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...”
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.
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**
   - 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
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.

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 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 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 RECEIVE FOODSTAMPS TO HELP MEET THEIR NUTRITIONAL NEEDS”
**COMPARATIVE AGE CHARACTERISTICS**

"KENNEDY HEIGHTS RANKS 10th AMONG CINCINNATI NEIGHBORHOODS FOR THE PERCENTAGE OF RESIDENTS AGED BETWEEN 50 TO 69 HOWEVER...

...KENNEDY HEIGHTS RANKS AMONG THE LOWEST NEIGHBORHOODS IN THE CITY FOR RESIDENTS BELOW THE AGE OF 39"
"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

40s Age Cohorts by Block
Percentage of population aged 40 to 49 (%):

50s Age Cohorts by Block
Percentage of population aged 50 to 59 (%):

Kennedy Heights Development Corporation - 2018 Senior Housing Study
HOUSEHOLD DISTRIBUTION BY AGE

50s Age Cohorts by Block
Percentage of population aged 50 to 59 (%):

70s Age Cohorts by Block
Percentage of population aged 70 to 79 (%):
“Over 40% of households along Kennedy Avenue have only one occupant.”
DISTRIBUTION OF SINGLE-PERSON HOUSEHOLDS BY BLOCK

Map of Household Types by Block Group in Kennedy Heights

One-Person Household Types by Block Group
One-Person as a percentage of households (%)
39.2%  43.5%  47.8%  52.1%  56.4%  60.7%

Block Group 095805-4: 48.48%
Map of Household Types by Block in Kennedy Heights

DISTRIBUTION OF SINGLE-PERSON HOUSEHOLDS BY BLOCK
HOUSEHOLD CHARACTERISTICS BY GENDER

Map of Household Types by Block Group in Kennedy Heights

- Single Female
- Single Male
- One-Person
- Other Non-Family

Single Female as a percentage of households (%):
- Married: 13.9%
- Single Female: 17.0%
- Single Male: 23.1%
- One-Person: 23.2%
- Other Non-Family: 26.3%

Single Male as a percentage of households (%):
- Married: 0.0%
- Single Female: 2.0%
- Single Male: 4.0%
- One-Person: 6.0%
- Other Non-Family: 8.0%

Kennedy Heights Development Corporation - 2018 Senior Housing Study
“...inaccessible housing stock, rising rents, escalating homeownership 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

[Map showing crime incidents in the area of Northdale Place]

12 INCIDENTS ON NORTHDALE PLACE
### Reported Crimes - July 7, 2017 Through July 7, 2018

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

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

![Crime Map Image]

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<td>189000729</td>
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</tbody>
</table>
HOUSING TYPE / USE

SINGLE FAMILY
TWO-FAMILY
MULTI-FAMILY (3+)
VACANT
PARKS

Kennedy Heights Development Corporation - 2018 Senior Housing Study
PROPERTY VALUATION

Kennedy Heights Arts Center
Kennedy Heights Cultural Campus
Woodford Paideia Academy
Kennedy Heights Park

Kennedy Heights Development Corporation - 2018 Senior Housing Study
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.

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Name</th>
<th>Address</th>
<th>Owner Address</th>
<th>Sale Date</th>
<th>Sale Price</th>
<th>2008 Auditor’s Tot. Value</th>
<th>2017 Auditor’s Tot. Value</th>
<th>% of 2008 Value</th>
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<tr>
<td>124-0004-0105-00</td>
<td>HAMILTON COUNTY COMMUNITY MENTAL HE</td>
<td>6405 MONTGOMERY RD</td>
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<td>1/28/1992</td>
<td>$0</td>
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</table>
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.
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 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 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.
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

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

ASSISTED-INCOME SENIOR APARTMENTS

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
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.
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."


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.
BEST PRACTICE EXAMPLES

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