edge of the community to live/work studio space. This plan also calls for targeted housing rehab and infill throughout the community and limited new residential units adjacent to Sutter View. There would be a limited number of centers of activity (which include a mix of institution and commercial uses) created and a new community center on Baltimore at the location of the old North Fairmount Community School site. In this option, the majority of the English Woods site would be prepped for new commercial uses, Marquette Manor would be removed, Sutter View would remain, and new residential units would add to the residential population of the site just to the west of Sutter View.

Project Components	Considerations
Public and Community Assets	<ul style="list-style-type: none"> ▪ Housing units would be lost at Marquette Manor
<ul style="list-style-type: none"> ▪ New recreation area at the southern end of the community between Queen City Avenue and Westwood Avenue is created as a result of the Lick Run daylighting project. 	<ul style="list-style-type: none"> ▪ Residential uses along eastern edge reduced ▪ North-south connection remains difficult
<ul style="list-style-type: none"> ▪ Renovate old North Fairmount Elementary School to new community center 	<ul style="list-style-type: none"> ▪ Most improvements focused on eastern edge of neighborhood and at English Woods
Housing	<ul style="list-style-type: none"> ▪ Improvements community-wide include a new community center, new commercial centers, and targeted housing and rehab
<ul style="list-style-type: none"> ▪ Remove Marquette Manor 	
<ul style="list-style-type: none"> ▪ Focus residential rehab and infill around centers and major corridors 	
<ul style="list-style-type: none"> ▪ Expand the population of English Woods by constructing new housing just west of Sutter View 	<ul style="list-style-type: none"> ▪ Improvements extend outside of the planning area into Millvale to the north, providing increased connections between the community and Millvale
<ul style="list-style-type: none"> ▪ Target residential rehab on the northern side of Westwood Northern Boulevard 	
<ul style="list-style-type: none"> ▪ New and rehabbed buildings along eastern edge adjacent to rail yard to accommodate live/work space (lofts, studios) 	
<ul style="list-style-type: none"> ▪ Decrease housing stock along eastern edge of community along live/work space 	
Commercial Amenities	
<ul style="list-style-type: none"> ▪ New commercial centers throughout community supported by reinforced residential housing stock 	
<ul style="list-style-type: none"> ▪ Prep for new commercial site in English Woods 	

CHOICE NEIGHBORHOODS Option 3: Grow The Economy

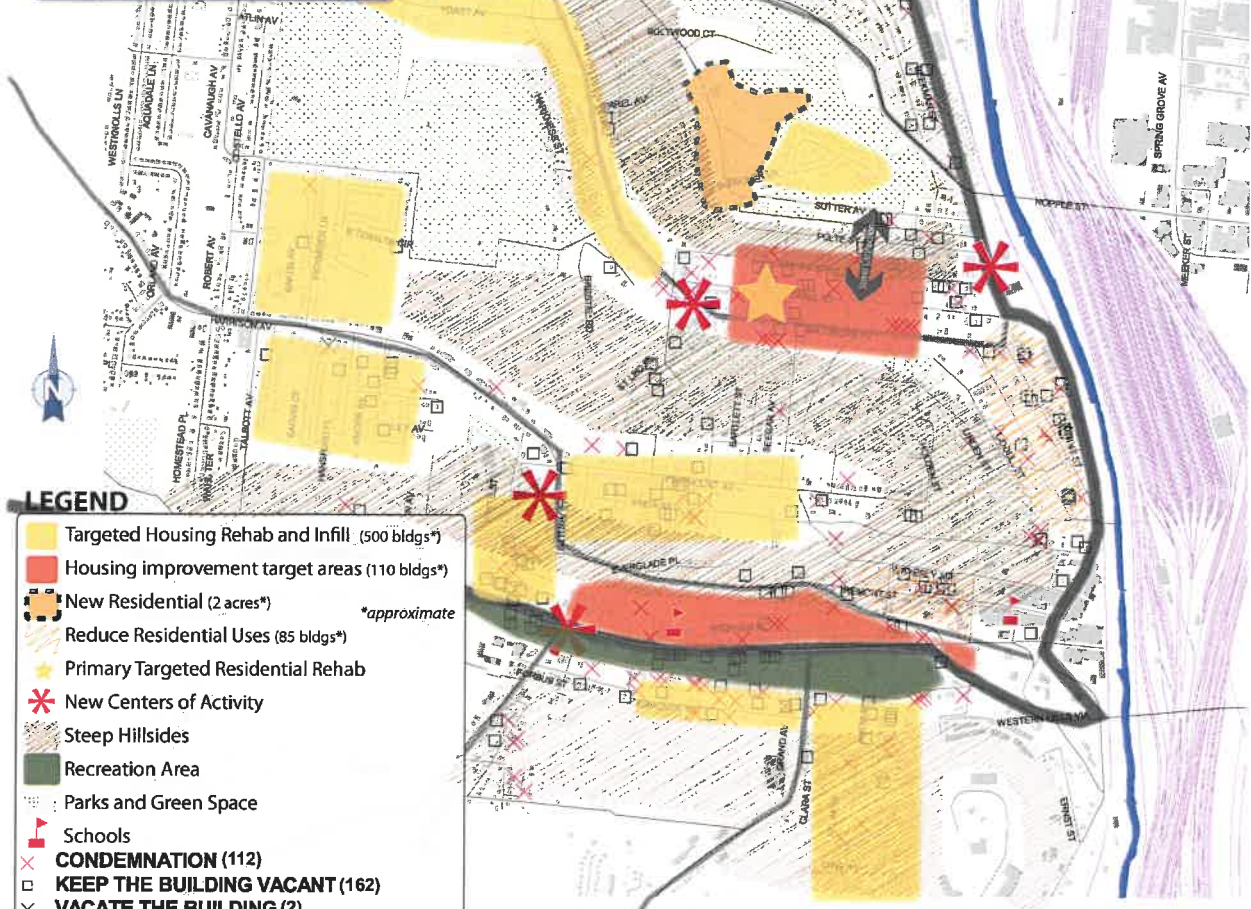


OPTION 4: SMALL VILLAGE PLUS

Option 4: Small Village PLUS is the most second most conservative map option, just behind *Option 1: Small Village*. Like *Option 1*, it includes creation of a limited number of community centers of activity (which include a mix of institution and commercial uses) that support the immediate surrounding community. There is one additional community center located along Beekman Street (Millvale Rec Center and Ethel M. Taylor Academy). Also like *Option 1*, it calls for a targeted reduction of residential uses along the eastern edge of the community along hillsides and targeted rehab and residential infill, mainly adjacent to the centers of activity. In addition, it calls for much more targeted housing improvement and identifies one location as a primary target for residential rehab adjacent to the St. Leo’s center of activity. In this option, about half of the English Woods site would remain vacant, Marquette Manor and Sutter View would remain, and new residential units would add to the residential population of the site just to the west of Sutter View (slightly larger area of new units than in *Option 1*).

Project Components	Considerations
<p>Public and Community Assets</p>	<ul style="list-style-type: none"> ▪ No change to northern edge of English Woods site; would remain vacant and have a low economic return ▪ Residential uses along eastern edge and portions north of Harrison Avenue reduced
<ul style="list-style-type: none"> ▪ New recreation area at the southern end of the community between Queen City Avenue and Westwood Avenue is created as a result of the Lick Run daylighting project. 	
<p>Housing</p>	<ul style="list-style-type: none"> ▪ One target area residential improvement area in North Fairmount and one in South Fairmount ▪ Requires significant public investments to support new north-south street connection ▪ Includes new center of activity outside of the planning area into Millvale to the north, providing increased connections between the community and Millvale
<ul style="list-style-type: none"> ▪ Focus residential rehab and infill around centers and major corridors 	
<ul style="list-style-type: none"> ▪ Connect existing two residential centers in English Woods (Marquette Manor and Sutter View) with infill housing (slightly larger area than <i>Option 1</i>) 	
<ul style="list-style-type: none"> ▪ Two targeted improvement areas in North Fairmount east of St. Leo’s between Baltimore Avenue and Denham Street and in South Fairmount between Queen City Avenue and Harrison Avenue 	
<ul style="list-style-type: none"> ▪ Primary targeted residential rehab just east of St. Leo’s center of activity 	
<p>Transportation</p>	<ul style="list-style-type: none"> ▪ New north-south street connection between Sutter Avenue and Pulte Street
<ul style="list-style-type: none"> ▪ New north-south street connection between Sutter Avenue and Pulte Street 	
<p>Commercial Amenities</p>	<ul style="list-style-type: none"> ▪ Existing centers are reinforced to serve local needs ▪ New center of activity located along Beekman Street (Millvale Rec Center and Ethel M. Taylor Academy)
<ul style="list-style-type: none"> ▪ Existing centers are reinforced to serve local needs 	
<ul style="list-style-type: none"> ▪ New center of activity located along Beekman Street (Millvale Rec Center and Ethel M. Taylor Academy) 	

CHOICE NEIGHBORHOODS
Option 4: Small Village PLUS



LEGEND

- Targeted Housing Rehab and Infill (500 bldgs*)
- Housing improvement target areas (110 bldgs*)
- New Residential (2 acres*) *approximate
- Reduce Residential Uses (85 bldgs*)
- Primary Targeted Residential Rehab
- * New Centers of Activity
- Steep Hillsides
- Recreation Area
- Parks and Green Space
- + Schools
- x **CONDEMNATION (112)**
- **KEEP THE BUILDING VACANT (162)**
- x **VACATE THE BUILDING (2)**

Note: of the 311 total vacancies inventoried only 276 matched CAGS records. Those 276 are represented here.

0 1000 Feet

APPENDIX E

Map Alternatives A and B Summary

Revised February 28, 2013

Choice Neighborhoods Transformation Plan English Woods, North Fairmount, and South Fairmount

Since mid-2012, we have been meeting with community members to find out what they care about and what they want the community to be. These conversations have included residents, business owners, institutions, and other community stakeholders in the neighborhoods of English Woods, North Fairmount, and South Fairmount and resulted in the Community Vision and Aspirational Statements:

THE COMMUNITY VISION

The community, including North Fairmount, South Fairmount, and English Woods, is a **collection of tight-knit diverse neighborhoods with historic assets that share common resources**. The community is **filled with opportunity for everyone**, it is a **place where people choose to live and invest**, and it is a **community of engaged residents, businesses, and stakeholders that are committed to driving the change the community envisions**.

ASPIRATIONAL STATEMENTS

- It is a community that people of all ages, backgrounds, and income groups can call home.
- It is a community where residents come together in community meetings and events and feel connected and committed to one another and the community.
- It is a community of quality new and rehabbed homes for a range of income groups.
- It is a community of neighbors where individuals and families feel welcome, safe, and supported.
- It is a community that supports the financial independence of individuals and families in finding employment, starting a business, and building wealth and financial security.
- It is a community where children receive the support in and out of school they need to be successful in school and in life.
- It is a community with focused neighborhood centers that first support the needs of the community and also provide services and opportunities for the surrounding community.
- It is a community that recognizes its rich history of architecture, natural assets (hillsides), and urban form.
- It is a community with clean, safe, and inviting streets, sidewalks, stairways, and public spaces.
- It is a community where people can get to shopping, services, and jobs either by automobile, public transportation, walking, or bicycle.
- It is a community with ample access to fresh food and healthy lifestyles.

Based on this feedback we created four maps (Options 1, 2, 3, and 4) that highlight physical redevelopment options in English Woods, North Fairmount, and South Fairmount. These maps respond to the Community Vision and emphasize Aspirational Statements developed by community members to differing degrees. They reflect housing, commercial, and public space and infrastructure recommendations. Other non-physical feedback like improving bus routes, increasing jobs, improving schools and youth activities, and improving access to healthy food will also be addressed in the planning recommendations developed over the next several months.

Based on feedback gathered from community leaders at a meeting held at Marquette Manor on February 7, 2013, we have reflected input and created two new maps: Alternatives A and Option B. The following is a summary of community leader feedback on Options 1, 2, 3, and 4:

- **Targeted Housing Rehab and Infill:** There was consensus that targeted rehab throughout the community was the right approach to address existing housing conditions. Leaders liked the idea of rehabbing the existing housing stock where possible. South Fairmount leaders thought the focus areas

Revised February 28, 2013 – Page 1

identified in South Fairmount were the right ones. Leaders felt that there was more need for infill on existing streets in the focus areas, and less need for new construction at English Woods. There was also a concern about landlord responsibility and maintenance of properties.

- **New Housing Adjacent to Sutter View:** Leaders were open to having additional housing to the west of Sutter View (as shown on Option 1) but were concerned that it not be “projects.” There was interest in having the new housing be single-family, but there was more emphasis on the housing being affordable with a mix of people including working people, renters, and owners. Renaissance Pointe in Fort Wayne, Indiana was proposed as one design model.
- **Transition Away from Housing:** Leaders approved of transitioning away from housing along portions of Beekman Street (along the hillsides). This approach would remove blight and could create an attractive greenway along the eastern edge of the community.
- **Marquette Manor Removal:** There was concern about displacing the residents of Marquette Manor but not so much concern necessarily with losing the building itself. There was a view that it would be okay to remove Marquette Manor if residents could be relocated within the community.
- **Centers of Activity:** Leaders questioned new commercial activity proposed north of Hopple on Beekman (as shown on Option 4) and thought that moving the center to the intersection of Hopple/Westwood Northern and Beekman would make the center more walkable for the community. If moved south, residential uses should be promoted adjacent to the newly enhanced commercial area.
- **Potential University Connection:** Leaders liked the potential of having a live/learn space in the community that could provide housing and a support system to first generation university students alongside university incubator space located at English Woods.
- **Grocery Store:** Residents would like to see a grocery store in the neighborhood. A grocery store is desired more than other options that could provide access to healthy food within the community.
- **Lick Run:** Leaders agreed that Lick Run could be an asset to the community but that in order to make the area attractive to residential uses, existing traffic problems would need to be addressed, especially along Westwood which tends to have higher speeds than Queen City.
- **North-South Street Connections:** Community leaders thought that there were existing streets (Trevor Place) that could be expanded to improve the north-south connection between North Fairmount and South Fairmount. There was not much support for a new street connection between English Wood and North Fairmount (extending a new street from Sutter Avenue to Pulte Street).

Please note...Alternatives A and B build on the feedback from Options 1, 2, 3, and 4. These maps are part of a continuing conversation for visualizing how physical improvements in the community relate to one another and a tool for further defining the collective community vision and priorities within that vision. We will continue to gather community feedback on Alternatives A and B to create a preferred concept map. The preferred concept map will result from meetings with Community Leaders and meetings with the larger community and stakeholders.

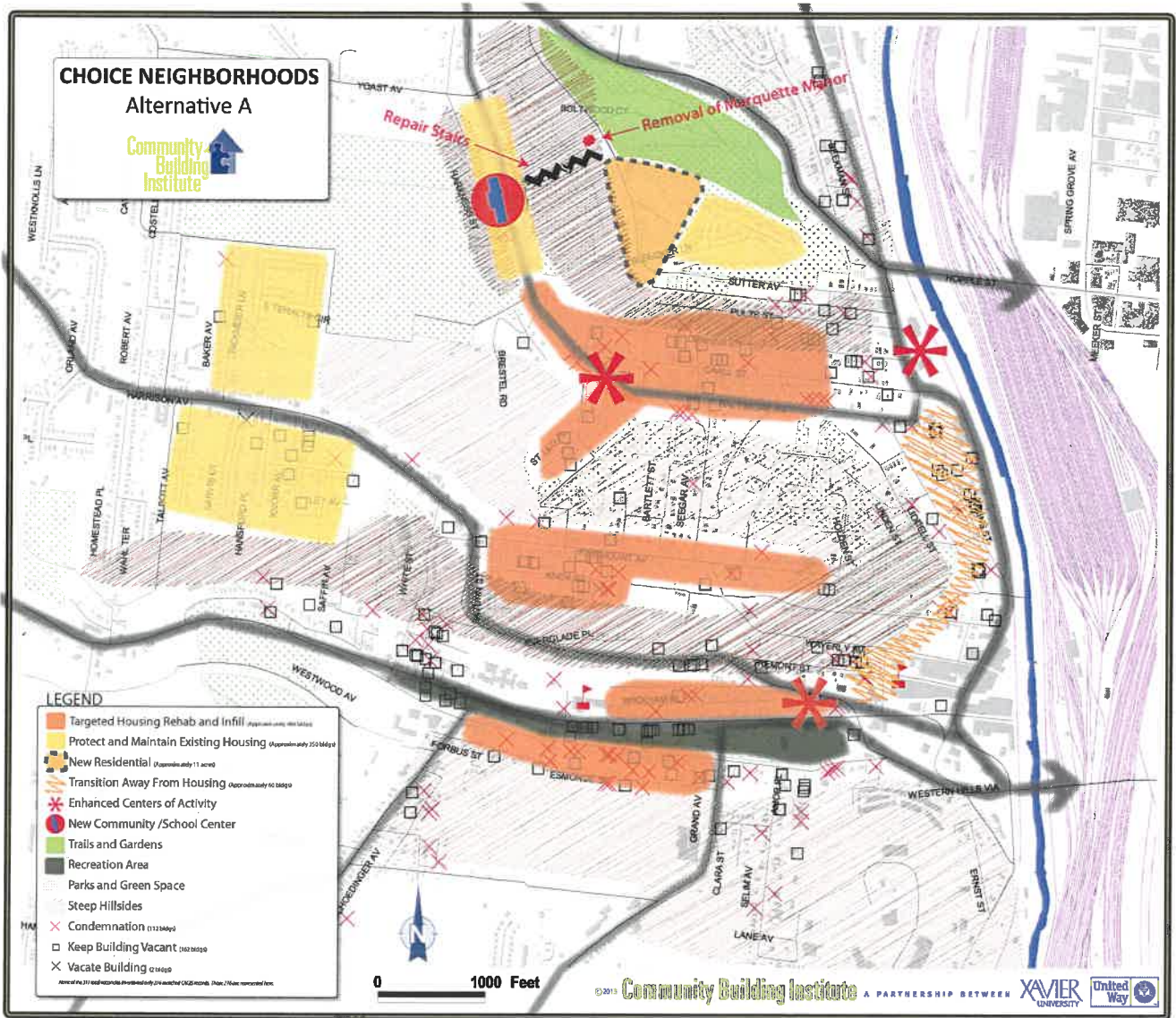
The following is an overview of map Alternatives A and B components and considerations:

ALTERNATIVE A

Alternative A builds on *Option 1: Small Village* but adds a community center and reduces the number of enhanced centers of activity. It includes creation of a limited number of community centers of activity (which include a mix of institution and commercial uses) that support the immediate surrounding community and a new community center on Baltimore at the location of the old North Fairmount Elementary School. It calls for a targeted reduction of residential uses along the eastern edge of the community along hillsides and targeted rehab and residential infill, mainly adjacent to the centers of activity. In this alternative, the majority of the English Woods site would be converted into trails and gardens, Marquette Manor would be removed, Sutter View would remain, and new residential units would add to the residential population of the site just to the west of Sutter View.

Project Components	Considerations
Public and Community Assets	<ul style="list-style-type: none"> ▪ New community center would provide needed services to residents in the community but would also require deep partnerships, funding, and capacity to operate
<ul style="list-style-type: none"> ▪ New recreation area at the southern end of the community between Queen City Avenue and Westwood Avenue is created as a result of the Lick Run daylighting project 	
<ul style="list-style-type: none"> ▪ Renovate old North Fairmount Elementary School to new community center (possibly in conjunction with a school use also in the building) 	<ul style="list-style-type: none"> ▪ Converts former elementary schools into real assets for the community (by converting them into a community center and housing)
Housing	
<ul style="list-style-type: none"> ▪ Remove Marquette Manor 	
<ul style="list-style-type: none"> ▪ Protect and maintain existing housing in fairly stable condition on the western edge of the community (residential areas off of Harrison Avenue) 	
<ul style="list-style-type: none"> ▪ Focus residential rehab and infill around centers and major corridors 	
<ul style="list-style-type: none"> ▪ Expand the population of English Woods by constructing new housing on the 11 acres just west of Sutter View 	
<ul style="list-style-type: none"> ▪ Decrease housing stock along eastern edge of community 	
<ul style="list-style-type: none"> ▪ Northern edge of English Woods used as trails and garden 	
Transportation	
<ul style="list-style-type: none"> ▪ Repair stairs connecting English Woods (Marquette Manor) down to Baltimore Avenue 	
Commercial Amenities	
<ul style="list-style-type: none"> ▪ Enhance three existing centers of activity 	

CHOICE NEIGHBORHOODS
Alternative A



LEGEND

- Targeted Housing Rehab and Infill (Approximate only 100,000 sq ft)
- Protect and Maintain Existing Housing (Approximate only 250,000 sq ft)
- New Residential (Approximate only 11,000)
- Transition Away From Housing (Approximate only 60,000 sq ft)
- Enhanced Centers of Activity
- New Community /School Center
- Trails and Gardens
- Recreation Area
- Parks and Green Space
- Steep Hillside
- Condemnation (113,000 sq ft)
- Keep Building Vacant (102,000 sq ft)
- Vacate Building (12,000 sq ft)

0 1000 Feet

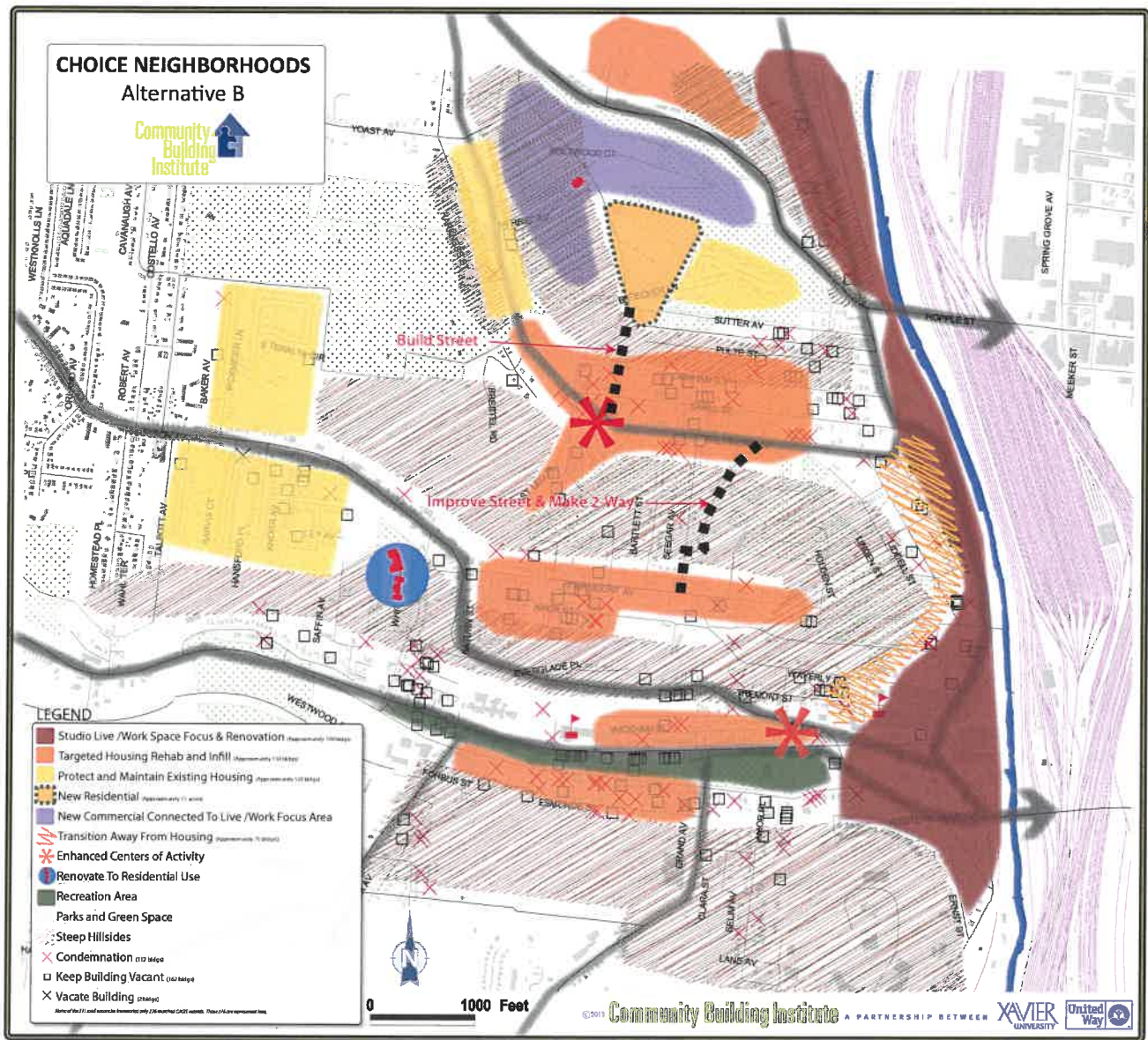
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ALTERNATIVE B

Alternative B builds on *Option 3: Grow the Economy* but adds increased residential uses. It includes the same targeted housing and rehab infill areas as *Alternative A*. It would expand the employment base in the community by creating a new commercial location at the English Woods site and by converting existing buildings along the western edge of the community to live/work studio space. It calls for a targeted reduction of residential uses along the eastern edge of the community along hillsides and targeted rehab and residential infill, mainly adjacent to the centers of activity and new residential units with the renovation of the old Central Fairmount Elementary School. In this alternative, the majority of the English Woods site would be prepped for new commercial uses linked to live/work space and the university, Marquette Manor and Sutter View would both remain, and new residential units would add to the residential population of the site just to the west of Sutter View.

Project Components	Considerations
<p>Public and Community Assets</p> <ul style="list-style-type: none"> ▪ New recreation area at the southern end of the community between Queen City Avenue and Westwood Avenue is created as a result of the Lick Run daylighting project. 	<ul style="list-style-type: none"> ▪ Targeted residential rehab and infill through the core of the community ▪ Residential uses along eastern edge reduced ▪ New housing brought to community (both in English Woods and through renovation of the old Central Fairmount Elementary School) ▪ Improvements extend outside of the planning area into Millvale to the north, providing increased connections between the community and Millvale ▪ Improvements extend outside of the planning area into Millvale to the north, providing increased connections between the community and Millvale ▪ Requires significant public investments to support new north-south street connection, improved north-south street connection, and new recreation area ▪ Requires collaboration and support from local colleges and universities
<p>Housing</p> <ul style="list-style-type: none"> ▪ Protect and maintain existing housing in fairly stable condition on the western edge of the community (residential areas off of Harrison Avenue) 	
<ul style="list-style-type: none"> ▪ Focus residential rehab and infill around centers and major corridors 	
<ul style="list-style-type: none"> ▪ Expand the population of English Woods by constructing new housing on the 11 acres just west of Sutter View 	
<ul style="list-style-type: none"> ▪ Target residential rehab on the northern side of Westwood Northern Boulevard 	
<ul style="list-style-type: none"> ▪ New and rehabbed buildings along eastern edge adjacent to rail yard to accommodate live/work space (lofts, studios) 	
<ul style="list-style-type: none"> ▪ Decrease housing stock along eastern edge of community along live/work space 	
<ul style="list-style-type: none"> ▪ Renovate old Central Fairmount Elementary School (White Street) to new housing 	
<p>Transportation</p>	
<ul style="list-style-type: none"> ▪ New north-south street connection between English Woods and North Fairmount (between Sutter Avenue and Carl Street in the existing Geiger Street right-of-way) 	

Project Components	Considerations
<ul style="list-style-type: none"> Improve Trevor Place and make two-way to improve connection between North Fairmount and South Fairmount 	
<p>Commercial Amenities</p>	
<ul style="list-style-type: none"> Enhance three existing centers of activity 	
<ul style="list-style-type: none"> New commercial use in English Woods, which could be a university/college-connected incubator space 	



APPENDIX F

Preferred Concept Map Summary

Revised June 13, 2013

Choice Neighborhoods Transformation Plan English Woods, North Fairmount, and South Fairmount

Since mid-2012, we have been meeting with community members to find out what they care about and what they want the community to be. These conversations have included residents, business owners, institutions, and other community stakeholders in the neighborhoods of English Woods, North Fairmount, and South Fairmount and resulted in the Community Vision and Aspirational Statements:

THE COMMUNITY VISION

The community, including North Fairmount, South Fairmount, and English Woods, is a **collection of tight-knit diverse neighborhoods with historic assets that share common resources**. The community is **filled with opportunity for everyone**, it is a **place where people choose to live and invest**, and it is a **community of engaged residents, businesses, and stakeholders that are committed to driving the change the community envisions**.

ASPIRATIONAL STATEMENTS

- It is a community that people of all ages, backgrounds, and income groups can call home.
- It is a community where residents come together in community meetings and events and feel connected and committed to one another and the community.
- It is a community of quality new and rehabbed homes for a range of income groups.
- It is a community of neighbors where individuals and families feel welcome, safe, and supported.
- It is a community that supports the financial independence of individuals and families in finding employment, starting a business, and building wealth and financial security.
- It is a community where children receive the support in and out of school they need to be successful in school and in life.
- It is a community with focused neighborhood centers that first support the needs of the community and also provide services and opportunities for the surrounding community.
- It is a community that recognizes its rich history of architecture, natural assets (hillsides), and urban form.
- It is a community with clean, safe, and inviting streets, sidewalks, stairways, and public spaces.
- It is a community where people can get to shopping, services, and jobs either by automobile, public transportation, walking, or bicycle.
- It is a community with ample access to fresh food and healthy lifestyles.

Based on this feedback we created four maps (Options 1, 2, 3, and 4) that highlight physical redevelopment options in English Woods, North Fairmount, and South Fairmount. These maps respond to the Community Vision and emphasize Aspirational Statements developed by community members to differing degrees. They reflect housing, commercial, and public space and infrastructure recommendations. Other non-physical feedback like improving bus routes, increasing jobs, improving schools and youth activities, and improving access to healthy food will also be addressed in the planning recommendations developed over the next several months.

Based on feedback gathered from community leaders at a meeting held at Marquette Manor on February 7, 2013, we have reflected input and created two new maps: Alternatives A and Option B. Based on feedback from a March 19, 2013 Community Open House and subsequent partner and stakeholder interviews, a Preferred Concept map has been developed.

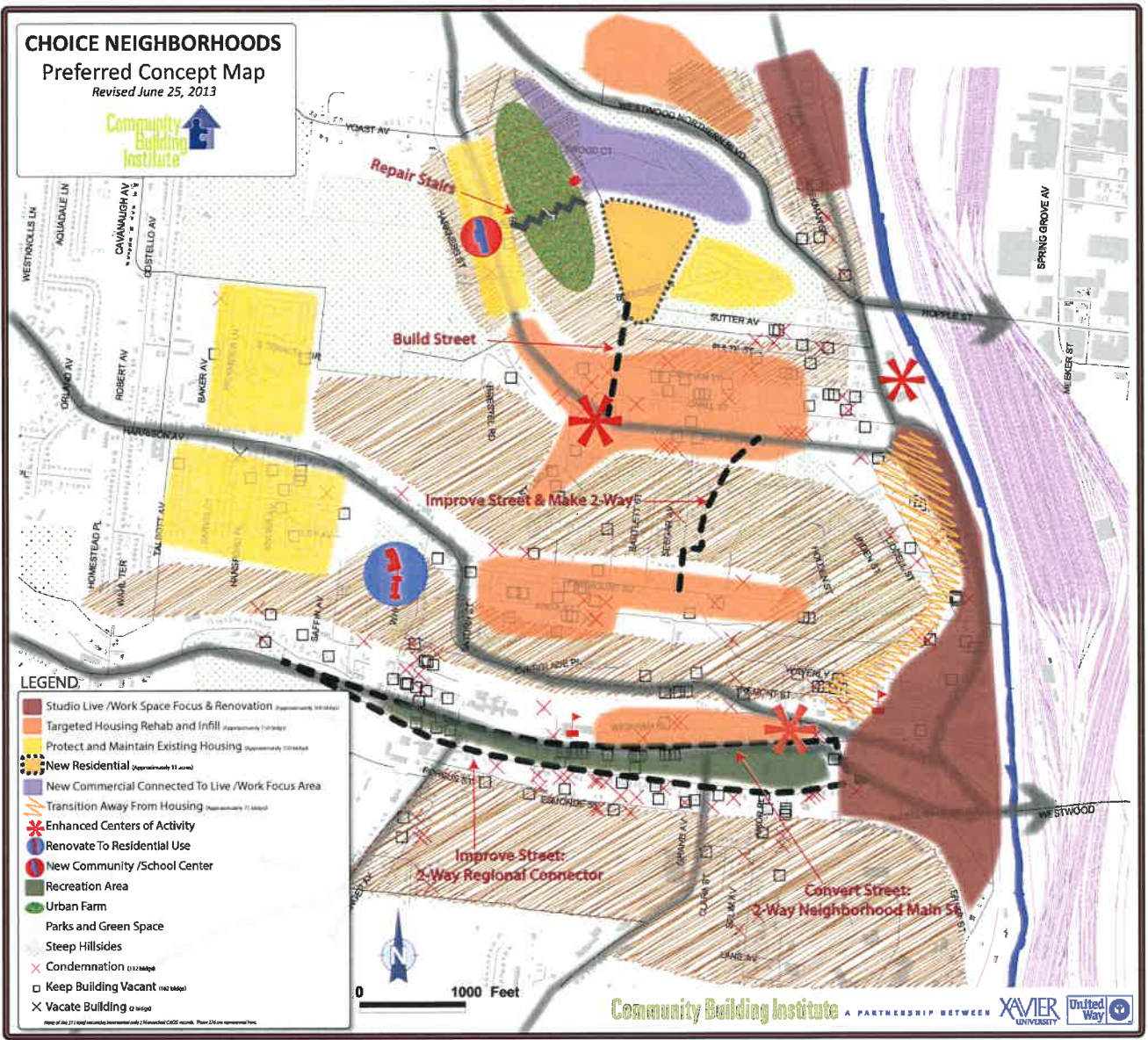
PREFERRED CONCEPT MAP

- **Targeted Housing Rehab and Infill:** The map includes targeted rehab throughout the community adjacent to community anchors and institutions including St. Leo's church, the Knox Hill historic area, and the Lick Run urban waterway. Targeted rehab could support existing homeowners and create an attractive housing product to attract new homeowners. There may also be potential for limited new construction in these areas to build up the real estate market.
- **New Housing Adjacent to Sutter View:** New housing to the west of Sutter View is shown as a possible use for English Woods. There was interest in having the new housing be single-family, but there was more emphasis on the housing being affordable with a mix of people including working people, renters, and owners. One example proposed to model was Renaissance Pointe in Fort Wayne, Indiana. New housing should only be constructed if it has access to retail and services located nearby.
- **Transition Away from Housing:** Along portions of Beekman Street (along the hillsides), the map shows a transition away from housing. This approach would remove blight and could create an attractive greenway along the eastern edge of the community.
- **Marquette Manor Removal:** The map shows Marquette Manor being removed. There was concern about displacing the residents of Marquette Manor but not so much concern necessarily with losing the building itself. There was a view that it would be okay to remove Marquette Manor if residents could be relocated within the community.
- **Centers of Activity:** Commercial/residential centers of activity are shown at the Beekman/Hopple intersection and St. Leo's in North Fairmount. A center of activity adjacent to Lick Run in North Fairmount would take advantage of the new urban waterway.
- **Potential University Connection:** The concept map shows an office use at English Woods. Preferably the site would be used to support a live/learn space in the community that could provide housing and a support system to first generation university students alongside university incubator space located at English Woods.
- **Urban Farming:** The English Woods site has the potential to accommodate both office and an urban farming use, either simultaneously or in a phased approach (with the farming use being more immediate and the office use being long-term).
- **Grocery Store:** Residents would like to see a grocery store in the neighborhood. A grocery store is desired more than other options that could provide access to healthy food within the community.
- **Lick Run:** Lick Run is shown as an anchor and asset along the south side of South Fairmount. The concept map shows a proposed expansion of Westwood to the south (including conversion to two-way streets, 6-7 lanes) and conversion of Queen City to a two-way main street with more of a local focus. As a result of the Westwood expansion south, all existing buildings on the south side of Westwood would be removed. The target residential area to the south of Westwood and Lick Run shown on previous maps has been removed.
- **North-South Street Connections:** Existing streets (Trevor Place) are expanded on the map to improve the north-south connection between North Fairmount and South Fairmount. A new street connection between English Wood and North Fairmount (extending a new street from Sutter Avenue to Pulte Street) is also shown.
- **Live/Work Studio Space:** Existing buildings along the western edge of the community along the Mill Creek would be converted to live/work studio space.
- **School Conversions:** The map shows conversion of North Fairmount Elementary into a school/community center and Central Fairmount Elementary into new housing. The stairway between the North Fairmount Elementary building and English Woods would also be repaired.

CHOICE NEIGHBORHOODS

Preferred Concept Map

Revised June 25, 2013



- LEGEND**
- Studio Live /Work Space Focus & Renovation (Approximately 100,000 sq ft)
 - Targeted Housing Rehab and Infill (Approximately 1,000 units)
 - Protect and Maintain Existing Housing (Approximately 100,000 sq ft)
 - New Residential (Approximately 11,000 sq ft)
 - New Commercial Connected To Live /Work Focus Area
 - Transition Away From Housing (Approximately 11,000 sq ft)
 - Enhanced Centers of Activity
 - Renovate To Residential Use
 - New Community /School Center
 - Recreation Area
 - Urban Farm
 - Parks and Green Space
 - Steep Hillside
 - Condemnation (11,000 sq ft)
 - Keep Building Vacant (11,000 sq ft)
 - Vacate Building (11,000 sq ft)

APPENDIX G



**Vogt Santer
Insights**

Market Feasibility Analysis

of

St. Leo Place Senior Apartments
Southeast Corner, Carll Street and Baltimore Avenue
Cincinnati, Ohio 45225

for

Ms. Regina Gehm
Cincinnati Metropolitan Housing Authority
1635 Western Avenue
Cincinnati, Ohio 45214

Effective Date

December 3, 2013

Job Reference Number

9285NP



Corporate Office: 869 W. Goodale Blvd., Columbus, Ohio 43212
Phone: (614) 224-4300*www.vsinights.com

I. Executive Summary

The purpose of this report is to evaluate the market feasibility of developing senior apartments using Low-Income Housing Tax Credit (LIHTC) financing in the North Fairmount neighborhood of Cincinnati, Hamilton County, Ohio.

We conducted an in-person inspection of the general site neighborhood, which is located in the North Fairmount neighborhood of Cincinnati, as well as existing conventional apartment properties in the area. Based upon the expected subsidy, unit and project amenities, and unit square footages, a Low-Income Housing Tax Credit senior subsidized project could be supported at the site. This market contains an extremely high number of conventional rental properties that are older and in poor condition. The introduction of new construction infill product at the site, which is within the immediate vicinity of St. Leo's Church would provide a level of quality and access not currently available in this market.

Suggested Modifications

We have no suggested modifications to the subject project at this time.

Absorption Projections and Stabilized Occupancy

If the property was built as planned, and assuming the designs provided by the project sponsor, Cincinnati Metropolitan Housing Authority (CMHA) shown in Section II page 4, it is our opinion that the estimated 54 senior LIHTC units would reach a stabilized occupancy of at least 95.0% (5.0% vacancy factor) within about three to four months of opening. This is based on an average monthly absorption rate of 13 to 17 units per month. This assumes that the subject property offers the project-based Section 8 subsidy.

Summary of Key Findings

Section II – Project Description

The subject project involves the new construction of the 54-unit St. Leo Place Senior Apartments in Cincinnati, Ohio. The proposed project will be developed using Low-Income Housing Tax Credit (LIHTC) financing and target older adult age 55 and older households with incomes of up to 30%, 50% and 60% of Area Median Household Income (AMHI). The unit mix will include 35 one-bedroom garden units and 19 two-bedroom garden units. The property will have a project-based Section 8 subsidy. We have used a 2015 project completion date.

Total Units	Bedrooms/ Baths	Style	Square Feet	Percent of AMHI	Recommended Tax Credit Rents			Maximum LIHTC Gross Rent
					Collected	Utility Allowance	Fair Market Rent	
35	1-Br./1.0-Bth	Garden	675	60%	\$436	\$121	\$557	\$773
19	2-Br./1.0-Bth	Garden	945	60%	\$585	\$155	\$740	\$929
54								

AMHI - Area Median Household Income
 Source: Cincinnati-Middletown, OH-KY-IN HUD Metro FMR Area (2013)

As represented in site plans, elevations and site renderings, the proposed subject project consists of a three-story, elevator-served building that constitutes infill construction at a site located at the southeastern corner of Carl Street and Baltimore Avenue, in the vicinity of St. Leo’s Church. The building will offer street-level commercial space and residential space. The site is designed to accommodate a triangular park in front of the building, with a zero-setback design and parking on the side of the building.

As represented in the rendering, the proposed building consists of brick and stone construction. The proposed building will complement the existing streetscape.

Additional details of the site can be found in Section II.



Section III – Primary Market Area (PMA) Delineation

The Primary Market Area (PMA) is the geographic area where most of the support for the proposed project will originate. The Cincinnati Site PMA was determined through interviews with area leasing and real estate agents, government officials and economic development representatives, as well as the personal observations of our analysts, which include physical and socioeconomic differences in the market and a demographic analysis of the area’s households and population.

The site proposed for St. Leo Place Senior Apartments is in the North Fairmount neighborhood of Cincinnati in the vicinity of the St. Leo’s Catholic Church, which is located at 2573 St. Leo Place and serves as a cornerstone for the neighborhood. The site neighborhood and surrounding North and South Fairmount neighborhoods have high concentrations of very low- to extremely low-income households, as well as high concentrations of subsidized housing and rental units. Both are historically African-American neighborhoods.

The Cincinnati Site PMA boundaries include Interstate 74, Montana Avenue and Westwood Northern Boulevard to the north; Interstate 75 to the east; Glenway Avenue to the south and Boudinot Avenue to the west. A map illustrating the boundaries of the Site PMA can be found on page III-3.

Section IV– Achievable Market and Tax Credit Rent Analysis

The project has a subsidy. The maximum allowable Tax Credit rents, the achievable 60% AMHI Tax Credit rents, as well as the current Fair Market Rents and 90% of the Fair Market Rents are summarized in the following table. All rents, including maximum allowable and Fair Market Rents, have been adjusted to reflect the tenant-paid utilities at the subject site.

OHFA Derived Rent and Programmatic Rent Comparison Chart		
	One-Bedroom	Two-Bedroom
Proposed Collected Rent	60% - \$436/Section 8	60% - \$585/Section 8
Achievable Market Rents	\$570	\$675
Proposed Rents Share of Market Rents	N/A	N/A
Achievable Tax Credit Rents	\$480	\$575
Proposed Rents Share of Achievable Tax Credit Rents	N/A	N/A
Maximum Allowable Tax Credit Rents*	60% - \$652	60% - \$774
Proposed Rents Share of Maximum Allowable Rents	N/A	N/A
Fair Market Rents*	\$436	\$585
Proposed Rents Share of Fair Market Rents	100%	100%

*All rents have been adjusted to reflect “collected rents” by subtracting the cost of utilities at the subject site

The collected rents are subsidized; therefore will represent a very good value, particularly for new construction in the local market. This is considered in our absorption rate estimates.

Typically, unsubsidized Tax Credit rents are set 10% or more below achievable market rents to ensure that the project will have a sufficient flow of tenants.

The achievable market rent was based upon the following comparable market-rate properties:

Map I.D.	Project Name	Year Built/ Renovated	Total Units	Occupancy Rate	Unit Mix (Occupancy Rate)		
					One-Br.	Two-Br.	Three-Br.
Site	St. Leo Place Senior Apts.	2015	54	-	35	19	-
5	Autumn Woods	1979 / 2009	256	94.5%	8 (100.0%)	248 (94.4%)	-
9	Eagle Watch Apts.	1978	96	84.4%	16 (81.3%)	80 (85.0%)	-
21	Montclair in the Woods	1969	70	98.6%	22 (100.0%)	45 (97.8%)	3 (100.0%)
25	Ravenwood Apts.	1976 / 2006	192	98.4%	96 (97.9%)	96 (99.0%)	-
32	The Guardian Apts.	1971 / 2013	87	63.2%	66 (63.6%)	21 (61.9%)	-

The five selected market-rate projects have a combined total of 701 units with an overall occupancy rate of 90.7%. This rate is negatively impacted by the low occupancies in Eagle Watch and The Guardian Apartments. A recent evictions sweep within Eagle Watch, and recent renovations within The Guardian caused the low occupancies. Essentially The Guardian Apartments is considered in its initial rent-up following completion of renovations. Note that The Guardian is the only selected senior-restricted property (55 and older), but all of the selected market-rate properties offer units that are attractive to seniors, with garden-style, single-story floor plans.

Section V– Income-Eligible Households

We have used an anticipated completion date of 2015 for our demand calculations. Based on the distribution of households by income found in the Demographic Characteristics and Trends section of this report, there will be an estimated 2,014 income-qualified 55 and older renter households within the Site PMA. The proposed 54 units at the subject site represent a required capture of 3.0%.

Section VI– Area Analysis

When we visited the site area, no specific site had been selected for the proposed senior rental property, St. Leo Place Senior Apartments, to be built near St. Leo’s Church in the North Fairmount neighborhood of Cincinnati, Ohio, in Hamilton County. We visited and used the St. Leo’s Church site as the focal point for our site evaluation. A full site analysis will be conducted for an OHFA LIHTC application submission.

The site has subsequently been determined to be located at the southeastern corner of Carll Street and Baltimore Avenue near the St. Leo’s Catholic Church, 4.6 driving miles northwest of downtown Cincinnati, is in a low-density, low-income neighborhood.

The site is in an older, established area of Cincinnati, the North Fairmount neighborhood. Land uses in the immediate area of St. Leo’s Church include older single-family and multifamily residential buildings and small commercial buildings, many of which are in poor condition and/or vacant.

The proposed multifamily project would constitute a vast improvement in terms of quality for the site neighborhood.

A number of vacant and dilapidated homes and commercial buildings are very close to St. Leo’s Church, and present as somewhat of a nuisance use, particularly as they are very close to the subject site.

The site has both good visibility and access. Vehicular traffic along Denham Street, Baltimore Avenue and Carll Street, which provide access to the site, is light, and pedestrian traffic appeared to be moderate during our visit to the site neighborhood.

The North Fairmount neighborhood has good access to major roadways and to downtown Cincinnati. Interstate 75 is 2.5 miles east, and the North Fairmount neighborhood is 4.5 miles northwest of downtown.

Our observations in the field noted very few community services in the North Fairmount neighborhood close to St. Leo’s Church.

The proposed project would have an overall positive impact on the immediate neighborhood surrounding St. Leo’s Church. Visibility and access are considered good. Generally, however, the surrounding neighborhood does not provide a wealth of grocery stores or other community services, which will likely detract from the proposed property’s overall marketability, regardless of which renter cohort (senior or non-age-restricted renters) is targeted.

Total crime risk (195) for the Site PMA is above the national average with an overall personal crime index of 158 and a property crime index of 177. Total crime risk (121) for Hamilton County is above the national average with indexes for personal and property crime of 87 and 125, respectively.

Given the higher crime risk indexes in the market area, we recommend controlled entry, lighting and surveillance systems in common entryways and in parking and outdoor common areas.

Section VIII– Special Needs Households

Not Applicable

Section IX– Federally Subsidized and Credit Properties

We identified and surveyed of 15 federally subsidized and/or Tax Credit apartment developments in the Cincinnati Site PMA. These projects were surveyed in October 2013. Note that we were unable to obtain comprehensive information on one project in the Site PMA, Garfield Apartments. The non-age-restricted project is a LIHTC renovation and was reportedly in foreclosure per our 2013 attempts to obtain occupancy and rent information. We have contacted OHFA to determine whether this property is still in operation.

The overall occupancy is 99.9% for the subsidized and LIHTC projects, indicating strong market demand.

We surveyed two Low-Income Housing Tax Credit (LIHTC) properties within the Site PMA. Of these, only one offers two-bedroom units similar to those we expect to be offered at the subject project. Six others, located outside the Site PMA, offer garden-style one- and two-bedroom units target households with income of up to 40%, 50% or 60% of Area Median Household Income (AMHI). This indicates that there is a relative lack of non-subsidized LIHTC product in the market area. We have used the six properties from outside the market area in the LIHTC comparative analysis to follow, but differences in location appeal create some differences in marketability.

The selected LIHTC properties and the subject development as proposed are summarized as follows.

Map I.D.	Project Name	Year Built/Renovated	Total Units	Occupancy Rate	Distance To Site	Waiting List	Target Market
Site	St. Leo Place Senior Apts.	2015	54	-	-	-	Seniors 55+; 60% AMHI/ Section 8
6	Bethany Homes	1994	24	91.7%	2.8 Miles	None	Families; 60% AMHI
901	Avon View Apts.	2001	50	100.0%	4.8 Miles	3 H.H.	Seniors 55+; 60% AMHI
902	Kerper Apts.	1940 / 2008	42	76.2%	4.6 Miles	None	Families; 40% AMHI
903	Savannah Gardens	1973 / 2006	120	99.2%	6.3 Miles	None	Families; 60% AMHI
904	The Carthaginian	1997	37	97.3%	6.8 Miles	None	Seniors 62+; 50% & 60% AMHI
905	The Reserve on South Martin	2012	30*	100.0%	7.9 Miles	20 H.H.	Seniors 55+; 50% & 60% AMHI
906	Woodburn Pointe	1900 / 2011	24	100.0%	5.7 Miles	~5 H.H.	Seniors 55+; 50% AMHI

H.H. – Households

*Market-rate units not included

900 Map I.D. codes denote properties located outside the Site PMA

The seven comparable projects have a combined occupancy rate of 95.7%, indicating stable conditions among comparable family and senior LIHTC properties in the market and closely surrounding areas. Three of the four senior properties have waiting lists.

The gross rents for the selected LIHTC projects and the gross rents at the subject site follow:

Map I.D.	Project Name	Gross Rent/Percent of AMHI (Units)			Rent Special
		One-Br.	Two-Br.	Three-Br.	
Site	St. Leo Place Senior Apts.	\$557/ 60% & Section 8 (35)	\$740/ 60% & Section 8 (19)	-	-
6	Bethany Homes	-	\$649/60% (12)	\$797/60% (12)	None
901	Avon View Apts.	\$536/60% (36)	\$641-\$654/60% (14)	-	None
902	Kerper Apts.	\$426-\$471/40% (26)	\$580-\$605/40% (16)	-	None
903	Savannah Gardens	\$543/60% (48)	\$662/60% (72)	-	None
904	The Carthaginian	\$440-\$480/50% (6)	\$550-\$582/50% (7)	-	None
		\$480/60% (17)	\$582/60% (7)		
905	The Reserve on South Martin	\$571/50% (14)	\$735/50% (1)	-	None
		\$574/60% (14)	\$738/60% (1)		
906	Woodburn Pointe	\$541/50% (12)	\$720/50% (12)	-	None

900 Map I.D. codes denote properties located outside the Site PMA

The recommended subject gross rents, ranging from \$557 to \$740 are set at HUD Fair Market Rents. The subsidy on the project will enable lower-income tenants to live at the site. The gross rents are within the range of LIHTC gross rents currently being achieved in this market.

The amenities at the subject site will be similar to those of existing Tax Credit projects. Based on our analysis of the rents, unit sizes (square footage), amenities, location, quality and occupancy rates of the existing LIHTC properties within the market, it is our opinion that the subject development, as suggested, could compete with the existing Tax Credit properties in the market.

The 2,194 existing Tax Credit and federally subsidized units in the market must be considered when evaluating the achievable market penetration rate for the subject development. We have considered the fact that the 140-unit Marquette Manor, a HUD-subsidized project, will be demolished in the near future. We have also considered the 39 units within Garfield Commons (not surveyed). Based on the same calculation process used for the subject site, the income-eligible range for the existing and planned Tax Credit and federally subsidized units is \$44,520 and below. Within the Site PMA, there will be an estimated 10,257 renter households with eligible incomes in 2015.

The existing and proposed 2,147 Tax Credit and subsidized units represent a penetration rate of 20.9% of the income-eligible renter households, which is summarized in the following table.

	Affordable Penetration Rate Calculation
Number of LIHTC and Subsidized Units (Proposed and Existing)	2,147
Income-Eligible Renter Households – 2015	/10,257
Overall Market Penetration Rate	= 20.9%

It is our opinion that the 20.9% penetration rate for the LIHTC and federally subsidized units, both existing and proposed, is achievable, particularly when considering that the total vacancy rate is less than 1.0% among the LIHTC projects and federally subsidized projects in the market.

Section X– Rental Housing Supply

We identified and personally surveyed 38 conventional housing projects containing a total of 6,009 units within the Site PMA. This survey was conducted to establish the overall strength of the rental market and to identify those properties most comparable to the subject site. These rentals have a combined occupancy rate of 95.0%, considered stable for rental housing. The following table summarizes the breakdown of conventional housing units surveyed within the Site PMA.

Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
Market-rate	23	3,815	296	92.2%
Tax Credit	2	78	2	97.4%
Tax Credit/Government-Subsidized	1	50	0	100.0%
Government-Subsidized	12	2,066	0	100.0%
Total	38	6,009	298	95.0%

Other than the market-rate housing segment, the rental housing market is performing well, with affordable and subsidized project types achieving occupancies from 97.4% to 100.0%.

We were not able to obtain current market data on one non-subsidized LIHTC project. Garfield Commons is located in the Site PMA 2.2 miles north of the subject site. The property was reportedly in foreclosure, and we were not able to obtain a working telephone number for it.

Note that this market contains a number of small rental properties with fewer than 10 units, including duplex homes and row houses. Within the Site PMA, there is a high concentration of older, lower-quality rental product, including these small units. We did not survey these rental types, but attempted to survey all conventional rental properties in the market area.

Section XI– Public Housing Authority Concerns and Issues

The Cincinnati Metropolitan Housing Authority is the project sponsor.

APPENDIX H



Specialized Environmental Sampling

**Phase I Environmental Site Assessment
Carll Street & Baltimore Avenue
Cincinnati, Ohio 45225**

**For
Cincinnati Metropolitan Housing Authority
16 W. Central Parkway
Cincinnati, Ohio 45202**

**By
Specialized Environmental Sampling
84 North Cassingham Road
Bexley, Ohio 43209
Telephone: (614) 402-2570
Facsimile: (614) 444-1797**

Issue Date: October 28, 2013

Completed and Prepared By:

A handwritten signature in black ink, appearing to read 'C. Elliott', is written over a horizontal line.

**Christian J. Elliott
Environmental Geologist**



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Specialized Environmental Sampling

Phase I Environmental Site Assessment Carl Street & Baltimore Avenue Cincinnati, OH

1.0 General Information

Project Information:

Carl Street & Baltimore Avenue
Project Number: TMG-13-9

Site Information:

Carl Street & Baltimore Avenue
Cincinnati, OH 45225
County: Hamilton

Consultant Information:

Specialized Environmental Sampling
84 N. Cassingham Road
Bexley, OH 43209

Latitude, Longitude: 39.1350000, -84.5574000
Site Access Contact: David Thompson

Phone: 614-402-2570
Fax: 614-444-1797
E-mail Address: cjelliott@specializedenvironmental.com
Inspection Date: 2013-10-04
Report Date: 2013-10-28

Client Information:
Cincinnati Metropolitan Housing Authority
David Thompson
16 W. Central Parkway
Cincinnati, OH 45202

Site Assessor:

Christian J. Elliott
Environmental Geologist / President

Senior Reviewer:

Christian J. Elliott
Environmental Geologist / President

Certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Christian J. Elliott – Environmental Geologist / President



**Phase I Environmental Site Assessment
Carl Street & Baltimore Avenue
Cincinnati, OH**

2.0 Executive Summary

2.1 Subject Property Description

Specialized Environment Sampling (SES) performed a Phase I Environmental Site Assessment (ESA) in general accordance with ASTM 1527-05 for the approximate 0.678 acre site located at the intersection of Carl Street and Baltimore Avenue in Cincinnati, Hamilton County, Ohio (the "Property"). The following is a summary of our findings and is not intended to replace more detailed information contained elsewhere in this report.

The Phase I ESA is designed to provide the Client with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the Property. This assessment was conducted utilizing generally accepted ESA industry standards in accordance with ASTM E 1527-05, Standard Practice for ESA's: Phase I ESA Process.

This Phase I Assessment is limited in scope due to the following:

1. At the time of the site inspection, SES did not have access to the subject property and/or the structures on the property. The site reconnaissance was limited to an inspection of the perimeter of the subject site.

The Subject Property is comprised of ten contiguous parcels, five of which are currently occupied by single and/or multi-family residential structures. The structures appear to have been constructed generally during the same time frame, with the structure located at 1851 Carl Street having recently undergone an exterior renovation. The other five parcels are currently vacant and are grass / vegetation covered. Access to the properties and structures is provided by sidewalk entrances along Carl Street and Baltimore Avenue. Historically, the subject parcels have been residential and/or commercial/retail in use. As recently as 1981 all of the subject parcels houses structures that were likely residential. Two of the former structures along Baltimore Avenue included storefronts which were used as small groceries or carry-outs. The former structures were demolished sometime after 1981.

The Property is situated within an urban area of downtown Cincinnati, Ohio. The subject property is bounded by residential, commercial/retail and church use as well as vacant structures. The general vicinity of the subject property is characterized by primarily residential use with some commercial/retail and church use as well. The Property is adjacent to Baltimore Avenue and then residential, commercial/retail and church structures to the south and southwest. To the north the property is bounded by Carl Street and then single and multi-family residential buildings as well as a church. To the east the subject property is bounded by residential and commercial/retail buildings. A non-adjacent site to the east of the subject site at 1848 Baltimore Street was noted to have been the location of an auto repair shop from approximately 1947 to 1995 and was indicated on the Sanborn Fire Insurance Maps to have had gasoline tanks on site. The property to the east at 1846 Baltimore Street was noted to have been a dry cleaner operation from approximately 1979 to 1989. Based upon topographic map interpretation and site observations, groundwater flow beneath the site is inferred to be in a southeasterly direction toward the Ohio River.

2.2 Data Gaps

No data gaps exist for this report other than the following exceptions: None.

2.3 Environmental Report Summary

SES has performed an Environmental Site Assessment, in conformance with the Scope of Work developed in cooperation with the client and the provisions of ASTM Practice E 1527-05. Any exceptions to, or deletions from, this practice are described in Appendix E of this report.

SES obtained and reviewed a database report from Environmental Data Resources (EDR) for the Property and the surrounding area. Based on the database report, no up-gradient sites were identified as potential concerns to the Property. Within the scope of this investigation, SES discovered no evidence of recognized environmental conditions

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or significant environmental concerns in connection with the Subject Property with the exception of those noted in the table below:

Report Section	No Further Action	REC	HREC	Issue/Further Investigation	Comments
4.4	Current Use of Property	X			
4.6	Adjoining Property Information	X			
6.1	Standard Environmental Records Sources	X			
6.4.1	Historical Summary		X	X	A non-adjacent site to the east of the subject site at 1848 Baltimore Street was noted to have been the location of an auto repair shop from approximately 1947 to 1995 and was indicated on the Sanborn Fire Insurance Maps to have had gasoline tanks on site. The property to the east at 1846 Baltimore Street was noted to have been a dry cleaner operation from approximately 1979 to 1989.
6.4.7	Other Environmental Reports	X			
7.3.1	Hazardous Substances	X			
7.3.3	USTs	X			
7.3.4	ASTs	X			
7.3.5	Other Suspect Containers	X			
7.3.6	Equipment Likely to Contain PCBs	X			
7.3.11	Stained Soil/Stressed Vegetation	X			
9.1	Asbestos-Containing Materials		X	X	During the site reconnaissance, a review of the buildings could not be conducted to identify suspect Asbestos Containing Materials (ACM). Based on the earliest construction date of the buildings on site, it is possible that ACM was used during construction and are still present in the structures.
9.2	Lead-Based Paint		X	X	While a lead based paint assessment and survey were not performed as part of the scope of this ESA, based on the earliest construction date of the buildings, it is possible that lead based paint has been utilized in the structures.
9.3	Radon	X		X	Radon is measured in picocuries per liter of air (pCi/L). The EPA has established the recommended safe radon level at 4 pCi/L. The US EPA Radon Zone for Hamilton County indicates that a potential for elevated radon levels exist. Studies performed and documented in the USEPA National Radon Database indicate that the average radon level in basement areas for sites in Hamilton County was 2.4 pCi/L. If more information is required regarding prevalent



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						radon levels, further investigation would be required. Such investigation may include short-term and/or long-term testing for radon inside any structure constructed on the property.
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2.4 Recommendations

SES has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of the subject site at the intersection of Carl Street & Baltimore Avenue, Cincinnati, Ohio, the Property. Any exceptions to or deletions from this practice are described in Section 3.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

1. While a lead based paint assessment and survey were not performed as part of the scope of this ESA, based on the earliest construction date of the buildings, it is possible that lead based paint has been utilized in the structures. SES recommends that a lead based paint assessment and evaluation be performed by a licensed assessor. Following completion of the assessment, any identified lead based paint hazards should be corrected and/or abated by a certified professional.
2. Based on the earliest construction date of the buildings on site, it is possible that asbestos containing materials was used during construction and are still present in the structures. SES recommends that prior to any renovation, demolition or construction, that a full asbestos survey be performed at the subject property in accordance with state and federal laws by an Ohio licensed asbestos inspector. Any materials found to contain, or assumed to contain asbestos should be placed in an Operations and Maintenance (O&M) Program or be properly removed and disposed by a licensed professional.
3. A non-adjacent site to the east of the subject site at 1848 Baltimore Street was noted to have been the location of an auto repair shop from approximately 1947 to 1995 and was indicated on the Sanborn Fire Insurance Maps to have had gasoline tanks on site. The property to the east at 1846 Baltimore Street was noted to have been a dry cleaner operation from approximately 1979 to 1989. SES recommends that soil samples be collected along the southeastern subject property boundary and analyzed to ensure contaminants from these identified past uses have not impacted the subject site.

APPENDIX I



M - MANDATORY
- AVAILABLE OPTIONAL POINTS

2011 Enterprise Green Communities Criteria Checklist

This checklist provides an overview of the technical requirements within the Enterprise Green Communities Criteria. To achieve Enterprise Green Communities Certification, all projects must achieve compliance with the Criteria mandatory measures applicable to that construction type. Additionally, New Construction projects must achieve 35 optional points, Substantial Rehab projects must achieve 30 optional points, and Moderate Rehab projects must also achieve 30 optional points.

1: INTEGRATIVE DESIGN		
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	1.1a Green Development Plan: Integrative Design Meeting(s) Conduct one or more integrative design meetings and submit a Green Development Plan or equivalent documentation.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	1.1b Green Development Plan: Criteria Documentation Create design and construction documentation to include information on implementation of appropriate Enterprise Green Communities Criteria.
<input type="radio"/> YES <input type="radio"/> NO <input checked="" type="radio"/> MAYBE	2	1.2a Universal Design (New Construction only) Design a minimum of 15% of the dwelling units (no fewer than one) in accordance with ICC/ANSI A117.1, Type A, Fully Accessible guidelines.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	2 or 3	1.2b Universal Design (Substantial and Moderate Rehab only) Design a minimum of 10% of the dwelling units (no fewer than one) in accordance with ICC/ANSI A117.1, Type A, Fully Accessible guidelines [2 points] and, for an additional point, the remainder of the ground-floor units and elevator-reachable units should have accessible unit entrances.
SUBTOTAL OPTIONAL POINTS		

2: LOCATION + NEIGHBORHOOD FABRIC		
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	2.1 Sensitive Site Protection (New Construction only) Do not locate new development, including buildings, built structures, roads, or other parking areas, on portions of sites that meet any of the following provisions: <ul style="list-style-type: none"> • Land within 100 feet of wetlands, including isolated wetlands or streams • Land on slope greater than 15% • Land with prime soils, unique soils, or soils of state significance • Public parkland • Land that is specifically identified as habitat for any species on federal or state threatened or endangered lists • Land with elevation at or below the 100-year floodplain
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	2.2 Connections to Existing Development and Infrastructure (New Construction only, except for projects located on rural tribal lands, in colonias communities, or in communities of population less than 10,000) Locate project on a site with access to existing roads, water, sewers, and other infrastructure within or contiguous to existing development. Connect the project to the pedestrian grid.



M = MANDATORY

= AVAILABLE OPTIONAL POINTS

Response	Mandatory	Points	Criteria
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M		LOCATION + NEIGHBORHOOD FABRIC (CONTINUED) 2.3 Compact Development (New Construction only) Design and build the project to a density of at least: <ul style="list-style-type: none"> • <i>Urban/Small Cities:</i> 10 dwelling units per acre, or at least 75% of surrounding net residential density, whichever is greater • <i>Suburban/Mid-Size Towns:</i> 7 dwelling units per acre, or at least 75% of surrounding net residential density, whichever is greater • <i>Rural/Tribal/Small Towns:</i> 5 units per acre for detached or semi-detached housing; 10 units per acre for townhomes; 15 units per acre for apartments
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE		5 or 6	2.4 Compact Development Design and build the project to a density of at least: <ul style="list-style-type: none"> • <i>Urban/Small Cities:</i> 15 dwelling units per acre, or at least 75% of surrounding net residential density, whichever is greater [5 points] • <i>Suburban/Mid-Size Towns:</i> 10 dwelling units per acre, or at least 75% of surrounding net residential density, whichever is greater [6 points] • <i>Rural/Tribal/Small Towns:</i> 7.5 units per acre for detached or semi-detached housing; 12 units per acre for townhomes; 20 units per acre for apartments [6 points]
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M		2.5 Proximity to Services (New Construction only) Locate the project within: <ul style="list-style-type: none"> • <i>Urban/Small Cities:</i> a 0.25-mile walk distance of at least two OR a 0.5-mile walk distance of at least four of the list of facilities • <i>Suburban/Mid-Size Towns:</i> a 0.5-mile walk distance of at least three OR a 1-mile walk distance of at least six of the list of facilities • <i>Rural/Tribal/Small Towns:</i> two miles of at least two of the list of facilities
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M		2.6 Preservation of and Access to Open Space: Rural/Tribal/Small Towns Only (New Construction only) Set aside a minimum of 10% of the total project acreage as open space for use by residents OR locate project within a 0.25-mile walk distance of dedicated public open space that is a minimum of 0.75 acres
<input type="radio"/> YES <input checked="" type="radio"/> NO <input type="radio"/> MAYBE		3 max	2.7 Preservation of and Access to Open Space Set aside a percentage of the total project acreage as open space for use by residents: 20% [1 point]; 30% [2 points]; and 40% + written statement of preservation/conservation policy for set-aside land [3 points]
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE		5	2.8 Access to Public Transportation Locate the project within: <ul style="list-style-type: none"> • <i>Urban/Small Cities:</i> a 0.5-mile walk distance of combined transit services (bus, rail, and ferry) constituting 76 or more transit rides per weekday and 32 or more transit rides on the weekend • <i>Suburban/Mid-Size Towns:</i> a 0.5-mile walk distance of combined transit services (bus, rail, and ferry) constituting 60 or more transit rides per weekday and some type of weekend ride option • <i>Rural/Tribal/Small Towns:</i> 5-mile distance of either a vehicle share program, a dial-a-ride program, an employer van pool, or public-private regional transportation
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE		5	2.9 Walkable Neighborhoods: Connections to Surrounding Neighborhood— Rural/Tribal/Small Towns Connect the project to public spaces, open spaces, and adjacent development by providing at least three separate connections from the project to sidewalks or pathways in surrounding neighborhoods and natural areas.



M = MANDATORY
= AVAILABLE OPTIONAL POINTS

LOCATION + NEIGHBORHOOD FABRIC (CONTINUED)		
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	7 max	2.10 Smart Site Location: Passive Solar Heating/Cooling Demonstrate a building with a passive solar design, orientation, and shading that meet specified guidelines. <i>Select one:</i> <ul style="list-style-type: none"> • Single building—New Construction [7 points] • Multiple buildings—New Construction [7 points] • Moderate or Substantial Rehab [7 points]
<input type="radio"/> YES <input checked="" type="radio"/> NO <input type="radio"/> MAYBE	2	2.11 Brownfield or Adaptive Reuse Site Locate the project on a brownfield or adaptive reuse site. <i>Select either: adaptive reuse site [2 points] or brownfield remediation [2 points]</i>
<input type="radio"/> YES <input type="radio"/> NO <input checked="" type="radio"/> MAYBE	6	2.12 Access to Fresh, Local Foods Pursue one of three options to provide residents and staff with access to fresh, local foods, including neighborhood farms and gardens; community-supported agriculture; proximity to farmers market.
<input type="radio"/> YES <input type="radio"/> NO <input checked="" type="radio"/> MAYBE	4	2.13 LEED for Neighborhood Development Certification Locate the project in a Stage 2 Pre-Certified LEED for Neighborhood Development plan or a Stage 3 LEED for Neighborhood Development Certified Neighborhood Development.
17 SUBTOTAL OPTIONAL POINTS		

3: SITE IMPROVEMENTS		
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	3.1 Environmental Remediation Conduct an environmental site assessment to determine whether any hazardous materials are present on site.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	3.2 Erosion and Sedimentation Control <i>(Except for infill sites with buildable area smaller than one acre)</i> Implement EPA's Best Management Practices for erosion and sedimentation control during construction.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	3.3 Low-Impact Development <i>(New Construction only)</i> Projects located on greenfields must meet the list of low-impact development criteria.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	3.4 Landscaping Provide new plants (including trees, shrubs, and ground cover) such that at least 50% of area available for landscaping is planted with native or adaptive species, all new plants are appropriate to the site's soil and microclimate, and none of the new plants is an invasive species.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	3.5 Efficient Irrigation and Water Reuse If irrigation is utilized, install an efficient irrigation or water reuse system.
<input type="radio"/> YES <input type="radio"/> NO <input checked="" type="radio"/> MAYBE	2 or 6	3.6 Surface Stormwater Management Retain, infiltrate, and/or harvest stormwater on site. <i>Select only one: partial stormwater retention [2 points] or full stormwater retention [6 points]</i>
SUBTOTAL OPTIONAL POINTS		



M = MANDATORY
= AVAILABLE OPTIONAL POINTS

4: WATER CONSERVATION

YES NO MAYBE **M** **4.1 Water-Conserving Fixtures**
Install or retrofit water-conserving fixtures in all units and any common facilities with the following specifications: Toilets—1.28 gpf; Urinals—0.5 gpf; Showerheads—2.0 gpm; Kitchen faucets—2.0 gpm; Bathroom faucets—1.5 gpm

YES NO MAYBE **6 max** **4.2 Advanced Water-Conserving Appliances and Fixtures**
Install or retrofit water-conserving fixtures in all units and any common facilities with the following specifications: Toilets—1.2 gpf; Showerheads—1.5 gpm; Kitchen faucets—1.5 gpm; Bathroom faucets—0.5 gpm. *Select any, or all, of the options:*

- Toilets [2 points]
- Showerheads [2 points]
- Faucets—kitchen and bathroom [2 points]

YES NO MAYBE **4 max** **4.3 Water Reuse**
Harvest, treat, and reuse rainwater and/or greywater to meet a portion of the project's water needs.

- 10% reuse [1 point]
- 20% reuse [2 points]
- 30% reuse [3 points]
- 40% reuse [4 points]

SUBTOTAL OPTIONAL POINTS

5: ENERGY EFFICIENCY

YES NO MAYBE **M** **5.1a Building Performance Standard: Single family and Multifamily (three stories or fewer)**
(New Construction only)
Certify the project under ENERGY STAR New Homes.

YES NO MAYBE **M** **5.1b Building Performance Standard: Multifamily (four stories or more)**
(New Construction only)
Demonstrate compliance with EPA's Multifamily High-Rise program (MFHR) using either the prescriptive or the performance pathway.

YES NO MAYBE **M** **5.1c Building Performance Standard: Single family and Multifamily (three stories or fewer)**
(Substantial and Moderate Rehab only)
Demonstrate that the final energy performance of the building is equivalent to a Home Energy Rating System (HERS) Index of 85.

YES NO MAYBE **M** **5.1d Building Performance Standard: Multifamily (four stories or more)**
(Substantial and Moderate Rehab only)
Demonstrate that the final energy performance of the building is equivalent to ASHRAE 90.1-2007.

YES NO MAYBE **15 max** **5.2 Additional Reductions in Energy Use**
Improve whole-building energy performance by percentage increment above baseline building performance standard for additional points.

YES NO MAYBE **M** **5.3 Sizing of Heating and Cooling Equipment**
Size heating and cooling equipment in accordance with the Air Conditioning Contractors of America (ACCA) Manuals, Parts J and S, or ASHRAE handbooks.

YES NO MAYBE **M** **5.4 ENERGY STAR Appliances**
If providing appliances, install ENERGY STAR-labeled clothes washers, dishwashers, and refrigerators.



M = MANDATORY
= AVAILABLE OPTIONAL POINTS

ENERGY EFFICIENCY (CONTINUED)	
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M 5.5a Efficient Lighting: Interior Units Follow the guidance appropriate for the project type: install the ENERGY STAR Advanced Lighting Package (ALP); <i>OR</i> follow the ENERGY STAR MFHR program guidelines, which require that 80% of installed lighting fixtures within units must be ENERGY STAR-qualified or have ENERGY STAR-qualified lamps installed; <i>OR</i> if replacing, new fixtures and ceiling fans must meet or exceed ENERGY STAR efficiency levels.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M 5.5b Efficient Lighting: Common Areas and Emergency Lighting Follow the guidance appropriate for the project type: use ENERGY STAR-labeled fixtures or any equivalent high-performance lighting fixtures and bulbs in all common areas; <i>OR</i> if replacing, new common space and emergency lighting fixtures must meet or exceed ENERGY STAR efficiency levels. For emergency lighting, if installing new or replacing, all exit signs shall meet or exceed LED efficiency levels and conform to local building codes.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M 5.5c Efficient Lighting: Exterior Follow the guidance appropriate for the project type: install ENERGY STAR-qualified fixtures or LEDs with a minimum efficacy of 45 lumens/watt; <i>OR</i> follow the ENERGY STAR MFHR program guidelines, which require that 80% of outdoor lighting fixtures must be ENERGY STAR-qualified or have ENERGY STAR-qualified lamps installed; <i>OR</i> if replacing, install ENERGY STAR compact fluorescents or LEDs with a minimum efficacy of 45 lumens/watt.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M 5.6a Electricity Meter (New Construction and Substantial Rehab only) Install individual or sub-metered electric meters in all dwelling units.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	3 5.6b Electricity Meter (Moderate Rehab only) Install individual or sub-metered electric meters in all dwelling units.
<input type="radio"/> YES <input type="radio"/> NO <input checked="" type="radio"/> MAYBE	12 max 5.7a Renewable Energy Install photovoltaic (PV) panels, wind turbines, or other electric-generating renewable energy source to provide a specified percentage of the project's estimated energy demand.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	1 or 2 5.7b Photovoltaic/Solar Hot Water Ready Site, design, engineer, and/or plumb the development to accommodate installation of photovoltaic (PV) or solar hot water system in the future.
<input type="radio"/> YES <input type="radio"/> NO <input checked="" type="radio"/> MAYBE	5 5.8 Advanced Metering Infrastructure Site, design, engineer, and wire the development to accommodate installation of smart meters and/or be able to interface with smart grid systems in the future.
<div style="border: 1px solid black; display: inline-block; padding: 2px 5px;">1</div> SUBTOTAL OPTIONAL POINTS	

6: MATERIALS BENEFICIAL TO THE ENVIRONMENT

<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M 6.1 Low/No VOC Paints and Primers All interior paints and primers must be less than or equal to the following VOC levels: Flats—50 g/L; Non-flats—50 g/L; Floor—100 g/L
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M 6.2 Low/No VOC Adhesives and Sealants All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. All caulks and sealants must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M 6.3 Construction Waste Management Commit to following a waste management plan that reduces non-hazardous construction and demolition waste by at least 25% by weight through recycling, salvaging, or diversion strategies.



M = MANDATORY
= AVAILABLE OPTIONAL POINTS

MATERIALS BENEFICIAL TO THE ENVIRONMENT (CONTINUED)

YES NO MAYBE **5 max**

6.4 Construction Waste Management: Optional

Determine percentage of waste diversion and earn all points below that threshold:

- 35% waste diversion [1 point]
- 45% waste diversion [1 point]
- 55% waste diversion [1 point]
- 65% waste diversion [1 point]
- 75% waste diversion [1 point]

YES NO MAYBE **5**

6.5 Recycling Storage for Multifamily Project

Provide one or more easily accessible, permanent areas for the collection and storage of materials for recycling.

YES NO MAYBE **5 max**

6.6 Recycled Content Material

Incorporate building materials that are composed of at least 25% post-consumer recycled content or at least 50% post-industrial recycled content. *Select from the following:*

- Framing materials [1 point]
- Exterior materials: siding, masonry, roofing [1 point]
- Concrete/cement and aggregate [1 point]
- Drywall/interior sheathing [1 point]
- Flooring materials [1 point]

YES NO MAYBE **5 max**

6.7 Regional Material Selection

Use products that were extracted, processed, and manufactured within 500 miles of the home or building for a minimum of 50% of the building material value (based on cost). *Select any or all of these options:*

- Framing materials [1 point]
- Exterior materials: siding, masonry, roofing [1 point]
- Concrete/cement and aggregate [1 point]
- Drywall/interior sheathing [1 point]
- Flooring materials [1 point]

YES NO MAYBE **5**

6.8 Certified, Salvaged, and Engineered Wood Products

Commit to using wood products and materials of at least 25% that are (by cost): FSC-certified, salvaged products, or engineered framing materials without urea-formaldehyde binders.

YES NO MAYBE **1 or 3**

6.9a Reduced Heat-Island Effect: Roofing

Use Energy Star-compliant roofing or install a "green" (vegetated) roof for at least 50% of the roof area. *Select only one: cool roof [3 points] or green roof [1 point]*

YES NO MAYBE **2**

6.9b Reduced Heat-Island Effect: Paving

Use light-colored, high-albedo materials and/or an open-grid pavement, with a minimum solar reflectance of 0.3, over at least 50% of the site's hardscaped area.

8

SUBTOTAL OPTIONAL POINTS

7: HEALTHY LIVING ENVIRONMENT

YES NO MAYBE **M**

7.1 Composite Wood Products that Emit Low/No Formaldehyde

All composite wood products must be certified compliant with California 93120. If using a composite wood product that does not comply with California 93120, all exposed edges and sides must be sealed with low-VOC sealants.



M = MANDATORY
= AVAILABLE OPTIONAL POINTS

HEALTHY LIVING ENVIRONMENT (CONTINUED)		
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	7.2 Environmentally Preferable Flooring Do not install carpets in entryways, laundry rooms, bathrooms, kitchens/kitchenettes, utility rooms, and all rooms of ground-connected floors. Any carpet products used must meet the Carpet and Rug Institute's Green Label or Green Label Plus certification for carpet, pad, and carpet adhesives. Any hard surface flooring products used must be either ceramic tile, unfinished hardwood floors, OR in compliance with the Scientific Certification System's FloorScore program criteria.
<input type="radio"/> YES <input type="radio"/> NO <input checked="" type="radio"/> MAYBE	4	7.3 Environmentally Preferable Flooring: Alternative Sources Use non-vinyl, non-carpet floor coverings in all rooms of building.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	7.4a Exhaust Fans: Bathroom (<i>New Construction and Substantial Rehab only</i>) Install Energy Star-labeled bathroom fans that exhaust to the outdoors, are connected to a light switch, and are equipped with a humidistat sensor, timer, or other control (e.g., occupancy sensor, delay off switch, ventilation controller).
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	6	7.4b Exhaust Fans: Bathroom (<i>Moderate Rehab only</i>) Install Energy Star-labeled bathroom fans that exhaust to the outdoors, are connected to a light switch, and are equipped with a humidistat sensor, timer, or other control (e.g., occupancy sensor, delay off switch, ventilation controller).
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	7.5a Exhaust Fans: Kitchen (<i>New Construction and Substantial Rehab only</i>) Install power-vented fans or range hoods that exhaust to the exterior at the appropriate cfm rate, per ASHRAE 62.2, or install a central ventilation system with rooftop fans that meet efficiency criteria.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	6	7.5b Exhaust Fans: Kitchen (<i>Moderate Rehab only</i>) Install power-vented fans or range hoods that exhaust to the exterior at the appropriate cfm rate, per ASHRAE 62.2, or install a central ventilation system with rooftop fans that meet efficiency criteria.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	7.6a Ventilation (<i>New Construction and Substantial Rehab only</i>) Install a ventilation system for the dwelling unit capable of providing adequate fresh air per ASHRAE requirements for the building type.
<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	5	7.6b Ventilation (<i>Moderate Rehab only</i>) Install a ventilation system for the dwelling unit capable of providing adequate fresh air per ASHRAE requirements for the building type.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	7.7 Clothes Dryer Exhaust Clothes dryers must be exhausted directly to the outdoors using rigid-type duct work.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	7.8 Combustion Equipment Specify power-vented or direct vent equipment when installing new space and water-heating equipment in New Construction and any Substantial and Moderate Rehab projects.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	7.9a Mold Prevention: Water Heaters Provide adequate drainage for water heaters that includes drains or catch pans with drains piped to the exterior of the dwelling.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	7.9b Mold Prevention: Surfaces In bathrooms, kitchens, and laundry rooms, use materials that have durable, cleanable surfaces.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	7.9c Mold Prevention: Tub and Shower Enclosures Use non-paper-faced backing materials such as cement board, fiber cement board, or equivalent in bathrooms.



M = MANDATORY
= AVAILABLE OPTIONAL POINTS

HEALTHY LIVING ENVIRONMENT (CONTINUED)		
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	7.10 Vapor Barrier Strategies <i>(New Construction and Rehab Projects with foundation work only)</i> Install vapor barriers that meet specified criteria appropriate for the foundation type.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	7.11 Radon Mitigation <i>(New Construction and Substantial Rehab only)</i> For New Construction in EPA Zone 1 and 2 areas, install passive radon-resistant features below the slab. For Substantial Rehab projects in those Zones, test for the presence of radon and mitigate if elevated levels exist.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	7.12 Water Drainage <i>(New Construction and Rehab projects replacing assemblies called out in Criterion only)</i> Provide drainage of water away from windows, walls, and foundations by implementing list of techniques.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	7.13 Garage Isolation Follow list of criteria for projects with garages, including: provide a continuous air barrier between the conditioned (living) space and any garage space to prevent the migration of any contaminants into the living space, and install a CO alarm inside the house in the room with a door to the garage and outside all sleeping areas.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	7.14 Integrated Pest Management Seal all wall, floor, and joint penetrations with low-VOC caulking or other appropriate sealing methods to prevent pest entry.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	7.15 Lead-Safe Work Practices <i>(Substantial and Moderate Rehab only)</i> For properties built before 1978, use lead-safe work practices consistent with the EPA's Renovation, Repair, and Painting Regulation and applicable HUD requirements.
<input type="radio"/> YES <input type="radio"/> NO <input checked="" type="radio"/> MAYBE	9	7.16 Smoke-Free Building Implement and enforce a no smoking policy in all common, individual living areas, and with a 25-foot perimeter around the exterior of all residential buildings.
SUBTOTAL OPTIONAL POINTS		

8: OPERATIONS + MAINTENANCE		
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	8.1 Building Maintenance Manual <i>(All Multifamily Projects)</i> Provide a building maintenance manual that addresses maintenance schedules and other specific instructions related to the building's green features.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	8.2 Resident Manual Provide a guide for homeowners and renters that explains the intent, benefits, use, and maintenance of green building features.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	M	8.3 Resident and Property Manager Orientation Provide a comprehensive walk-through and orientation for residents and property managers using the appropriate building maintenance or resident's manual.
<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE	12	8.4 Project Data Collection and Monitoring System Collect and monitor project performance data on energy, water, and, if possible, healthy living environments for a minimum of five years.
SUBTOTAL OPTIONAL POINTS		
38		
TOTAL OPTIONAL POINTS		

APPENDIX J

