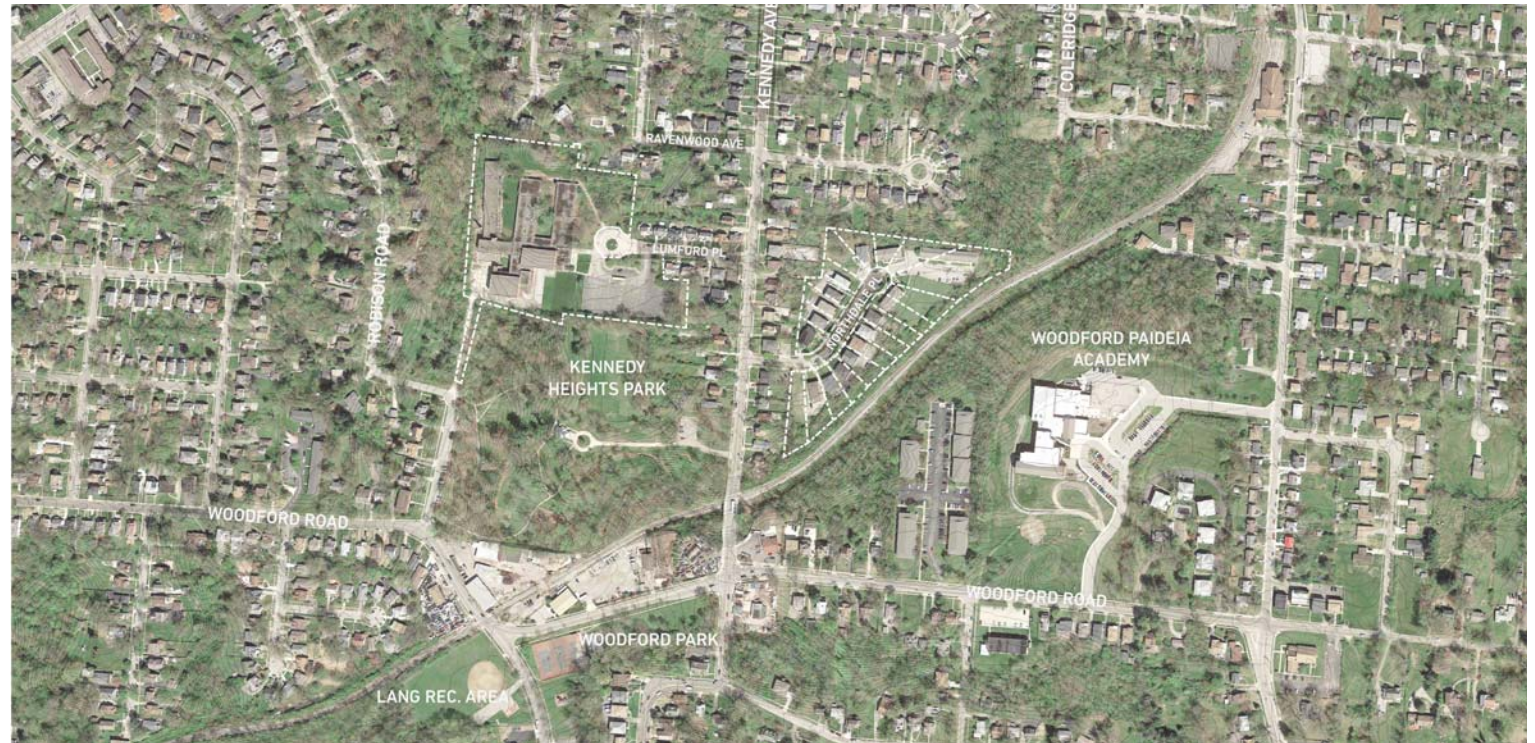




KENNEDY HEIGHTS SENIOR HOUSING STUDY

COMMUNITY WORKSHOP MEETING

OCTOBER 2, 2018

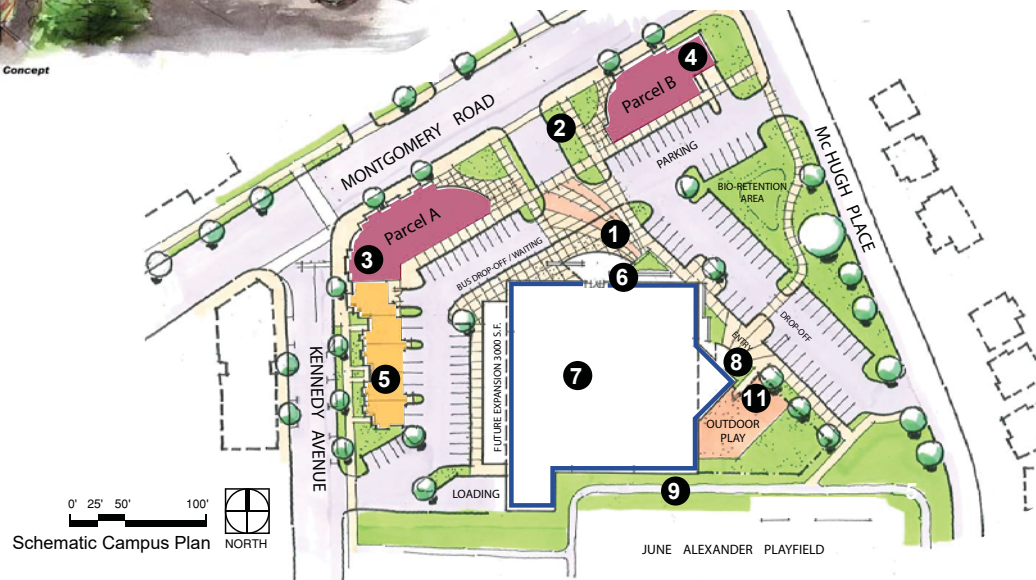


Project Advisory Committee: Kennedy Heights Development Corporation - Kennedy Heights Community Council - Episcopal Retirement Services

KENNEDY HEIGHTS DEVELOPMENT CORPORATION (KHDC) ROLE



Kennedy & Montgomery Streetscape Concept



Schematic Campus Plan

KHDC Mission Statement

"The KHDC is dedicated to fostering the Kennedy Heights neighborhood as a diverse, attractive, vibrant, healthy, nurturing community that encourages and enables the fullest development of human potential. The KHDC Board consists of a cross-section of local residents chosen for their commitment and skills."

KHDC goals are to facilitate and administer programs and activities which serve to promote and sustain high-quality, mixed-income housing throughout the community; and to promote, administer, and guide projects which improve the functional, aesthetic, cultural, educational, and economic well-being of the community..."

KHDC WORK TO DATE

DEMENTIA INCLUSIVE INITIATIVE

CASS PROGRAM COORDINATOR @ CARING PLACE

PUBLIC ENGAGEMENT & AWARENESS STRATEGY

KHDC's 2016 resident housing survey and MKSK's work to date has generated greater awareness of resident needs and desires and the significant demographic changes which are influencing the quality and availability of retiree housing and the overall residential make-up of the neighborhood.

RESIDENT HOUSING SURVEY FINDINGS:

- *62% of survey participants cited either declining health, accessibility, or home maintenance and upkeep expenses as reasons most likely to cause them to move out of their current homes.*
- *When asked where area seniors would prefer to live out their retirement years the KHDC survey found that 65% of respondents aged 50 and over prefer to either remain in Kennedy Heights or a close-by neighborhood.*
- *73% of Whites and 79% of African-American respondents indicated a preference to receive services that enable them to remain in their current homes.*
- *71% of respondents expressed an interest in moving to a Continuing Care and Retirement Community (CCRC) however only 24% of respondents with incomes below the neighborhood median indicated a preference to move to a CCRC facility.*

STUDY AREA



MEETING GOALS AND OBJECTIVES

WORKSHOP MEETING AGENDA

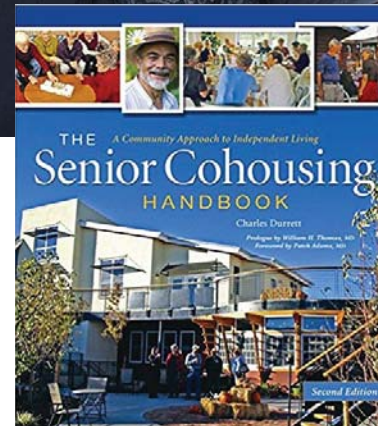
1. Goals and Objectives of the Study / History of effort / work to date.
2. Highlights of Demographic Findings.
3. Overview of Current Neighborhood Housing Conditions
4. Case Study Examples of how comparable communities have addressed the need for...
 - Quality senior housing options
 - Affordable and market-rate multi-family housing options
 - Modernization & Reinvestment in existing single-family housing
5. Next Steps - Small Group Session (Last 30 mins)
 - Survey of opinions on issues and opportunities
 - Prioritization and Ranking of Issues

STRATEGIC GOALS & OBJECTIVES

STRATEGIC GOALS & OBJECTIVES

1

INVESTIGATE OPPORTUNITIES FOR THE DEVELOPMENT OF HOUSING FORMS THAT **ENABLE SENIORS TO AGE IN THE COMMUNITY AND/OR CO-HABITAT WITH CAREGIVING FRIENDS AND FAMILY MEMBERS.**



STRATEGIC GOALS & OBJECTIVES

2

EXPAND THE NEIGHBORHOOD'S SUPPLY OF MODERN, ACCESSIBLE HOUSING STOCK.



STRATEGIC GOALS & OBJECTIVES

3

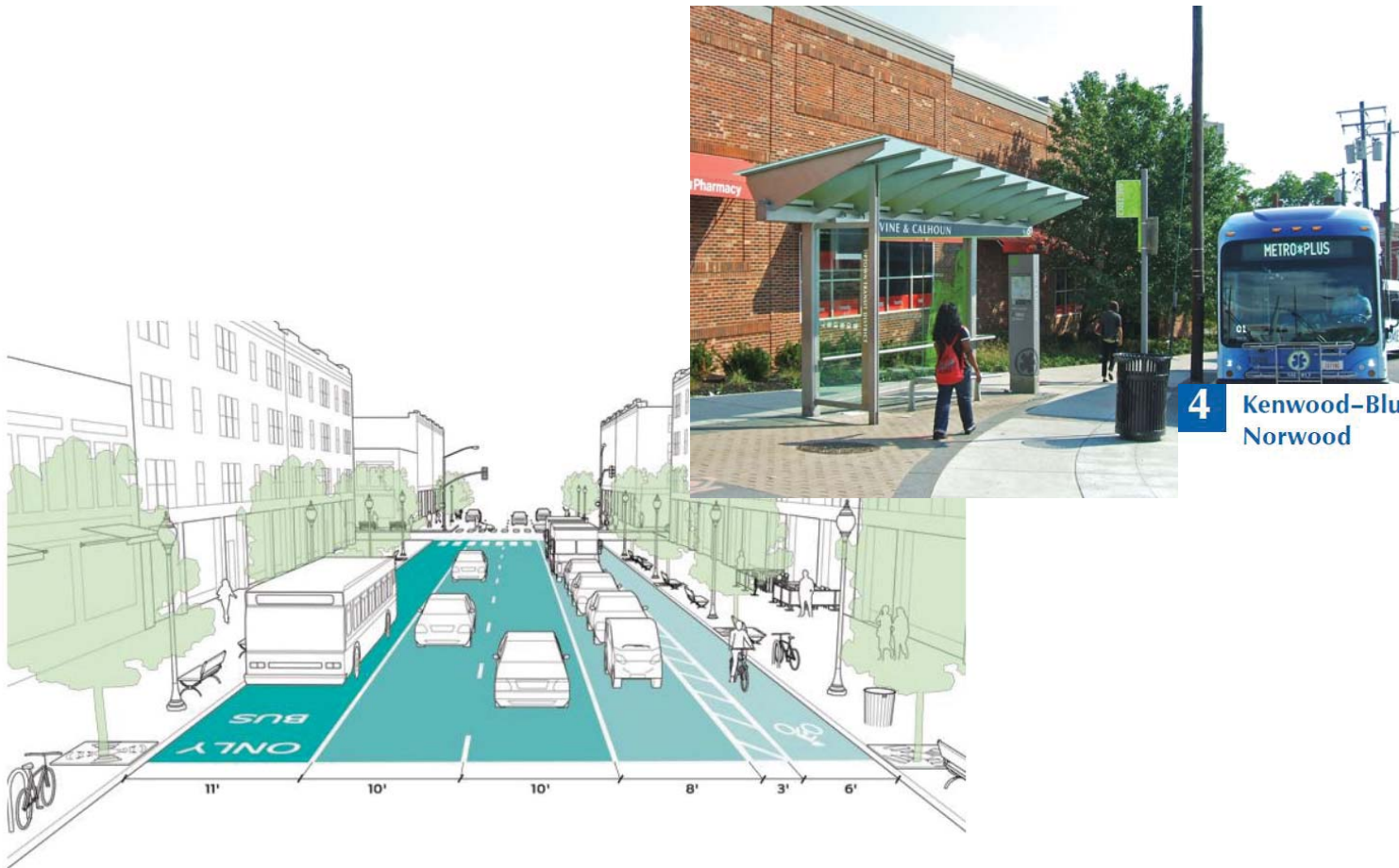
DIVERSIFY THE RANGE OF AVAILABLE WORKFORCE AND AFFORDABLE HOUSING CHOICES



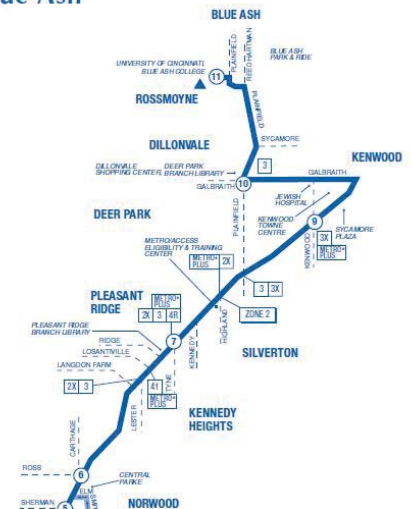
STRATEGIC GOALS & OBJECTIVES

4

IMPROVE AND EXPAND TRANSPORTATION OPTIONS FOR SENIORS AND THEIR FAMILIES



4 Kenwood-Blue Ash
Norwood



ENGAGEMENT APPROACH

A. Fact Finding & Initial Public Engagement – June 1 through August 31st, 2018

1. Conduct a Kick-off meeting with an advisory group of community leaders to establish overarching goals and objectives and establish a clearly defined project plan.
2. Engage KH Community Council to prepare motion supporting the study
3. Collect demographic data and prepare GIS mapping which informs stakeholders about current conditions and relevant trends.
4. Assemble best practice examples and case studies of community-based initiatives which integrate similar goals and objectives and can serve as inspiration during the visioning exercise.
5. Conduct a Neighborhood “Meet & Greet” in tandem with “Play in the Park” on July 25th to build awareness about the current effort and engage neighborhood stakeholders to become involved in the planning and outcomes of the study.

B. Visioning – September & October, 2018

6. **Conduct a community design charrette where invited stakeholders and planning consultants collaborate to generate initial priorities and provide insights future programming and development alternatives.**
7. Conduct a follow-up meeting with the advisory committee to determine priorities and chart a strategic plan for the refinement and development of the strategic vision.
8. Share findings to date with KH Community Council and Neighborhood Residents and solicit feedback on goals and objectives moving forward.

C. Conceptual Plan and Implementation Strategy – November & December, 2018

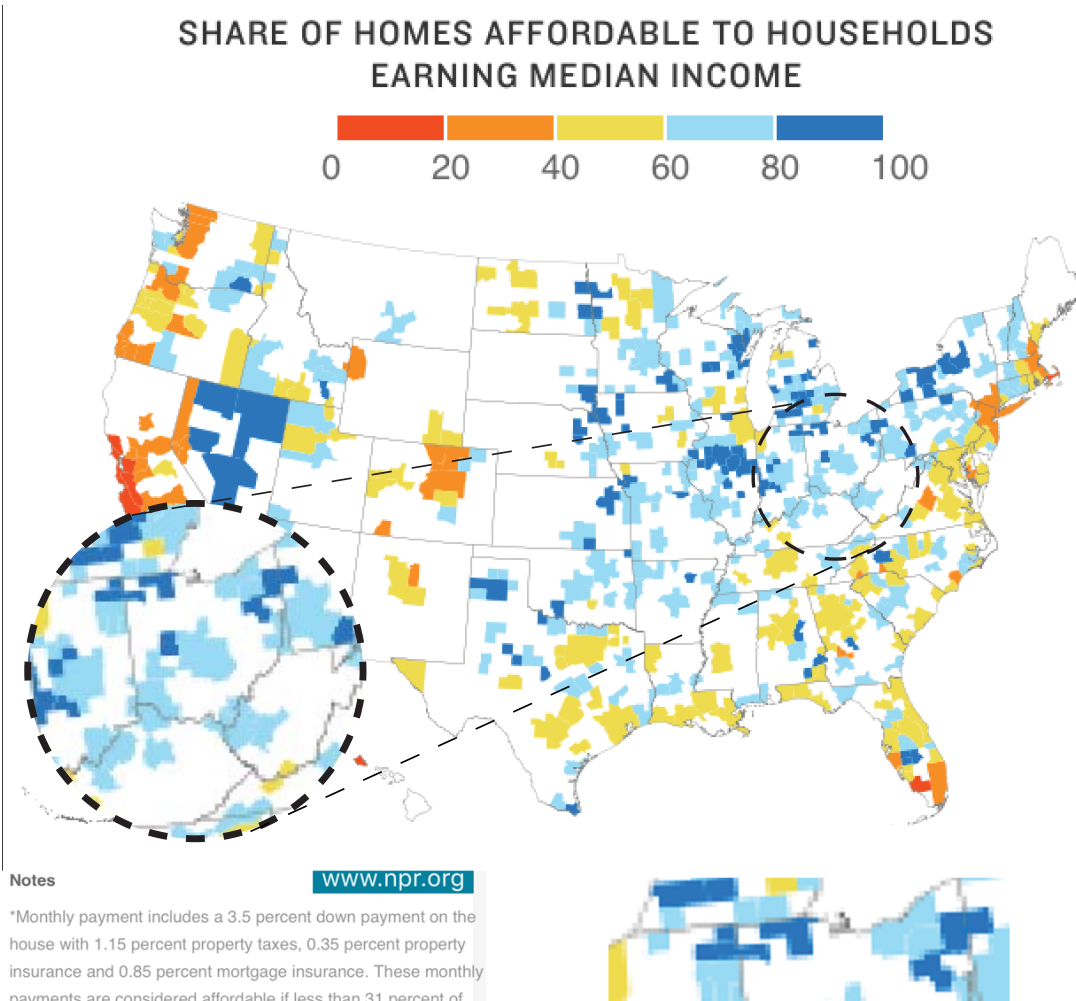
9. Based on feedback from above, prepare a refined preliminary vision plan with prioritized goals & objectives, recommended implementation strategies, supporting exhibits and budget allowances.
10. Outline partnerships, roles & responsibilities and establish a funding plan and schedule for short, medium and long-range goals.
11. Present Draft Final Plan to Community Council and solicit recommendations for adoption

PLAY-IN-THE-PARK EVENT RE-CAP

1. Over 150 soft serve ice cream cones eaten!
2. Twenty Two Neighbor Surveys submitted.
3. Strong interest in learning more about “Aging-in-community” alternatives.

DEMOGRAPHIC FINDINGS TO DATE

DEMOGRAPHIC FINDINGS TO DATE



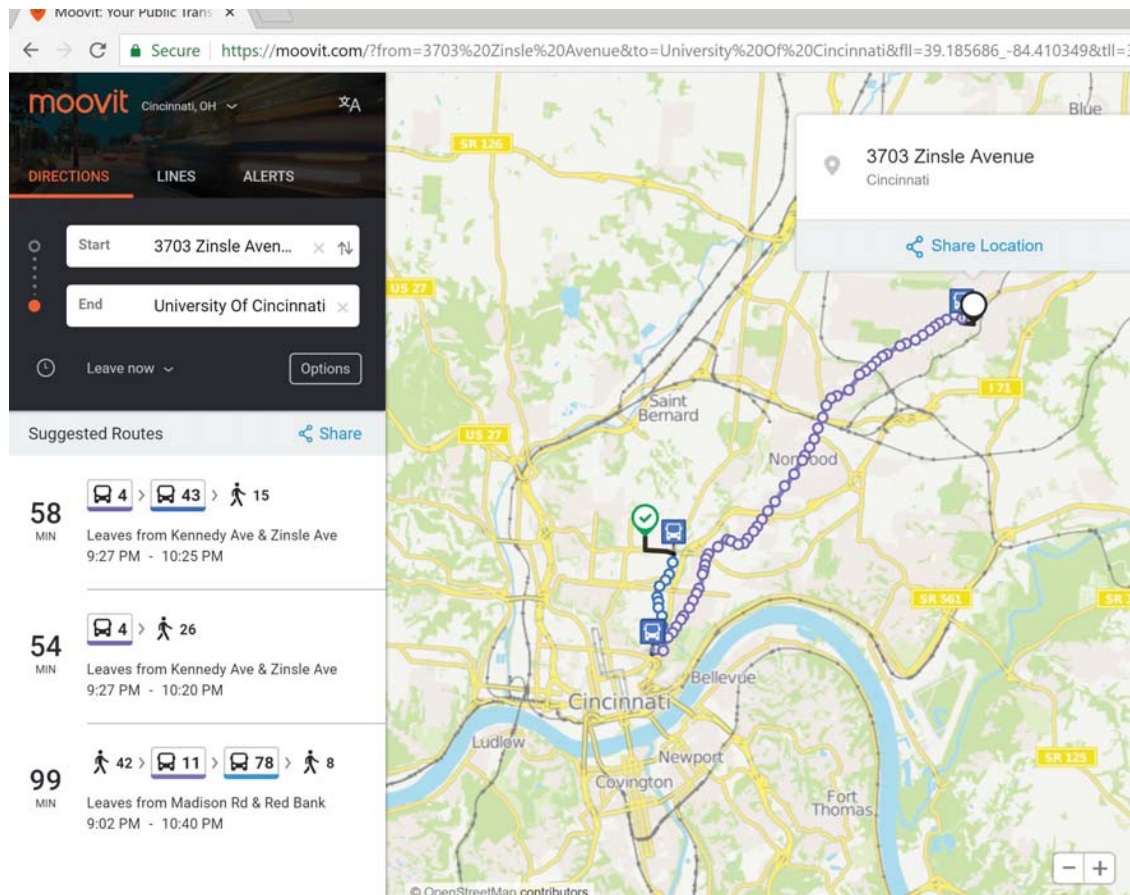
An analysis of 2010 and more recent US Census data reveals that:

1. Over 83% of households in Kennedy Heights had 3 or fewer occupants in 2010. 33% of KH households reported only one occupant. (1)
2. 31% of Kennedy Heights Residents are 55 years old or older. (1)
3. Annual household incomes for approximately 40% of all households in Kennedy Heights were at or below the Federal Government's threshold for Low-income status in 2010. (1)

(1) Source: 2010 US Census Data for Kennedy Heights, City of Cincinnati Dept of Planning and Buildings

(2) Source: 2010 American Community Survey for Tract 58, Hamilton County, Ohio)

DEMOGRAPHIC FINDINGS TO DATE



4. Automobile ownership among Kennedy Heights Residents has steadily dropped over the past 40 years. As of 2010, 16% of Householders in Kennedy Heights did not have access to a car. (2)

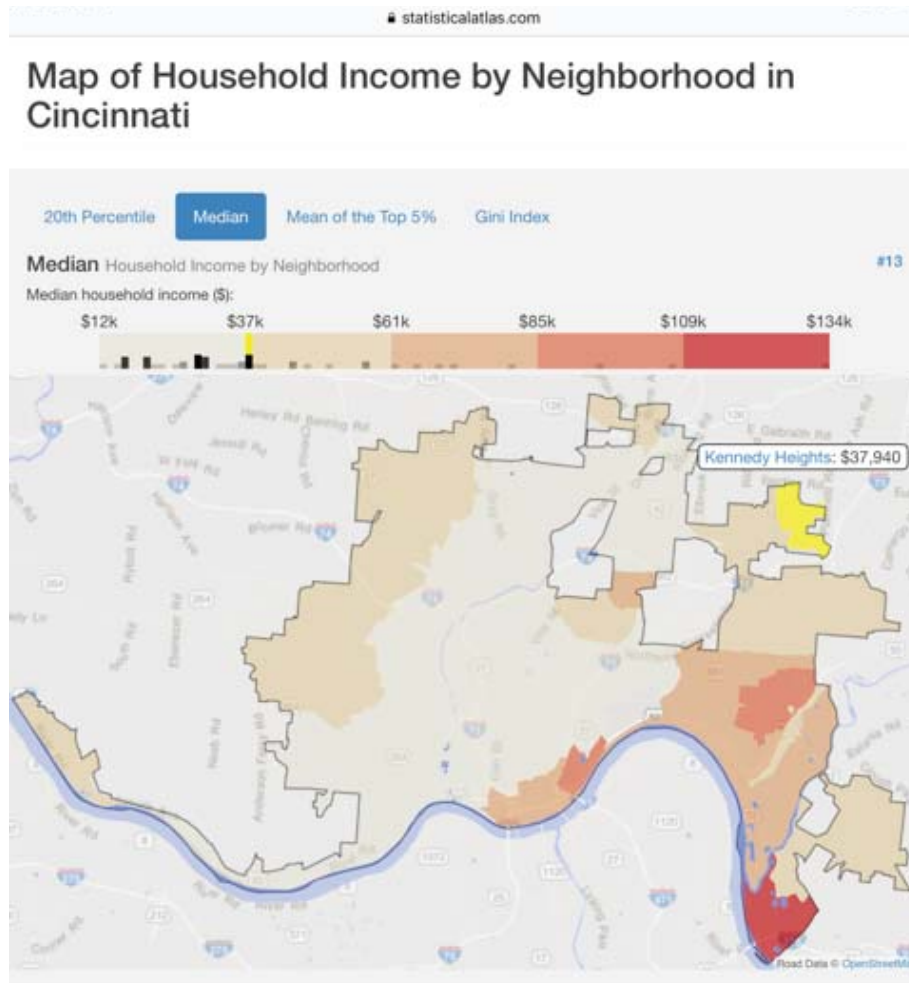
5. Over 97% of the homes in Kennedy Heights were designed and built prior to the adoption of the the Americans with Disabilities Act in 1990. (1)

6. 30% of Kennedy Heights Residents spend more than 35% of their reported annual household income on housing expenses. (1)

(1) Source: 2010 US Census Data for Kennedy Heights, City of Cincinnati Dept of Planning and Buildings

(2) Source: 2010 American Community Survey for Tract 58, Hamilton County, Ohio)

COMPARATIVE INCOME BY NEIGHBORHOOD



Median Household Income by Neighborhood #20

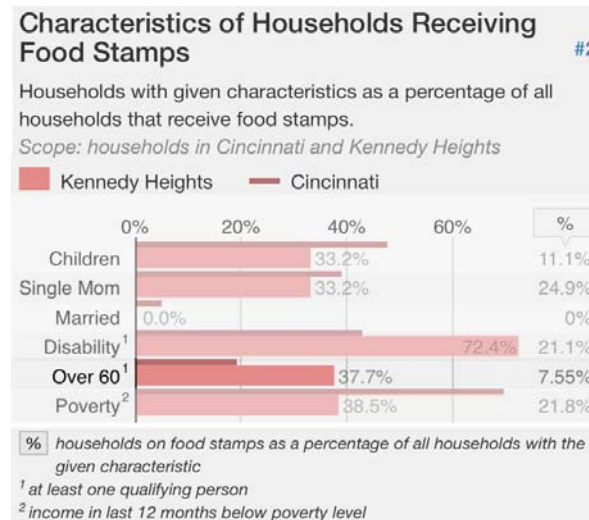
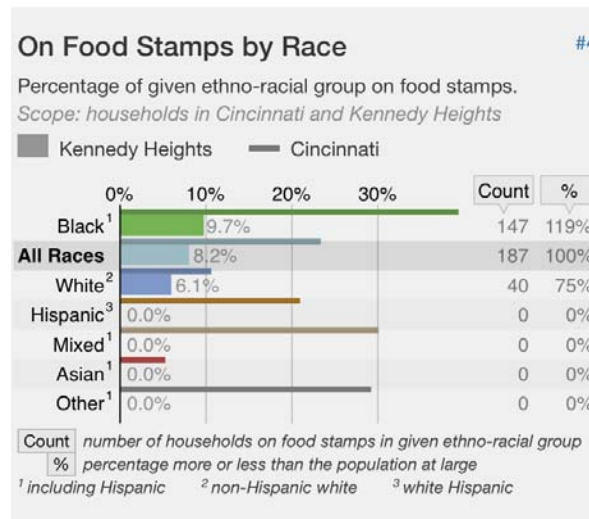
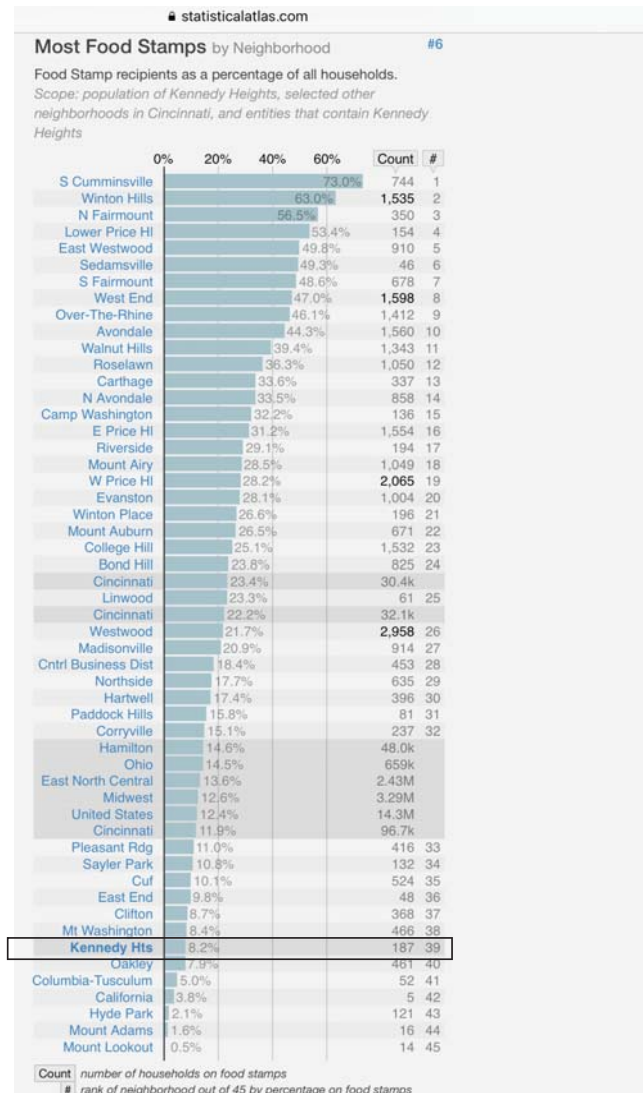
Scope: households in Cincinnati, selected neighborhoods in Cincinnati, and entities that contain Cincinnati

	\$0k	\$50k	\$100k	%	#
California			\$133.3k	+290%	1
Mount Adams			\$107.8k	+216%	2
Mount Lookout			\$94.8k	+178%	3
Hyde Park			\$71.4k	+135%	4
East End			\$68.9k	+109%	5
Paddock Hills			\$64.6k	+89.4%	7
Columbia-Tusculum			\$61.1k	+79.2%	8
Cntrl Business Dist			\$57.2k	+67.7%	9
Oakley			\$56.8k	+66.4%	10
Mt Washington			\$54.7k	+60.3%	
Cincinnati			\$53.0k	+55.5%	
United States			\$51.4k	+50.6%	
Midwest			\$51.0k	+49.3%	
East North Central			\$50.6k	+48.3%	11
Pleasant Rdg			\$48.6k	+42.4%	
Hamilton			\$48.3k	+41.6%	
Ohio			\$46.7k	+37.0%	12
Linwood			\$45.4k	+33.1%	13
Mount Airy			\$44.4k	+30.1%	14
Sayler Park			\$40.3k	+18.2%	15
N Avondale			\$38.2k	+15.0%	16
Madisonville			\$38.2k	+11.9%	17
College Hill			\$37.9k	+11.2%	18
Kennedy Hts			\$37.9k	+9.2%	19
Hartwell			\$37.0k	+8.49%	20
Westwood			\$36.8k	+7.74%	21
W Price Hl			\$36.2k	+6.04%	22
Bond Hill			\$35.4k	+3.88%	23
Northside			\$34.1k	0%	
Cincinnati			\$33.4k	-2.20%	24
Clifton			\$32.0k	-6.07%	25
Carthage			\$30.5k	-10.5%	26
Riverside			\$30.1k	-11.7%	27
Mount Auburn			\$30.1k	-11.8%	28
Camp Washington			\$29.2k	-14.4%	29
Sedamsville			\$29.0k	-15.1%	30
Walnut Hills			\$28.7k	-15.8%	31
Winton Place			\$28.7k	-16.0%	32
Roselawn			\$26.9k	-21.3%	33
Winton Hills			\$26.4k	-22.6%	34
E Price Hl			\$25.4k	-25.5%	35
Evanston			\$22.3k	-34.7%	36
Cuf			\$21.7k	-36.3%	37
East Westwood			\$20.5k	-40.0%	38
S Fairmount			\$20.1k	-41.0%	39
Cornville			\$20.0k	-41.5%	40
N Fairmount			\$18.9k	-50.6%	41
Over-The-Rhine			\$16.8k	-50.6%	42
S Cumminsville			\$16.3k	-52.3%	43
Avondale			\$15.0k	-55.9%	44
Lower Price Hl			\$12.6k	-62.9%	45
West End					

% percentage above or below median household income of Cincinnati
rank of neighborhood out of 45 by median household income

“Median Household income in Kennedy Heights is higher than average and ranks 18th among Cincinnati Neighborhoods”

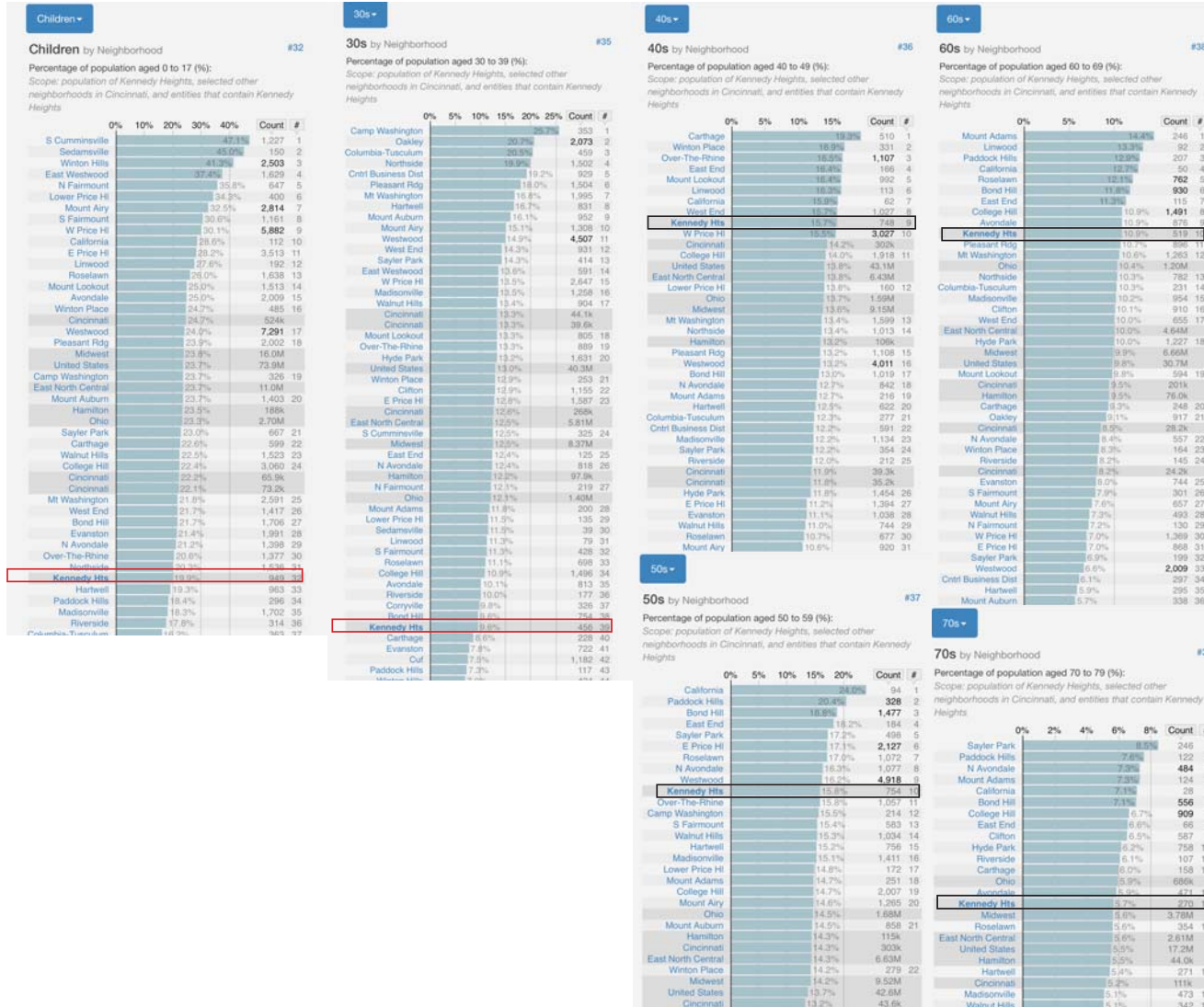
COMPARATIVE INCOME BY NEIGHBORHOOD



"KENNEDY HEIGHTS RANKS AMONG THE LOWEST CINCINNATI NEIGHBORHOODS FOR PARTICIPATION IN THE FEDERAL SNAP PROGRAM HOWEVER..."

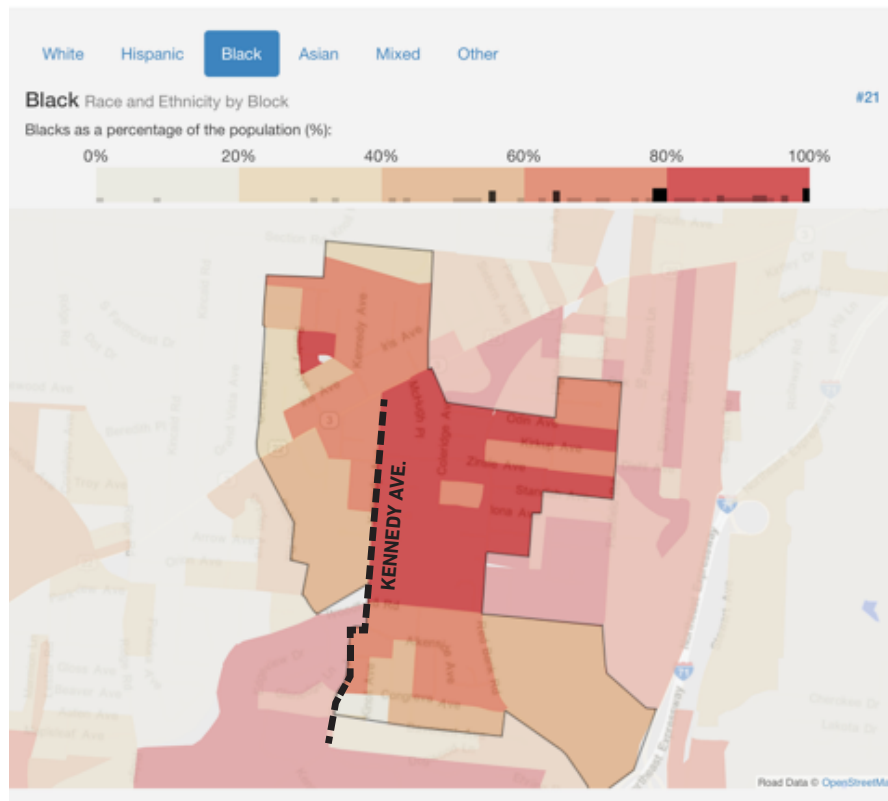
...37% OF KENNEDY HEIGHTS RESIDENTS OVER THE AGE OF 60 RECIEVE FOODSTAMPS TO HELP MEET THIER NUTRITIONAL NEEDS"

COMPARATIVE AGE CHARACTERISTICS



RACE DISTRIBUTION IN KENNEDY HEIGHTS

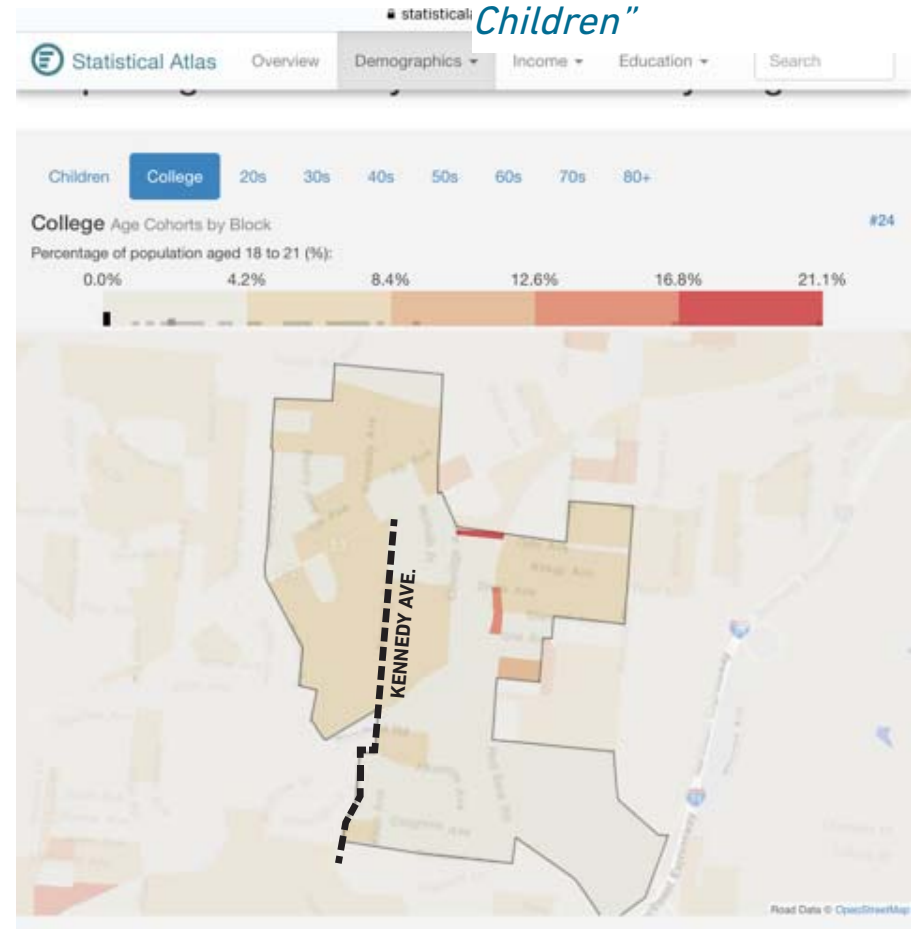
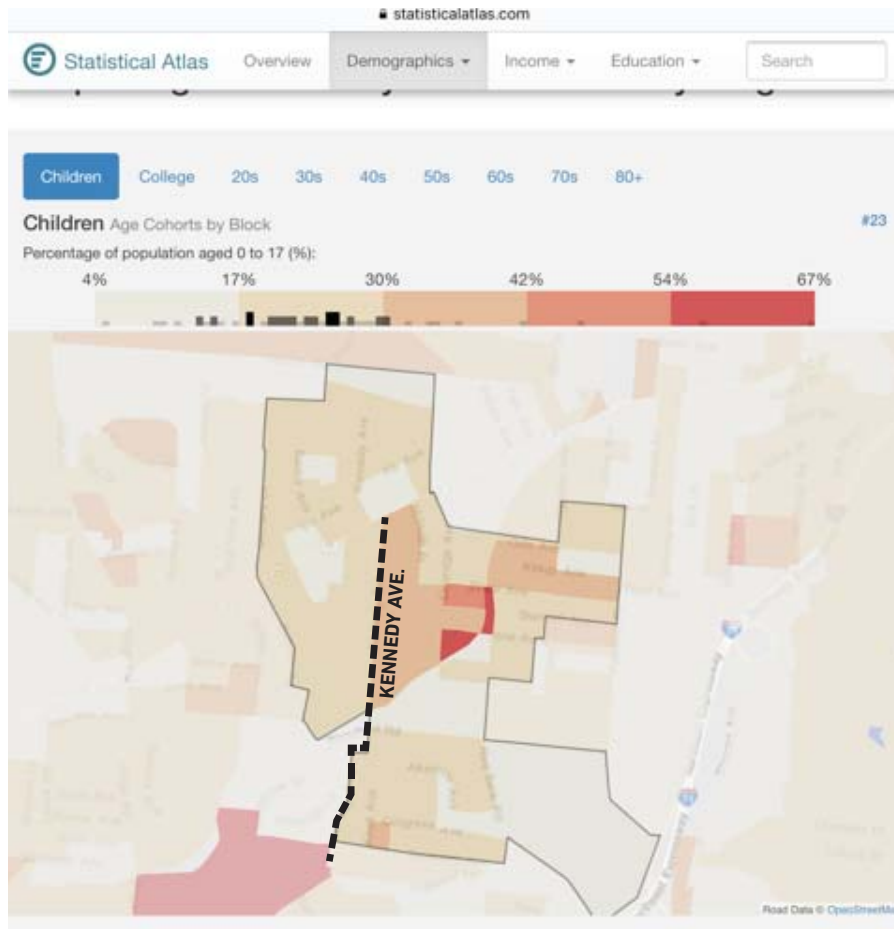
Map of Race and Ethnicity by Block in Kennedy Heights



"THE BLOCKS ALONG KENNEDY AND COLERIDGE AVENUE ARE HOME TO THE NEIGHBORHOODS HIGHEST POPULATION OF AFRICAN-AMERICAN RESIDENTS"

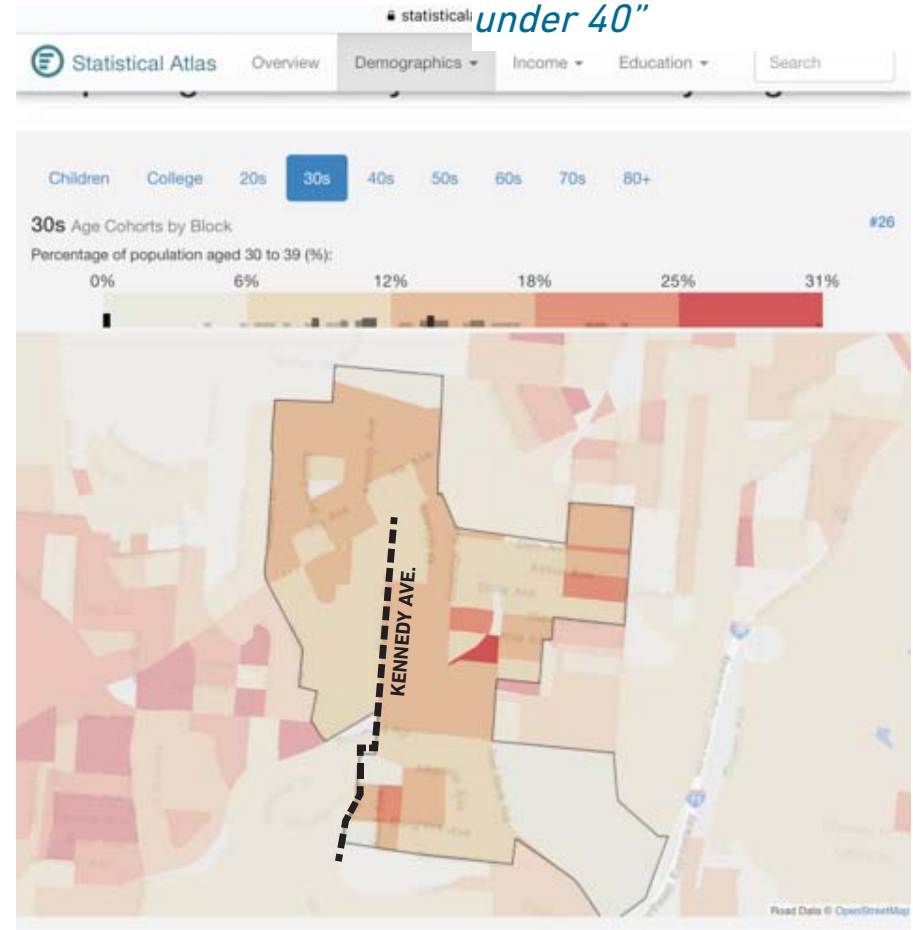
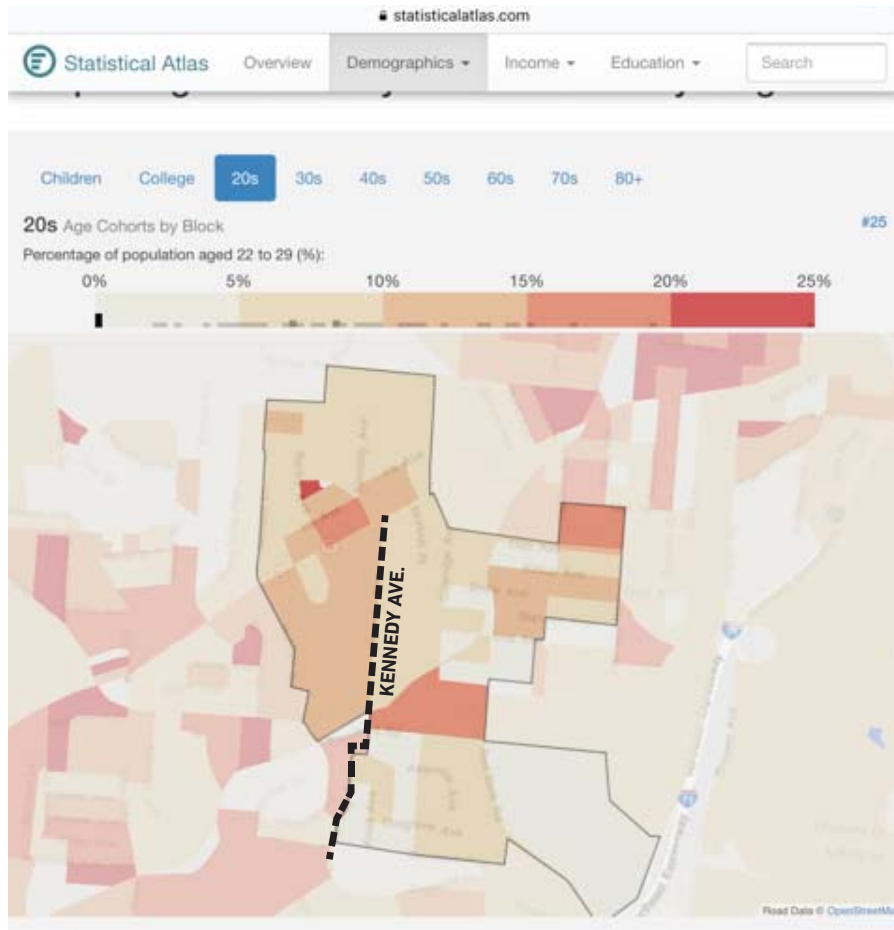
HOUSEHOLD DISTRIBUTION BY AGE

“Less than 8.4% of households along Kennedy Avenue have College-aged Children”

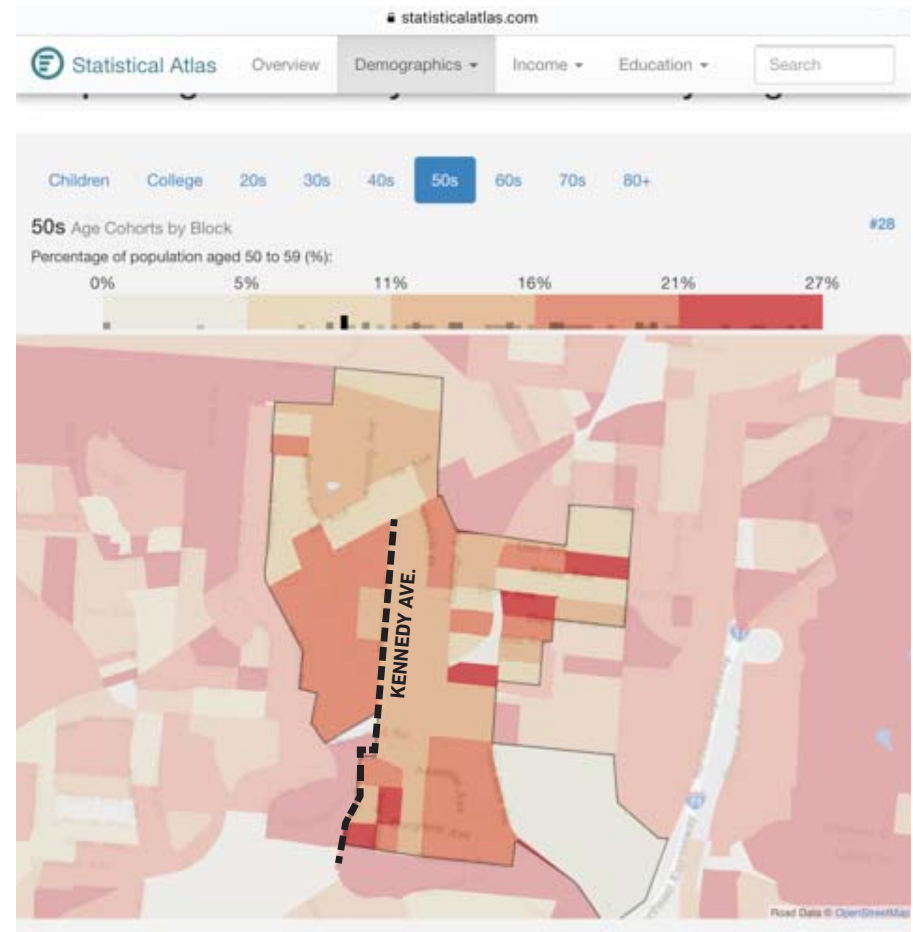
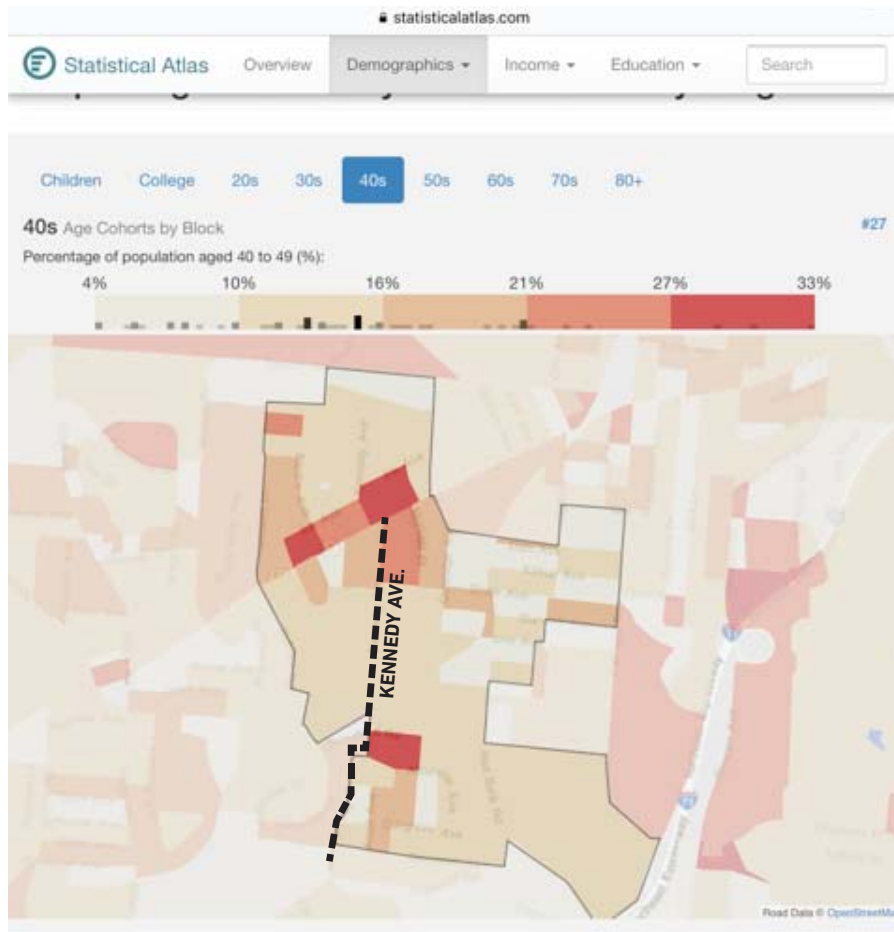


HOUSEHOLD DISTRIBUTION BY AGE

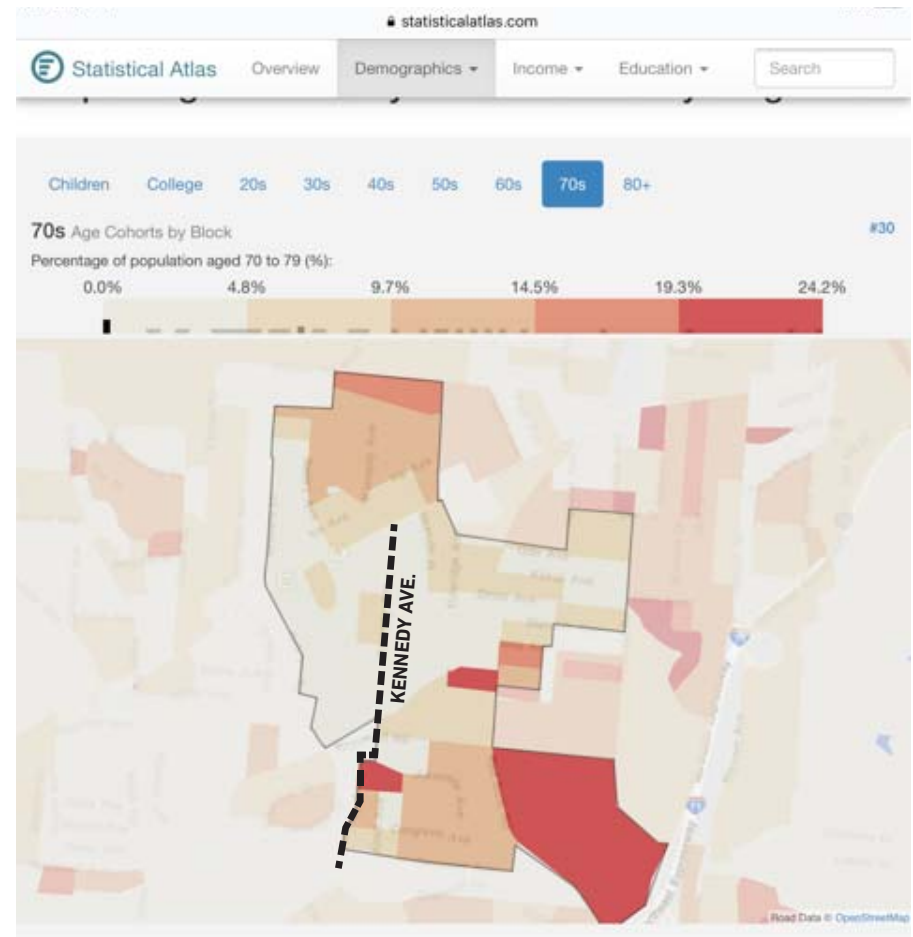
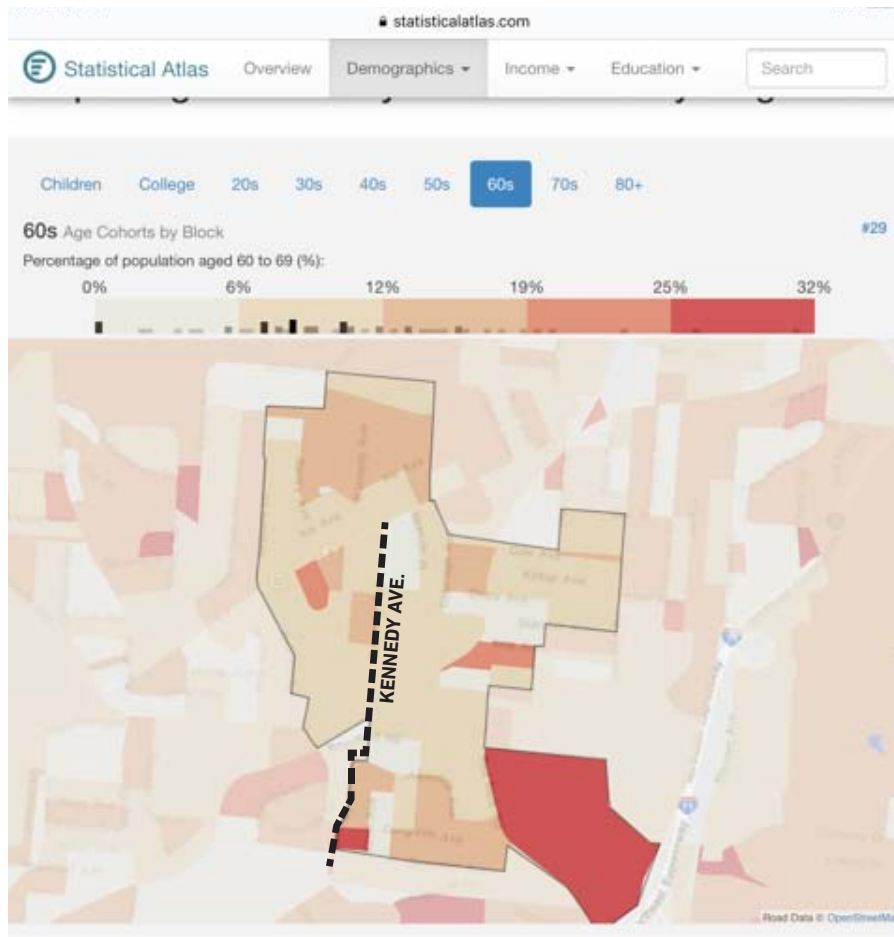
“Less than 20% of households along Kennedy Avenue have residents under 40”



HOUSEHOLD DISTRIBUTION BY AGE



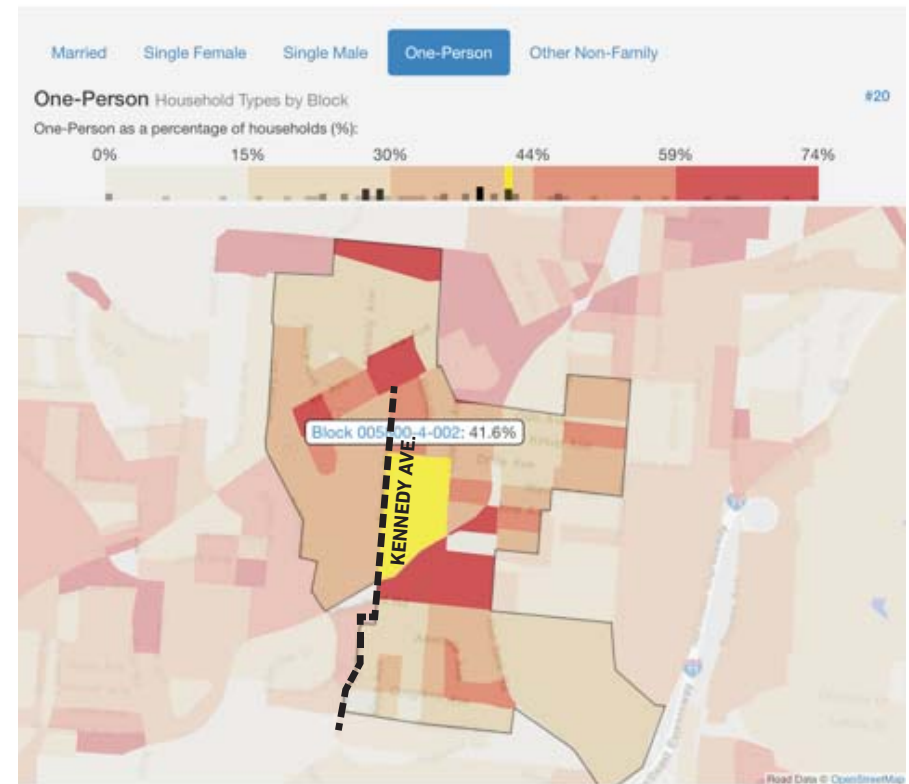
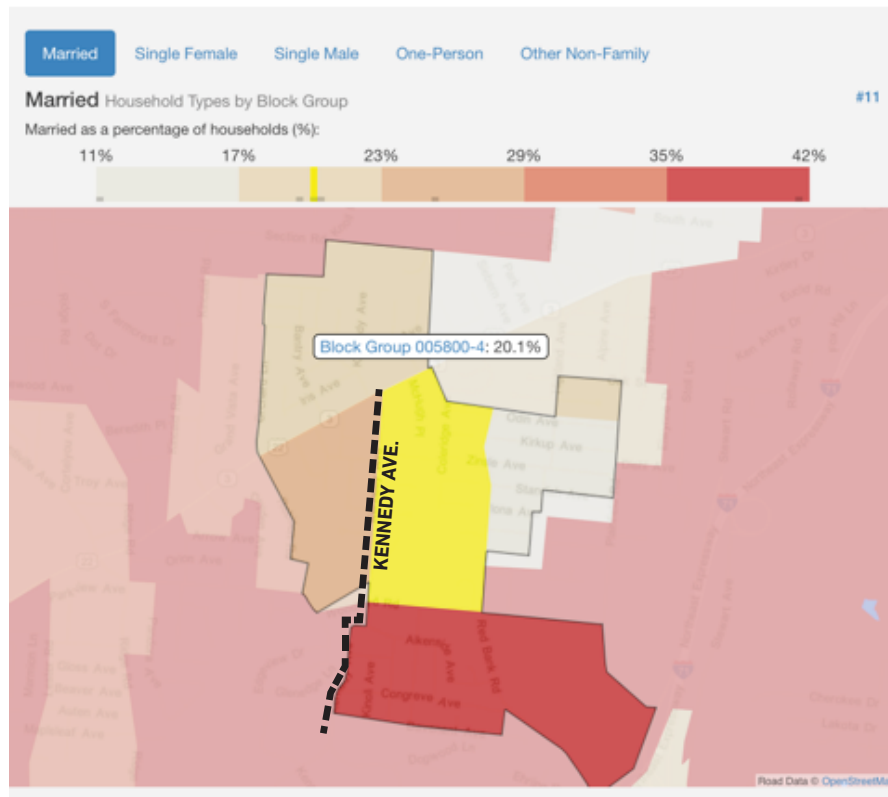
HOUSEHOLD DISTRIBUTION BY AGE



HOUSEHOLD CHARACTERISTICS BY OCCUPANCY TYPE

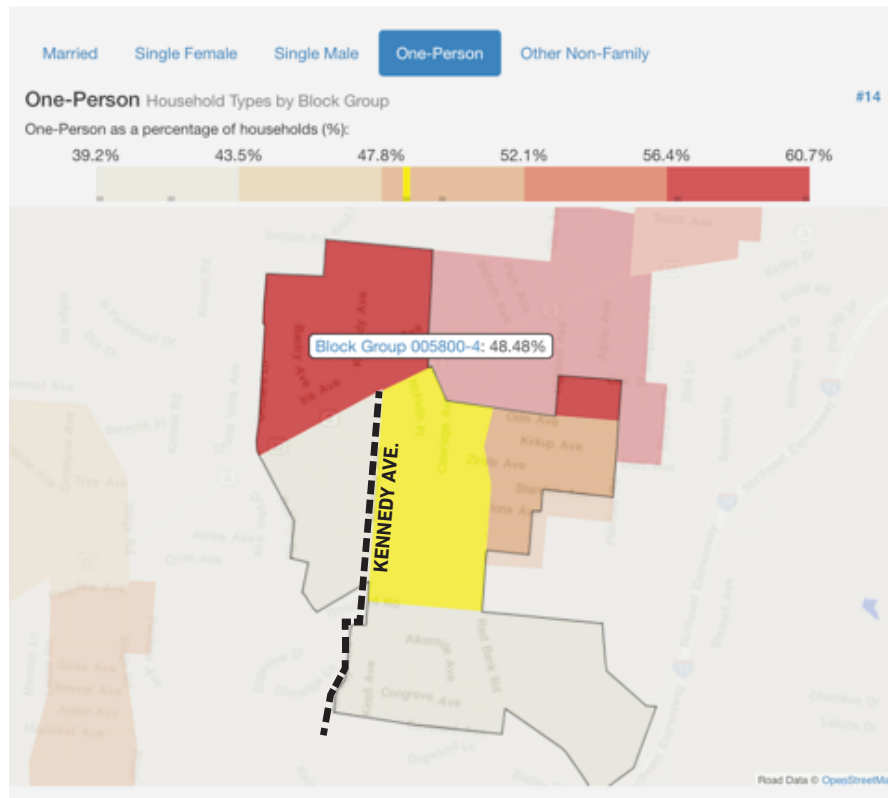
“Over 40% of households along Kennedy Avenue have only one occupant.”

Map of Household Types by Block Group in Kennedy Heights



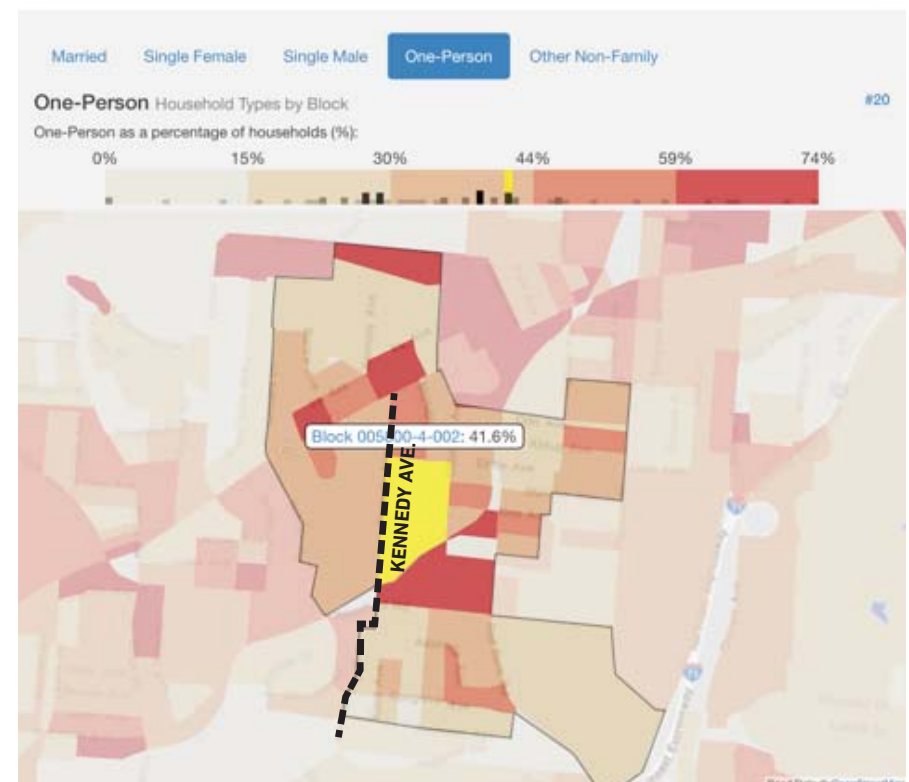
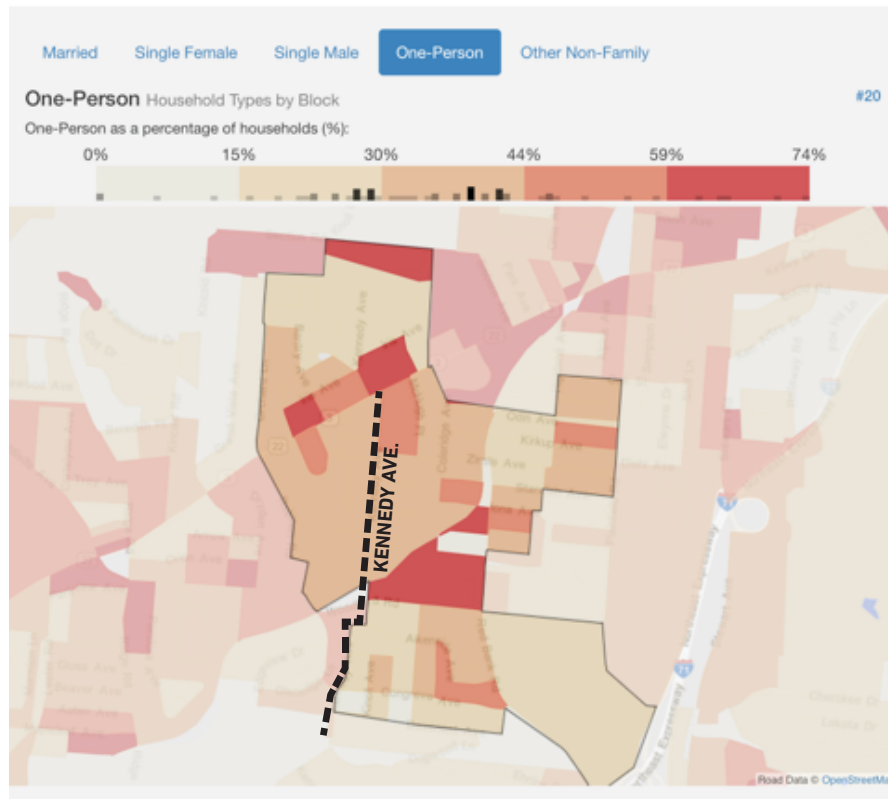
DISTRIBUTION OF SINGLE-PERSON HOUSEHOLDS BY BLOCK

Map of Household Types by Block Group in Kennedy Heights



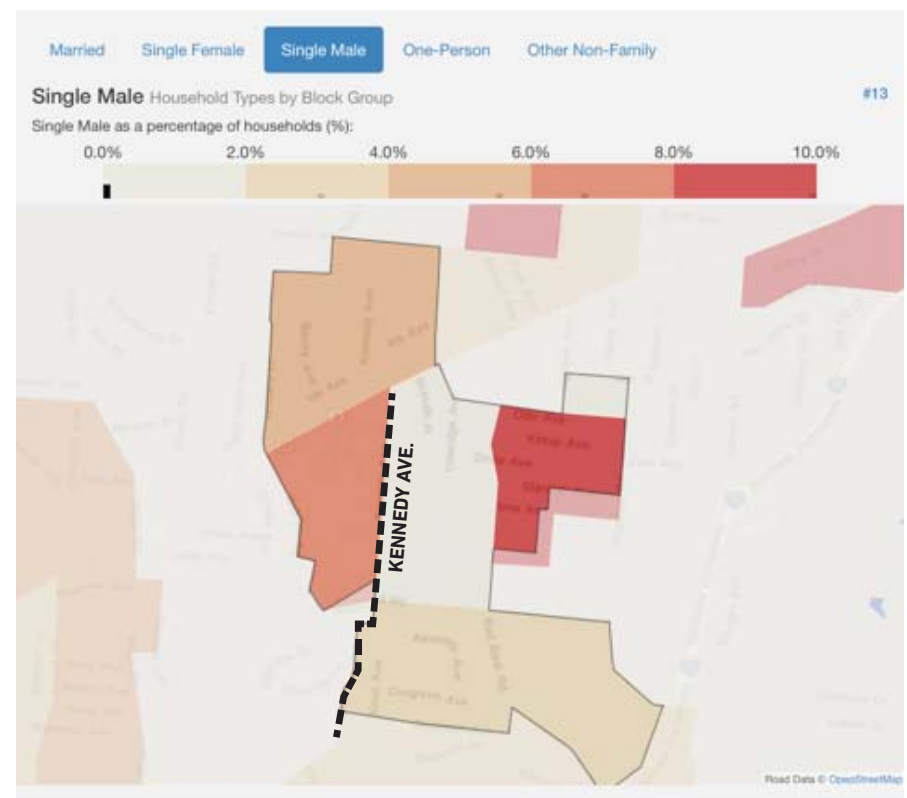
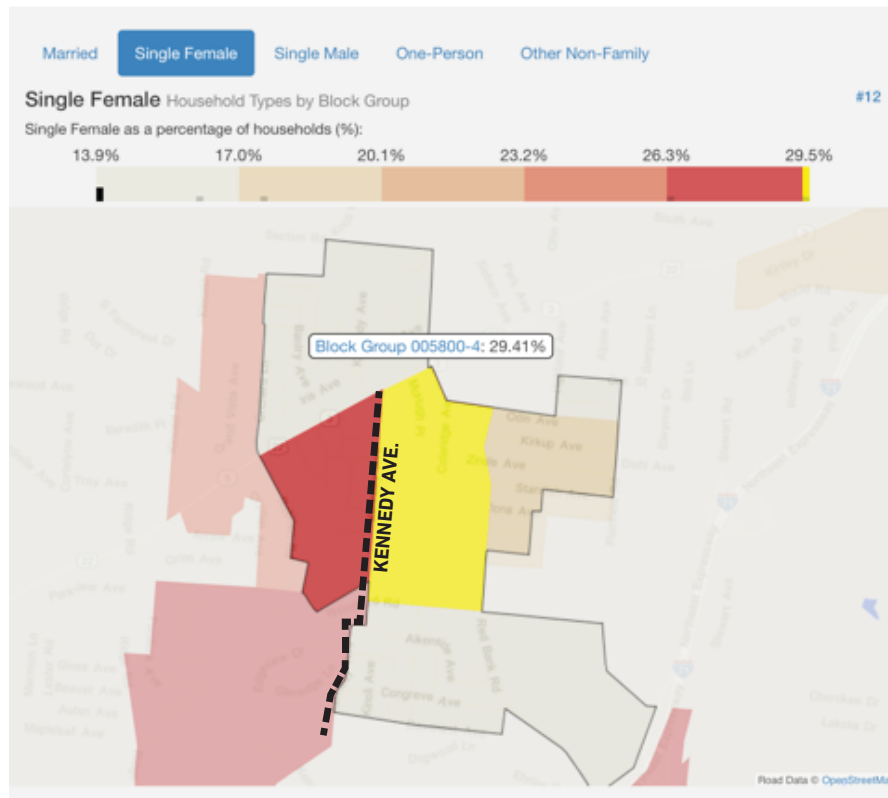
DISTRIBUTION OF SINGLE-PERSON HOUSEHOLDS BY BLOCK

Map of Household Types by Block in Kennedy Heights



HOUSEHOLD CHARACTERISTICS BY GENDER

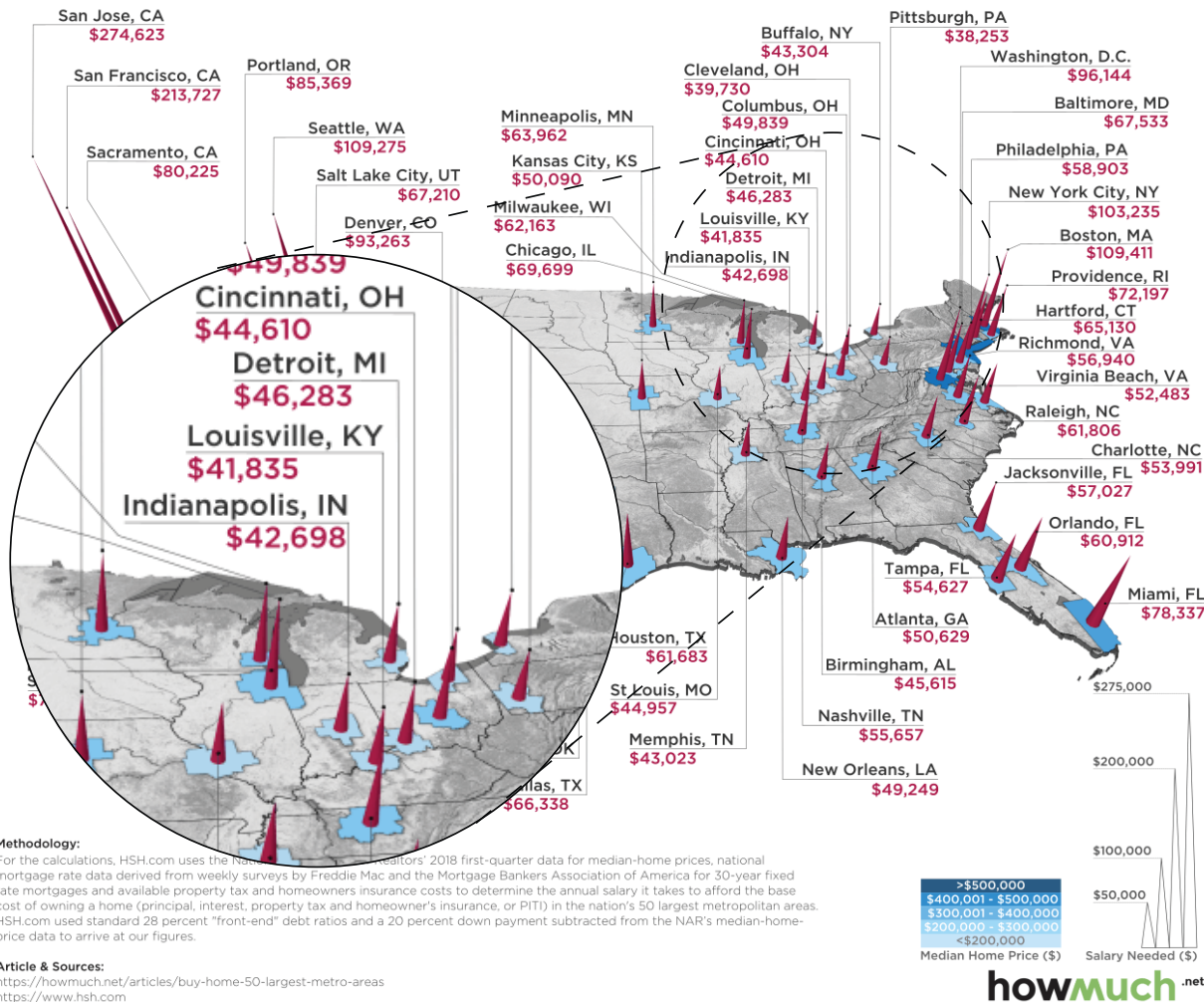
Map of Household Types by Block Group in Kennedy Heights



DEMOGRAPHIC ANALYSIS TAKE-AWAYS

The Home Buying Map 2018

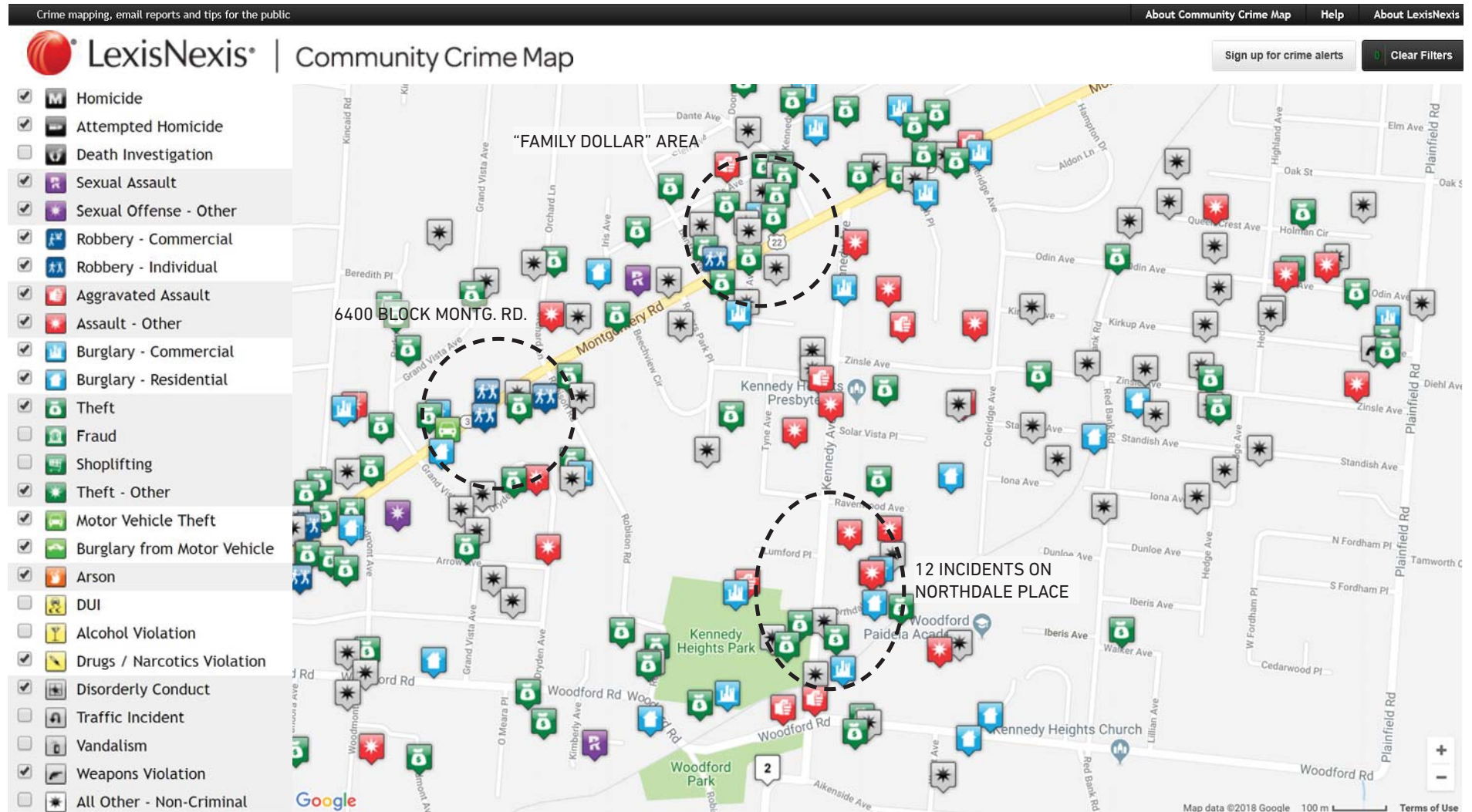
How Much You Need to Earn Annually to Buy a Home



"...inaccessible housing stock, rising rents, escalating home-ownership costs and challenges in meeting the transportation needs of low income families and seniors have made it increasingly difficult for older Kennedy Heights residents to maintain a high quality-of-life close to the family, friends and neighbors that provide essential care and support"

KENNEDY AVE CORRIDOR CHARACTERISTICS

REPORTED CRIMES - SEPTEMBER 1, 2017 THROUGH SEPTEMBER 1, 2018



REPORTED CRIMES - JULY 7, 2017 THROUGH JULY 7, 2018

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 Go to Address

JUMP TO CITY
 Start typing or click the arrow...

BUFFER
☐ Off 0.5 miles
☐ Only display events within buffer

Date Range

QUICK DATE
 Select a pre-defined range...

DATE RANGE
 Start Date: 07/07/2017
 End Date: 07/07/2018
☐ View points using time slider

Event

☒ Homicide
☒ Attempted Homicide
☐ Death Investigation
☒ Sexual Assault
☒ Sexual Offense - Other
☒ Robbery - Commercial

Events

Class	Incident	Crime	Date / Time	Location	Address	Accuracy	Agency
	179044072	THEFT	Oct 14, 2017 10:45 AM		63XX MONTGOMERY RD	Address	Cincinnati Police Department
	179043763	UNAUTHORIZED USE OF MOTOR VEHICLE	Oct 13, 2017 4:07 AM		63XX MONTGOMERY RD	Address	Cincinnati Police Department
	179043128	ROBBERY	Oct 10, 2017 2:03 PM		63XX MONTGOMERY RD	Address	Cincinnati Police Department
	189005138	THEFT	Feb 28, 2018 6:40 PM		63XX PARKMAN PL	Address	Cincinnati Police Department
	179033952	BURGLARY	Aug 22, 2017 5:12 PM		63XX PARKMAN PL	Address	Cincinnati Police Department
	189012815	THEFT	May 16, 2018 6:41 PM		64XX KENNEDY AV	Address	Cincinnati Police Department
	189012525	THEFT	May 14, 2018 7:00 PM		64XX KENNEDY AV	Address	Cincinnati Police Department
	189002203	BREAKING AND ENTERING	Jan 24, 2018 4:24 PM		64XX KENNEDY AV	Address	Cincinnati Police Department
	179043479	FELONIOUS ASSAULT	Oct 12, 2017 9:51 AM		64XX KENNEDY AV	Address	Cincinnati Police Department
	189017670	THEFT	Jul 02, 2018 4:40 PM		64XX MONTGOMERY RD	Address	Cincinnati Police Department
	189014138	THEFT	Jun 01, 2018 6:54 PM		64XX MONTGOMERY RD	Address	Cincinnati Police Department
	189012826	ASSAULT	May 16, 2018 6:58 PM		64XX MONTGOMERY RD	Address	Cincinnati Police Department
	189009234	GROSS SEXUAL IMPOSITION	Apr 11, 2018 5:56 PM		64XX MONTGOMERY RD	Address	Cincinnati Police Department
	179043701	ROBBERY	Oct 12, 2017 2:48 PM		64XX MONTGOMERY RD	Address	Cincinnati Police Department
	179042574	AGGRAVATED BURGLARY	Oct 07, 2017 9:30 PM		64XX MONTGOMERY RD	Address	Cincinnati Police Department
	179030216	ASSAULT	Jul 30, 2017 4:14 AM		64XX MONTGOMERY RD	Address	Cincinnati Police Department
	179028809	UNLAWFUL SEXUAL CONDUCT WITH A MINOR	Jul 21, 2017 6:53 PM		64XX MONTGOMERY RD	Address	Cincinnati Police Department
	179033917	THEFT	Aug 22, 2017 1:45 PM		64XX TYNE AV	Address	Cincinnati Police Department
	179044208	ASSAULT	Oct 15, 2017 2:42 PM		65XX COLERIDGE AV	Address	Cincinnati Police Department
	179035412	FELONIOUS ASSAULT	Aug 30, 2017 6:30 AM		65XX COLERIDGE AV	Street	Cincinnati Police Department

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BUFFER
☐ Off 0.5 miles
☐ Only display events within buffer

Date Range





















QUICK DATE
 Select a pre-defined range...

DATE RANGE
 Start Date: 07/07/2017
 End Date: 07/07/2018
☐ View points using time slider

Event

☒ Homicide
☒ Attempted Homicide
☐ Death Investigation
☒ Sexual Assault
☒ Sexual Offense - Other
☒ Robbery - Commercial

Events

Class	Incident	Crime	Date / Time	Location	Address	Accuracy	Agency
	189009027	BREAKING AND ENTERING	Apr 09, 2018 7:00 AM		35XX WOODFORD RD	Address	Cincinnati Police Department
	189008798	THEFT	Apr 06, 2018 7:30 AM		35XX WOODFORD RD	Address	Cincinnati Police Department
	189014215	BREAKING AND ENTERING	May 30, 2018 11:04 AM		35XX ZINSLE AV	Address	Cincinnati Police Department
	189017256	BURGLARY	Jun 28, 2018 9:26 AM		36XX NORTHDAL PL	Address	Cincinnati Police Department
	189013039	ASSAULT	May 19, 2018 9:14 AM		36XX NORTHDAL PL	Street	Cincinnati Police Department
	189005167	ASSAULT	Feb 25, 2018 3:00 AM		36XX NORTHDAL PL	Address	Cincinnati Police Department
	189005088	ASSAULT	Feb 25, 2018 1:46 AM		36XX NORTHDAL PL	Address	Cincinnati Police Department
	179053319	THEFT	Dec 13, 2017 9:57 AM		36XX NORTHDAL PL	Address	Cincinnati Police Department
	179043160	THEFT	Oct 10, 2017 10:18 PM		36XX NORTHDAL PL	Address	Cincinnati Police Department
	179031208	BURGLARY	Aug 06, 2017 10:30 PM		36XX NORTHDAL PL	Address	Cincinnati Police Department
	179039708	THEFT	Sep 22, 2017 6:00 PM		36XX SOLAR VISTA PL	Address	Cincinnati Police Department
	179035580	ASSAULT	Aug 30, 2017 4:06 PM		37XX WOODFORD RD	Address	Cincinnati Police Department
	189014990	THEFT	Jun 06, 2018 7:55 PM		37XX ZINSLE AV	Address	Cincinnati Police Department
	179046494	THEFT	Oct 28, 2017 7:30 AM		38XX KIRKUP AV	Address	Cincinnati Police Department
	189012706	THEFT	May 15, 2018 7:03 PM		38XX ODIN AV	Address	Cincinnati Police Department
	189002773	ASSAULT	Jan 29, 2018 10:37 AM		38XX ODIN AV	Address	Cincinnati Police Department
	179041523	ASSAULT	Oct 03, 2017 4:56 PM		38XX ODIN AV	Address	Cincinnati Police Department
	179032165	THEFT	Aug 11, 2017 10:00 PM		38XX ODIN AV	Address	Cincinnati Police Department
	179029122	ASSAULT	Jul 24, 2017 5:25 PM		38XX ODIN AV	Address	Cincinnati Police Department
	189002627	THEFT	Jan 28, 2018 9:06 PM		38XX STANDISH AV	Address	Cincinnati Police Department

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 Select a pre-defined range...

DATE RANGE
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Event

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☐ Death Investigation
☒ Sexual Assault
☒ Sexual Offense - Other
☒ Robbery - Commercial

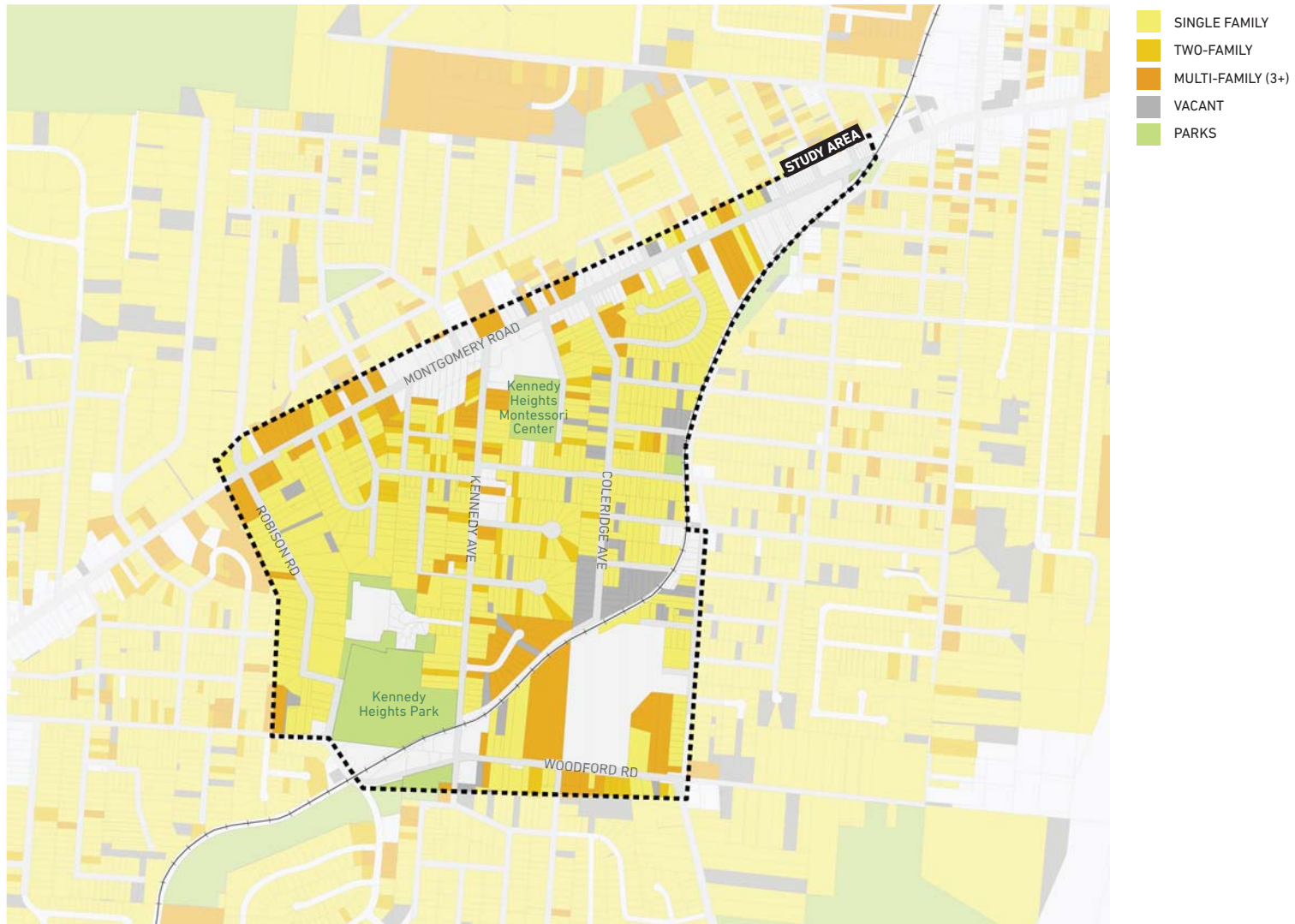
Events

Class	Incident	Crime	Date / Time	Location	Address	Accuracy	Agency
	189C000047	THEFT	Jan 29, 2018 8:29 AM		39XX KIRKUP AV	Address	Cincinnati Police Department
	189010874	THEFT	Apr 27, 2018 2:39 PM		39XX ODIN AV	Address	Cincinnati Police Department
	189007369	ASSAULT	Mar 21, 2018 12:40 PM		39XX ODIN AV	Address	Cincinnati Police Department
	179052834	BREAKING AND ENTERING	Dec 08, 2017 2:17 PM		39XX ODIN AV	Address	Cincinnati Police Department
	179046703	THEFT	Oct 27, 2017 12:15 PM		39XX ODIN AV	Address	Cincinnati Police Department
	179029116	UNLAWFUL SEXUAL CONDUCT WITH A MINOR	Jul 24, 2017 3:00 PM		39XX STANDISH AV	Address	Cincinnati Police Department
	179046733	ASSAULT	Oct 30, 2017 1:28 PM		39XX ZINSLE AV	Address	Cincinnati Police Department
	189000676	THEFT	Jan 06, 2018 3:00 PM		59XX PANDORA AV	Address	Cincinnati Police Department
	189016145	ASSAULT	Jun 17, 2018 11:35 PM		59XX WOODMONT AV	Address	Cincinnati Police Department
	189012313	ASSAULT	May 11, 2018 11:25 PM		60XX DRYDEN AV	Address	Cincinnati Police Department
	179027910	BURGLARY	Jul 18, 2017 6:02 PM		60XX GRAND VISTA AV	Address	Cincinnati Police Department
	189014674	FELONIOUS ASSAULT	Jun 03, 2018 2:13 PM		60XX KENNEDY AV	Address	Cincinnati Police Department
	189009682	BREAKING AND ENTERING	Apr 16, 2018 10:10 AM		60XX KENNEDY AV	Address	Cincinnati Police Department
	189007002	THEFT	Mar 17, 2018 8:25 PM		60XX MONTGOMERY RD	Address	Cincinnati Police Department
	179029819	THEFT	Jul 27, 2017 5:24 PM		60XX MONTGOMERY RD	Address	Cincinnati Police Department
	189000729	THEFT	Jan 07, 2018 2:00 PM		60XX RED BANK RD	Address	Cincinnati Police Department
	189015013	THEFT	Jun 07, 2018 5:10 AM		60XX RIDGE AV	Address	Cincinnati Police Department
	179C000457	THEFT	Jul 20, 2017 11:22 AM		60XX WOODMONT AV	Address	Cincinnati Police Department
	189003137	THEFT	Feb 03, 2018 12:55 PM		61XX DRYDEN AV	Address	Cincinnati Police Department
	179042669	UNLAWFUL SEXUAL CONDUCT WITH A MINOR	Oct 08, 2017 11:25 PM		61XX DRYDEN AV	Address	Cincinnati Police Department

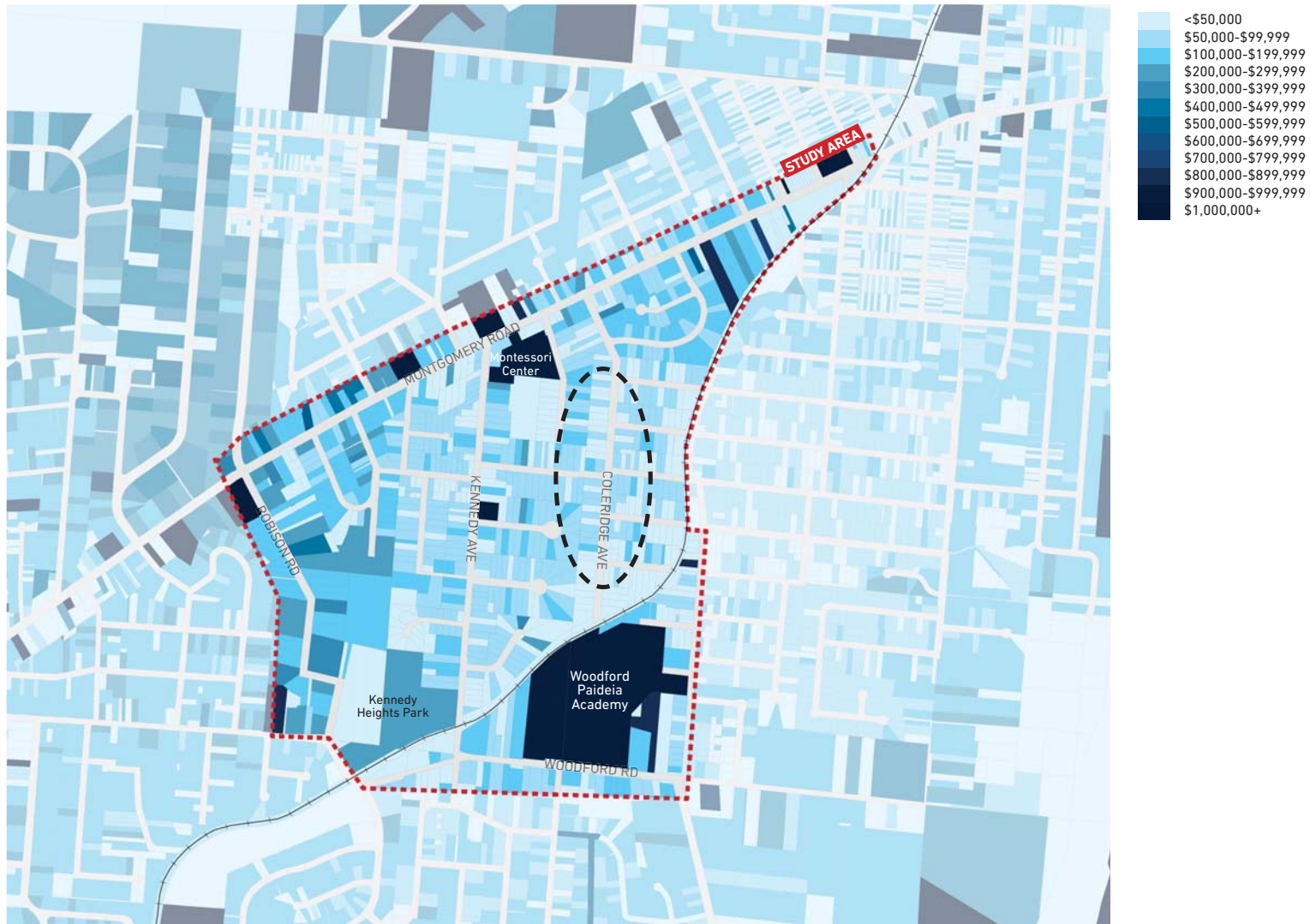
Page 3 of 8 Clear Filters

Displaying records 41 - 60

HOUSING TYPE / USE



PROPERTY VALUATION



PROPERTY VALUATION



PROPERTY VALUATION - WEST MONTGOMERY ROAD

Multi-family Properties along Montgomery Road were built mostly between the 1950's and 1970 prior to the adoption of the Americans with Disabilities Act.



MONTGOMERY RD. - HAMILTON CO. AUDITOR'S VALUATIONS

Parcel Number	Name	Address	Owner Address	Sale Date	Sale Price	2008 Auditor's Tot. Value	2017 Auditor's Tot. Value	% of 2008 value
124-0004-0105-00	HAMILTON COUNTY COMMUNITY MENTAL HE	6405 MONTGOMERY RD		1/28/1992	\$0	\$146,700	\$182,940	124.7%
125-0005-0006-00	ORCHARD VIEW PROPERTIES LLC	6416 MONTGOMERY RD		5/28/2002	\$400,500	\$406,980	\$331,500	81.5%
124-0004-0124-00	ORCHARDVIEW PROPERTIES LLC	6419 MONTGOMERY RD		5/1/2001	\$0	\$458,590	\$444,280	96.9%
125-0005-0017-00	CHURCH OF OUR LORD JESUS CHRIST	6420 MONTGOMERY RD		10/1/1984	\$0	\$189,800	\$178,490	94.0%
124-0004-0065-00	SLANKERVILLE PROPERTIES LLC	6423 MONTGOMERY RD		5/16/2005	\$0	\$236,640	\$256,470	108.4%
125-0005-0007-00	HOOKEER TERENCE & BIRGIT	6424 MONTGOMERY RD		9/28/2017		\$120,000	\$142,630	118.9%
124-0004-0139-00	SIEGRIST CAROLE F	6427 MONTGOMERY RD		11/1/1988	\$0	\$168,910	\$159,480	94.4%
125-0005-0005-00	PAUL BARB TR	6428 MONTGOMERY RD		7/19/2012	\$62,000	\$214,410	\$64,800	30.2%
124-0004-0145-00	ARRASMITH TONY L & DANA MACCARTEY	6429 MONTGOMERY RD		4/22/2004	\$154,500	\$980	\$500	51.0%
124-0004-0104-00	SCHLUETER ROBERT	6431 MONTGOMERY RD		9/3/2014	\$141,500	\$173,500	\$141,500	81.6%
128-0004-0007-00	YARRA INVESTMENTS LLC	6440 MONTGOMERY RD		5/19/2017	\$250,500	\$195,940	\$250,500	127.8%
						\$873,740	\$759,410	86.9%

PROPERTY VALUATION - MONTGOMERY ROAD NEAR KENNEDY

Property conditions along Montgomery Road are generally good with the exception of vacant commercial properties on the north side of the street between the Family Dollar Store and Kennedy Avenue.



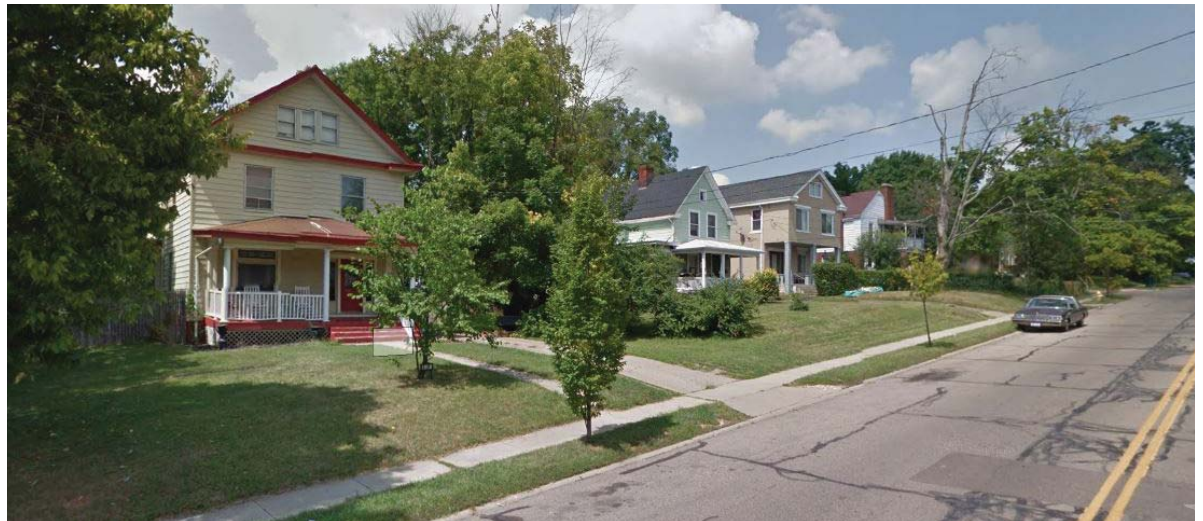
COLERIDGE AVENUE

Properties along Coleridge Avenue have property maintenance and upkeep issues evident within both private properties and along the public right-of-way.



KENNEDY AVE - NORTH OF LUMFORD

Housing along Kennedy Avenue features a diverse array of contributing architectural styles and unit types. While several properties exhibit signs of property maintenance and upkeep deficiencies none appear to be beyond repair and property values are generally stable north of Lumford Place.



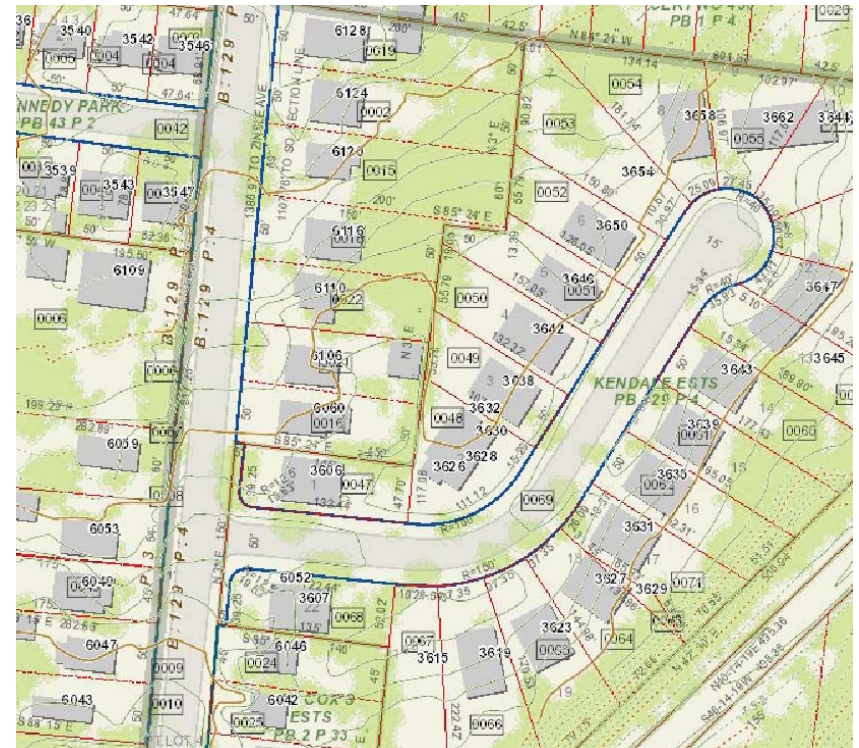
PROPERTY VALUATION - KENNEDY AVE.

KENNEDY AVE. - HAMILTON CO. AUDITOR'S VALUATIONS

Parcel Number	Name	Address	Owner Address	Sale Date	Sale Price	2008 Auditor's Tot. Value	2017 Auditor's Tot. Value	% of 2008 value
129-0004-0016-00	ELBERT STEVE L & STEVEN ELBERT	6060 KENNEDY AVE		10/7/2010	\$447,500	\$93,400	\$71,400	76.4%
129-0004-0021-00	MAYES KATRINA D & KATRINA HICKS-MAYES	6106 KENNEDY AVE		5/2/2014	\$0	\$101,100	\$75,580	74.8%
129-0003-0006-00	ROMANELLO PATRICK A & MARY ANN	6109 KENNEDY AVE		11/24/1992	\$116,900	\$171,400	\$149,640	87.3%
129-0004-0022-00	SIMON SUSAN & KENNETH L WESTLAKE	6110 KENNEDY AVE		5/28/2015	\$10,000	\$66,800	\$11,000	16.5%
129-0004-0018-00	REANEY MARSHALL V & ELIZABETH F	6116 KENNEDY AVE		8/24/2009	\$0	\$20,000	\$50,450	252.3%
129-0004-0015-00	MYATT EVELYN	6120 KENNEDY AVE		11/14/2007	\$0	\$91,000	\$60,430	66.4%
129-0004-0002-00	OJEDA JUAN LUIS & OSCAR	6124 KENNEDY AVE		12/12/2008	\$29,900	\$115,870	\$47,320	40.8%
						\$659,570	\$465,820	70.6%



Property conditions along Kennedy Avenue south of Lumford Place have significant repair and maintenance issues ranging from open gaps in roofing and siding, disconnected downspouts and peeling paint.



PROPERTY VALUATION - NORTHDALE PLACE



Property values along Northdale Place and the nearby single-family properties on Kennedy Avenue have declined by 30 to 40% since 2008. The properties on Northdale are owned by a multitude of absentee landlords and out-of-state investors.

NORTHDALE PLACE - HAMILTON CO. AUDITOR'S VALUATIONS

Parcel Number	Name	Address	Owner Address	Sale Date	Sale Price	2008 Auditor's Tot. Value	2017 Auditor's Tot. Value	% of 2008 value
129-0004-0047-00	BLUE TIDE PARTNERS HAMILTON LLC	3606 NORTHDALE PL	Covington, Ky	5/15/2018		\$139,740	\$72,700	52.0%
129-0004-0068-00	BLUE TIDE PARTNERS HAMILTON LLC	3607 NORTHDALE PL	Covington, Ky	5/15/2018		\$133,620	\$69,870	52.3%
129-0004-0067-00	WILLIAMS RODRIGO TR	3615 NORTHDALE PL	Cinti, Ohio	1/16/2013	\$0	\$145,000	\$22,800	15.7%
129-0004-0066-00	RCJ INVESTMENTS LLC	3619 NORTHDALE PL	Cinti, Ohio	8/27/2013	\$85,275	\$52,000	\$81,410	156.6%
129-0004-0065-00	RCJ INVESTMENTS LLC	3623 NORTHDALE PL	Cinti, Ohio	10/15/2014	\$33,200	\$102,000	\$33,200	32.5%
129-0004-0048-00	DAR ASSOCIATES LLC	3626 NORTHDALE PL	Cinti, Ohio	2/14/2017		\$146,470	\$65,220	44.5%
129-0004-0063-00	FORD GLORIA	3627 NORTHDALE PL	Cinti, Ohio	1/1/1986	\$0	\$131,780	\$71,450	54.2%
129-0004-0071-00	LINDSEY DONALD & RICHARD H	3631 NORTHDALE PL	Cinti, Ohio	7/1/1985	\$0	\$131,780	\$82,890	62.9%
129-0004-0062-00	HANLEY HOMES OF OHIO LLC	3635 NORTHDALE PL	Westerville, Ohio	2/17/2016		\$131,780	\$50,000	37.9%
129-0004-0049-00	HUEN ALBERT	3638 NORTHDALE PL	Rye, New York	7/21/2017	\$88,000	\$118,220	\$70,030	59.2%
129-0004-0061-00	DELGHINGARO ANTHONY	3639 NORTHDALE PL	Dayton, Ohio	10/19/2011	\$20,000	\$129,540	\$93,680	72.3%
129-0004-0050-00	3642 NORTHDALE LLC	3642 NORTHDALE PL	Westchester, Ohio	12/16/2013	\$22,438	\$140,150	\$75,920	54.2%
129-0004-0060-00	PONDACO DOMINICK	3643 NORTHDALE PL	St. Jackson, NJ	4/24/2013	\$19,500	\$130,050	\$70,470	54.2%
129-0004-0051-00	QUARRA PROPERTIES LTD	3646 NORTHDALE PL	Cinti, Ohio	10/22/2010	\$9,000	\$140,250	\$73,910	52.7%
129-0004-0058-00	CLINE NORTHWEST PROPERTIES LLC	3647 NORTHDALE PL	Auburn, California	8/18/2016	\$600,000	\$197,470	\$203,300	103.0%
129-0004-0059-00	CLINE NORTHWEST PROPERTIES LLC	3647 NORTHDALE PL	Auburn, California	8/18/2016	\$600,000	\$24,700	\$23,630	95.7%
129-0004-0052-00	SMITH JONATHAN	3650 NORTHDALE PL	Hamilton, Ohio	3/5/2004	\$135,000	\$137,700	\$74,540	54.1%
129-0004-0053-00	CHRISTIAN VASHON	3654 NORTHDALE PL	Cinti, Ohio	8/26/2014	\$0	\$141,980	\$22,800	16.1%
129-0004-0055-00	CLINE NORTHWEST PROPERTIES LLC	3655 NORTHDALE PL	Auburn, California	8/18/2016	\$600,000	\$439,110	\$373,070	85.0%
129-0004-0054-00	NORWOOD INVESTMENT PROPERTIES LLC	3658 NORTHDALE PL	Cinti, Ohio	10/24/2016	\$57,100	\$141,980	\$57,100	40.2%
						\$2,855,320	\$1,687,990	59.1%

LUMFORD PLACE & FORMER SHRODER SCHOOL SITE

Homes along Lumford Place are in good condition and property values along the street have remained stable despite the apparent vacancy and abandonment of the former Shroder School Property.



POTENTIAL FUTURE HOUSING OFFERINGS

BEST PRACTICE EXAMPLES

ASSISTED-INCOME SENIOR APARTMENTS



AVONDALE TOWN CENTER - THE COMMUNITY BUILDERS

In 2012 The Community Builders and the City of Cincinnati, Avondale Community Council, Avondale Development Corporation, Cincinnati LISC, Urban League, and a host of local partner organizations submitted an application for a HUD Choice Neighborhoods Implementation Grant for the Avondale neighborhood. Later that year HUD awarded \$29.5 million for a comprehensive housing revitalization and development strategy aimed at improving both the quality of life and the quality of housing for residents of Avondale and nearby neighborhoods.

The redevelopment of the Avondale Town Center site is the latest project of the initiative and will result in the transformation of the shopping center into a more walkable, mixed-use development. Buildings fronting on Reading Road will feature a grocery, health center, and retail and dining spaces on the street level. The upper floors of the buildings will feature modern, subsidized apartments for lower income families and seniors.



MARLOW COURT - EPISCOPAL RETIREMENT SERVICES

"For residents in College Hill, being close to shopping areas, restaurants, arts and cultural events and spiritual sanctuaries is important. Marlowe Court provides residents with the benefit of being close to shopping and community centers and also the freedom to feel safe in a secure environment. Affordable Living by ERS provides community residents with a dignified, clean, professionally maintained living environment where residents can age in place together and enjoy all of our wonderful services and amenities. Residents also enjoy having on-site community managers to ensure residents satisfaction, 24-hour emergency maintenance, social services and healthcare clinician at no charge. Marlowe Court is not just an apartment building, it's a community, where residents frequently enjoy get-togethers with their neighbors and take advantage of the monthly bus trip for a nominal fee."

--<https://www.episcopalretirement.com/affordable-living>

FEATURES & BENEFITS

1. Provides federally-subsidized apartment units designed for the independent living needs of lower income seniors & retirees
2. Incorporates social gathering spaces and programming that promote the social interaction of residents.
3. Fully-accessible & modern apartment units designed to meet the special needs of aging residents.
4. Financially viable for most low income and working class householders.



BEST PRACTICE EXAMPLES

CMHA PARTNERSHIP ASSISTED-INCOME SENIOR APARTMENTS



WEST UNION SQUARE - CMHA & COLERAIN TWSP C.I.C.

In 2015 the Colerain Township Community Investment Corporation, Township Government, and the Cincinnati Metropolitan Housing Authority started construction on 70 senior living apartments for residents 55 and older.

The project has been developed on a section of Jonrose Avenue which was formerly occupied by 12 blighted buildings which comprised the majority of the crime in the neighborhood.

Acquisition of the blighted properties totaled approximately \$200,000 as several of the parcels were transferred either through donations from banks that had title to foreclosures, as donations from the Port Authority or via U.S. Marshal's Office, which acquired one of the properties through a drug seizure.

FEATURES & BENEFITS

- 1. Redevelopment of formerly blighted and crime-ridden multi-family properties**
- 2. Financial Partners included the Port Authority of Greater Cincinnati & the local Community Improvement Corporation**



BEST PRACTICE EXAMPLES

COHOUSING COMMUNITIES



WHAT IS COHOUSING?

Cohousing is a type of housing community in which people choose to live together as a group in order to gain the benefits of social interaction and the economy of sharing expenses for shared-use facilities and common areas.

People in a cohousing community can be young and old, have their own jobs or income streams, and own or rent their own private living space. Residents of Cohousing communities often share spaces such as a kitchen and dining facilities, work-out and laundry rooms, and outdoor gardens and seating areas. Residents also typically work together on daily care and maintenance of the shared spaces within the community. Most importantly, living in a CoHousing community allows residents to enjoy the benefits of living in their own home and be part of a caring community where neighbors look out for one another.

WHAT TYPES OF ACCOMMODATIONS DO COHOUSING FACILITIES OFFER?

There are many variations on Cohousing communities in the United States but those oriented toward seniors commonly offer the following features:

Clustered Housing Units – CoHousing communities offer residents their own individual home within a grouping of small housing units clustered around a “Community Commons”. The units offer residents their own bedroom, bathroom, and kitchen but can be smaller and more affordable because residents don’t need to have their own large dining room, laundry rooms, yard and recreation spaces.

Cohousing in cities and more walkable, urban neighborhoods can take many architectural forms. They can be designed like attached townhouses or condominiums or be arranged as a cluster of small cottages.

Community Commons – The Community Commons typically includes a “Common House” that contains shared kitchen and dining spaces, shared laundry facilities, and outdoor gardens and/or patio spaces. The Common House is designed to allow residents to cook and eat together during daily meals and/or special events. There’s a common laundry area so residents don’t need to have their own washers and dryers, and a living room / lounge area for lounging and social gathering. Some common houses also offer guest rooms for visiting friends and family members.

FEATURES & BENEFITS

1. Offers residents their own individual home within a grouping of small housing units clustered around a “Community Commons”.
2. Allows residents to enjoy the benefits of living in their own home and be part of a caring community where neighbors look out for one another
3. Costs of shared spaces and on-going maintenance are shared among community residents.
4. Incorporates social gathering spaces that extend the social, emotional and physical support network of residents.
5. Fully-accessible homes designed to meet the needs of aging residents.
6. Less commonly affordable to low-income households.



BEST PRACTICE EXAMPLES

CONTINUING CARE & RETIREMENT COMMUNITIES



WHAT IS A CCRC?

"Continuing care retirement communities are retirement communities with accommodations for independent living, assisted living and nursing home care, offering residents a continuum of care. A person can spend the rest of his life in a CCRC or life plan community, moving between levels of care as needed."

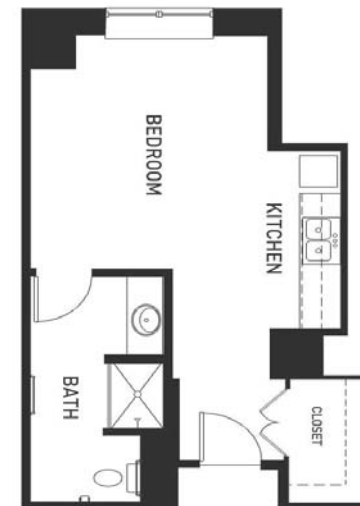
To be defined as a CCRC or life plan community, a community must offer independent living, assisted living and nursing home care all in one campus. Older adults must move into a CCRC when they are healthy. Although settings vary, most have a common dining room, activity centers, gyms, outdoor recreation and swimming pools. Social events happen on campus, and often there are outings to events, such as a night at the symphony. Depending on the community, living spaces can include houses, cottages, clusters, townhouses, duplexes and apartments.

Choosing to live in a CCRC is a costly endeavor, and individuals with low or even middle incomes and assets usually can't afford this senior housing option. Payment plans differ at each CCRC, but a large entrance fee is usually required. This fee can be as little as \$10,000 and as much as \$500,000. With most continuing care retirement communities, an individual isn't buying the place she lives in. Residents must also pay a monthly maintenance fee, which can range from roughly \$200 to more than \$2,000."

--<https://www.aplaceformom.com/planning-and-advice/articles/continuing-care-retirement-communities>

FEATURES & BENEFITS

- 1. CCRC's offer independent living, assisted living and nursing home care all in one campus**
- 2. CCRC facilities typically offer a wide range of accommodations within the format of cottages, townhouses or apartments.**
- 3. Costs to live in a CCRC are usually beyond the means of people with low to moderate middle incomes.**



NEIGHBORHOOD UPDATE: EVANSTON

Home > Insights > Neighborhood Update: Evanston

The Greater Cincinnati Redevelopment Authority started working in Evanston in 2012 with a targeted investment strategy to repurpose neighborhood real estate and return property to productive use. Working with community partners, principally the stalwart Evanston Community Council, GCRA has rehabbed and sold 27 formerly vacant market-rate homes through Rehab Across Cincinnati and Hamilton County (REACH) with more under way. In 2018, GCRA will begin work on affordable housing through its management of the Homesteading and Urban Redevelopment Corporation (HURC).



FEATURES & BENEFITS

1. Lower capital improvement costs
2. Restores existing neighborhood housing stock.
3. Not as easy to accommodate the needs of physically challenged & disabled residents