



**THE PORT**  
Making Real Estate Work



April 16<sup>th</sup>, 2019

# Avondale Community Council Meeting

Laura Brunner, President and CEO

Elizabeth Eddy, Director of Residential Development

Matthew Johnson, Residential Development Associate



# 2012 – 2017 – The Port & Landbank Impact in Avondale



Home on Hallwood demolished by Landbank

131

PROPERTIES  
ACQUIRED

70

PROPERTIES SOLD

47

PROPERTIES  
DEMOLISHED

\$1.4MM

TOTAL INVEST AS OF 2017

15

SINGLE-FAMILY HOMES  
REHABBED OR  
UNDERWAY

\$1.6MM

TOTAL VALUE PRESERVED  
BY DEMOLITION

# Residential: How We Rehab



- **Goals:** Create a safe, energy-efficient, fully renovated home while preserving historic structure and neighborhood character;
- Preserve and restore property values of surrounding homes.
- **Features:** Remediation of all asbestos; modernized layout, design, and amenities; new roof, windows, HVAC.

# Avondale: Residential Revitalization



## RESIDENTIAL DEVELOPMENT:

20 homes over 3 years

Mix of rehab and new construction

AVONDALE STAKEHOLDERS



# Avondale: 3457 Wilson Ave

AVONDALE STAKEHOLDERS

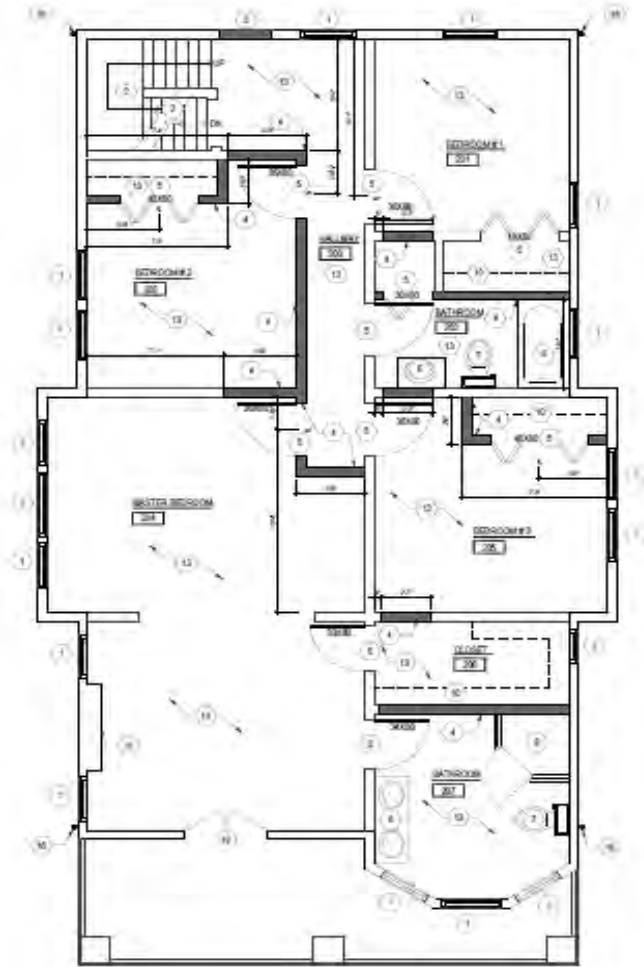




B5 Floor Plan - First Floor

A-101 SCALE: 1/4" = 1'-0"

3544 Sq. ft. of finished space  
4 Bedroom, 2.5 bath home



B1 Floor Plan - Second Floor

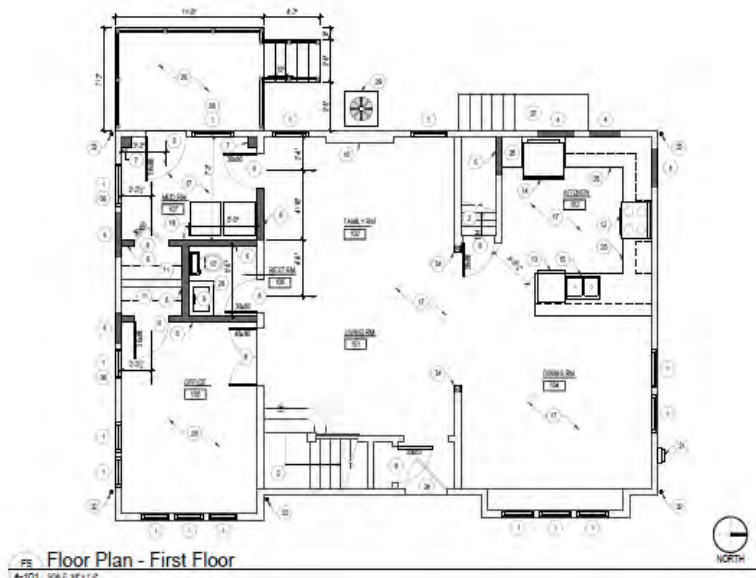
A-102 SCALE: 1/4" = 1'-0"

# Avondale: 3479 Wilson Ave

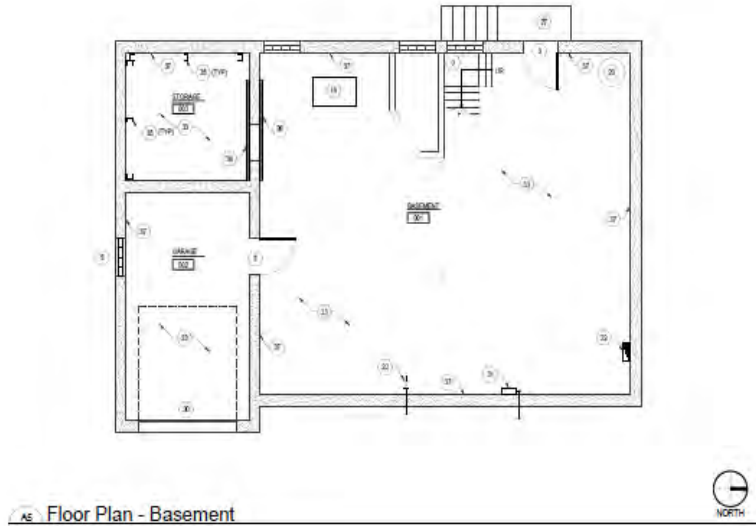
AVONDALE STAKEHOLDERS





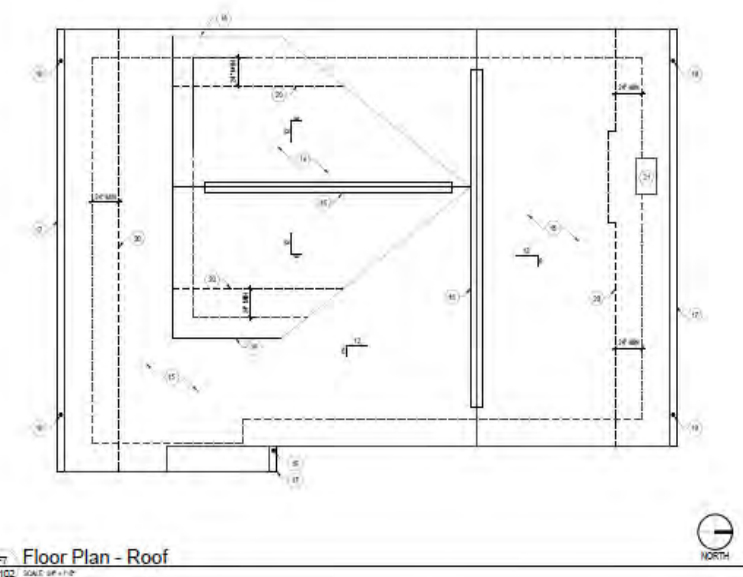


FE Floor Plan - First Floor  
A-101, SCALE 1/8"=1'-0"

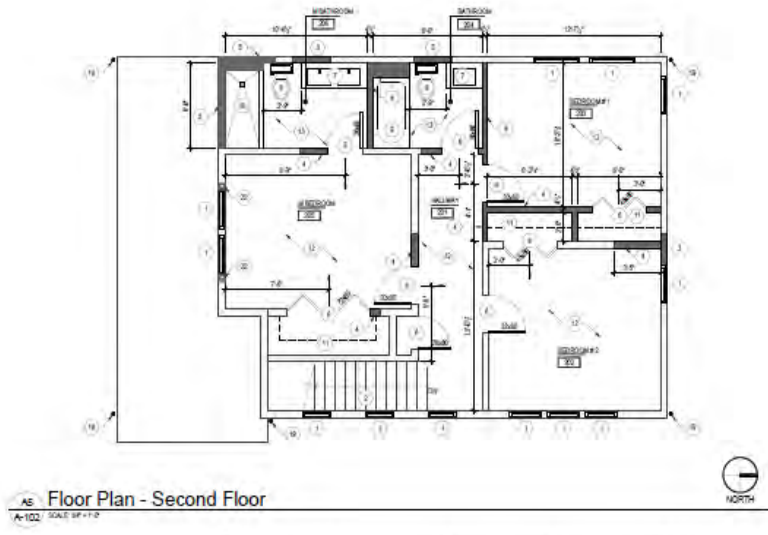


AS Floor Plan - Basement  
A-101, SCALE 1/8"=1'-0"

1751 Sq. ft. of finished space  
3 Bedroom, 2.5 bath home

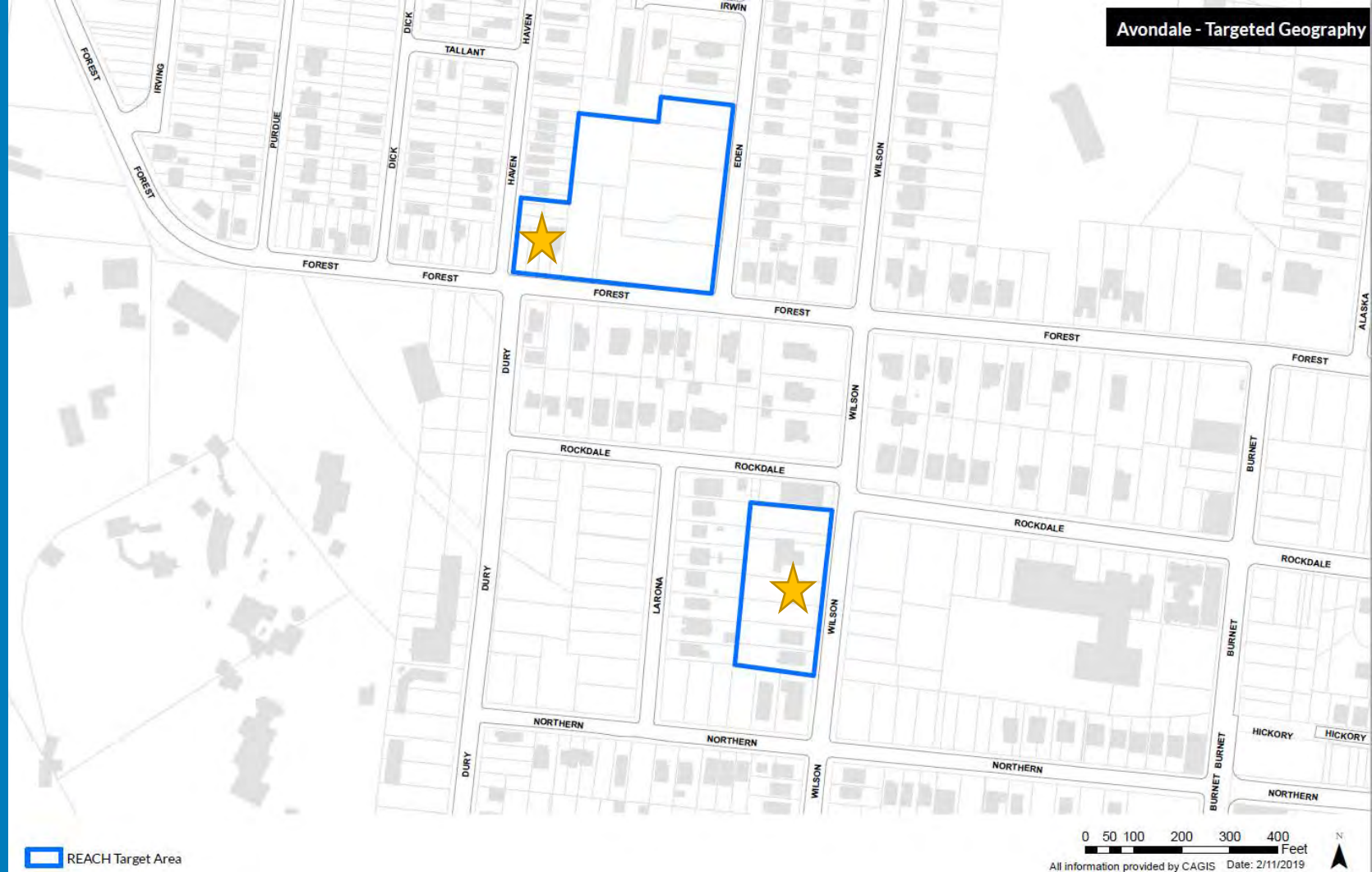


FR Floor Plan - Roof  
A-102, SCALE 1/8"=1'-0"



AE Floor Plan - Second Floor  
A-102, SCALE 1/8"=1'-0"

# Avondale: Residential Revitalization



AVONDALE STAKEHOLDERS





# Avondale: Possible Exteriors



H1 Proposed - Front Elevation A1  
A-201 SCALE: 3/8" = 1'-0"



H5 Proposed - Front Elevation A2  
A-201 SCALE: 3/8" = 1'-0"



D1 Proposed - Front Elevation B1  
A-201 SCALE: 3/8" = 1'-0"



D5 Proposed - Front Elevation B2  
A-201 SCALE: 3/8" = 1'-0"



D8 Proposed - Front Elevation B3  
A-201 SCALE: 3/8" = 1'-0"



A1 Proposed - Front Elevation C1  
A-201 SCALE: 3/8" = 1'-0"



A5 Proposed - Front Elevation C2  
A-201 SCALE: 3/8" = 1'-0"



A8 Proposed - Front Elevation C3  
A-201 SCALE: 3/8" = 1'-0"

AVONDALE STAKEHOLDERS

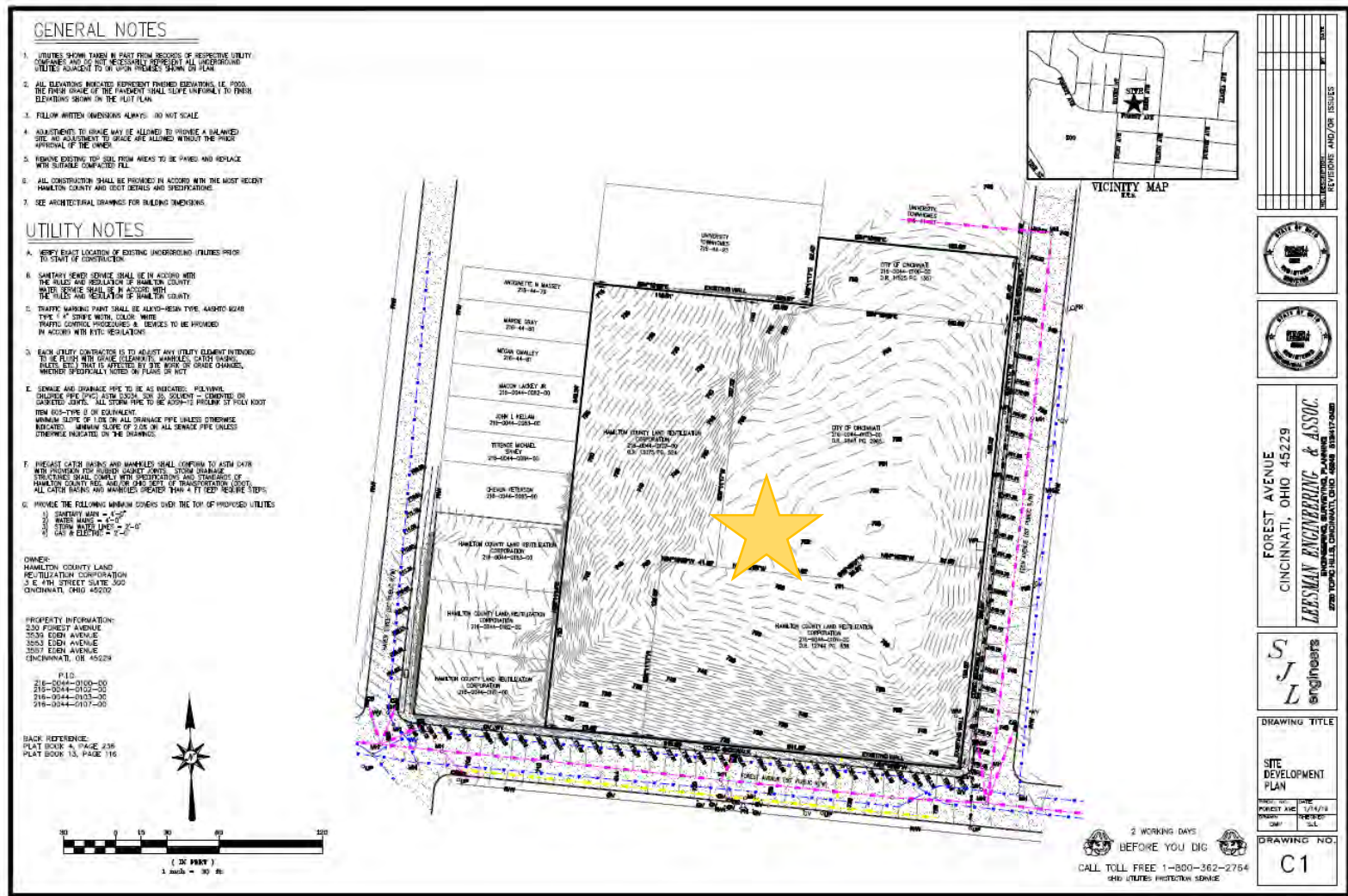
# Avondale: Residential Revitalization

AVONDALE STAKEHOLDERS

## RESIDENTIAL DEVELOPMENT:

11 homes over 2 years

New construction by Jose Garcia



# Avondale: Residential Revitalization

AVONDALE STAKEHOLDERS



# Avondale: Residential Revitalization

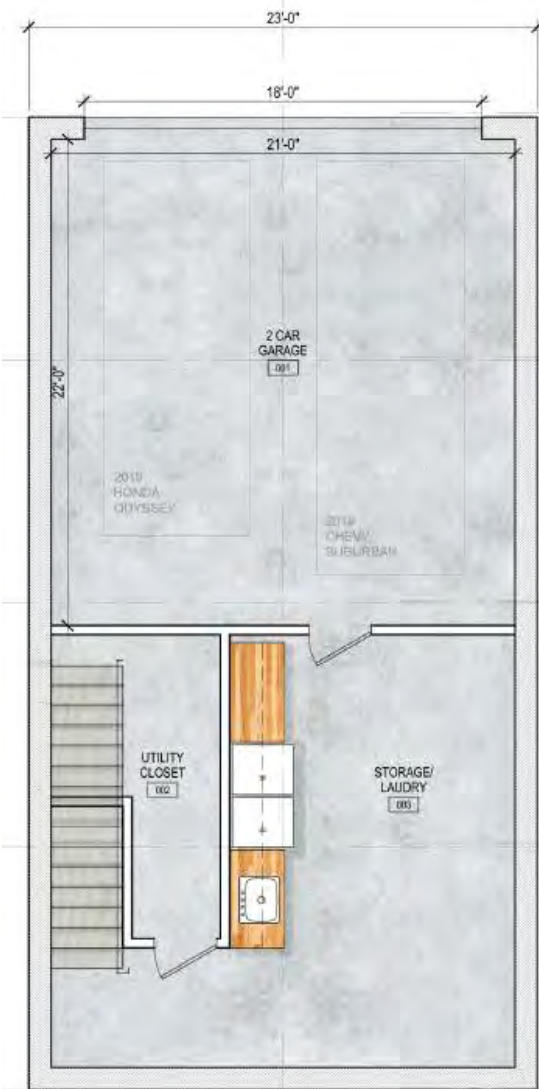
AVONDALE STAKEHOLDERS







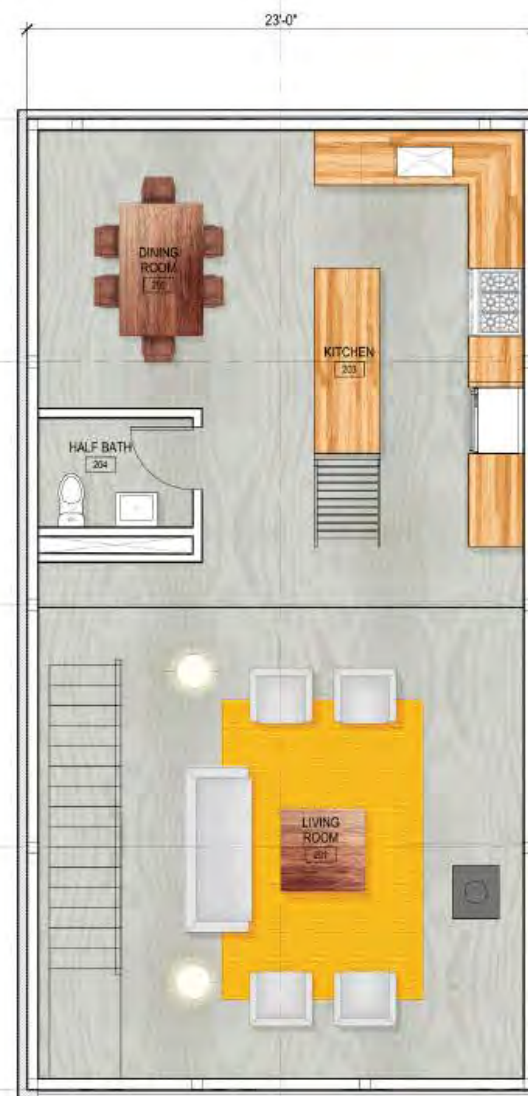
Forest & Eden Ave



3.0 URBAN LOFT REVERSE  
BASEMENT FLOOR PL AN



3.1 URBAN LOFT REVERSE  
FIRST FLOOR PL AN



3.2 URBAN LOFT REVERSE  
SECOND FLOOR PL AN



3.3 URBAN LOFT REVERSE  
LOFT OPTION FLOOR PL AN

## Residential: How We Rehab



- We work with the community to increase awareness of the property;
- We help qualified buyers access down payment assistance programs.
- Properties are listed for sale on MLS;

# Contractor Rules of Engagement



- No person, other than in the event of emergency, shall, between the hours from 7:00 p.m. to 7:00 a.m. Monday-Friday and 7:00 p.m. to 9:00 a.m. Saturday the following day, engage in or undertake any construction or the operation of any mechanical, electrical or battery-operated apparatus which produces loud sound which disturbs the peace and quiet of the neighborhood.
- Work on Sunday's may sometimes be required due to weather delays. Such work will be limited to quiet preparation or work such as painting, cleaning or landscaping (without the use of heavy equipment).
- Noise from idling vehicles is not permitted during the prohibited times. If deliveries or early arrivals cannot be avoided, those vehicles will be required to be shut off.
- The conduct of the construction team will be taken very seriously. Loud talking, music, etc. early in the morning or later in the evening will not be tolerated.
- Construction vehicles and equipment will be requested to park/stage on the vacant lots owned by the HCLRC across the street on Forest to leave off street parking spaces for the current residents. If a street parking space is required for construction activities, proper permits will be pulled from the City of Cincinnati.
- Any activity that would temporarily limit vehicle accessibility for the residents on Forest, Eden and Haven will be communicated, in writing, at least 24 hours before the necessary event. **Please note that as of today, the HCLRC sees no reason that the street will ever need to be fully closed for construction.**
- Asbestos and airborne debris will be managed in accordance with federal, state and city regulations as we do on all renovation and demolition projects.
- All construction work will be properly permitted and inspected by the City of Cincinnati in accordance.
- An email has been created for residents to direct questions or comments to at [housing@cincinnatiport.org](mailto:housing@cincinnatiport.org)

# Your Feedback

# Avondale: Possible Exteriors



H1 Proposed - Front Elevation A1  
A-201 SCALE: 3/8" = 1'-0"



H5 Proposed - Front Elevation A2  
A-201 SCALE: 3/8" = 1'-0"



D1 Proposed - Front Elevation B1  
A-201 SCALE: 3/8" = 1'-0"



D5 Proposed - Front Elevation B2  
A-201 SCALE: 3/8" = 1'-0"



D8 Proposed - Front Elevation B3  
A-201 SCALE: 3/8" = 1'-0"



A1 Proposed - Front Elevation C1  
A-201 SCALE: 3/8" = 1'-0"



A5 Proposed - Front Elevation C2  
A-201 SCALE: 3/8" = 1'-0"



A8 Proposed - Front Elevation C3  
A-201 SCALE: 3/8" = 1'-0"

AVONDALE STAKEHOLDERS



# REACH Avondale Community Engagement

April 16, 2019

Presented by:  
Patrick Cartier, *Community Engagement  
& Communications Manager*  
Maria Collins, *Community Development  
& Real Estate Manager*

 **AVONDALE  
DEVELOPMENT  
CORPORATION**  
CONNECT. BUILD. GROW AVONDALE.

# Communications and Engagement

## Open Community Meetings

ADC will host resident open house on **Thursday April 10th** to provide opportunities for the community to learn about plans for REACH Avondale, ask questions, and talk with project staff. Light refreshments and snacks will be provided by ADC.

The open house will be hosted at Avondale Business Center which was a convenient location in the community. Additional meetings will be organized quarterly in collaboration with the Avondale Community Council or other entities and as needed.

## Marketing

ADC will provide a mailing and/or direct written communication to property owners and residents within defined REACH Avondale geography. These meetings will also be advertised via flyers, media, public announcements, and community engagement facilitated by ADC.

The advertisements will also include:

- Information about community information sessions
- Frequently asked questions
  - Target area
  - Construction hours/timeline
  - Construction issues and/or street block delays
  - Resident contacts

Information about the community information sessions will also be provided to Avondale recreation center, schools, and other community organizations.



# Communications and Engagement

## Digital Communication

- **Website:** [www.growavondale.org/reach](http://www.growavondale.org/reach) is updated regularly and includes information about upcoming information sessions, community investment, employment opportunities, etc.
- **Community Open House Flyers:** Information about the community information sessions will be posted on Inside Avondale Facebook and Twitter channels.
- **Phone/Email:** Phone and email provided to residents that is checked daily and responded to within 24 hours.
- **Social media:** Information about construction, information sessions, community investment, employment opportunities, etc. will be published via ADC Facebook channel ([facebook.com/insideavondale](https://facebook.com/insideavondale))
- **Public Announcements:** Community Information Sessions will be announced to local media and Avondale community stakeholders via media/press alerts.

# Communications and Engagement

## Direct Resident Communications & Engagement

Street	Type of engagement
Eden Avenue	Door to door outreach with delivery of communication example
Irwin Place	Door to door outreach with delivery of communication example
Forest Avenue	Door to door outreach with delivery of communication example
Dick Street	Door to door outreach with delivery of communication example
Haven Street	Door to door outreach with delivery of communication example
Tallant Avenue	Door to door outreach with delivery of communication example

**Additional streets:** Wilson Avenue, Rockdale Avenue, Laronia Avenue, Dury Avenue, Baxter Avenue, Dunkirk Street & Norwich Lane

# Communications and Engagement

## Broader Communications & Engagement

Organization	Type of engagement	Timeline
Avondale Community Council	Presentation to the Avondale Community Council Board	Tuesday, April 2, 2019
Avondale Community Council	Updates shared with the Avondale Community Council General Body	Tuesday, April 16, 2019 Tuesday, September 17, 2019 Tuesday, December 17, 2019
Parents – Rockdale Academy	Construction rules/update shared with families living in REACH Avondale geography	Quarterly
Parents – South Avondale Elementary	Construction rules/update shared with families living in REACH Avondale geography	Quarterly
General Avondale Residents/Community	Phone call to families living in REACH Avondale geography	Quarterly
General Avondale Residents/Community	Construction rules/update shared with Avondale residents via electronic newsletter	Quarterly
General Avondale Residents/Community	Direct mailing/notification shared with Avondale residents via electronic newsletter	Quarterly

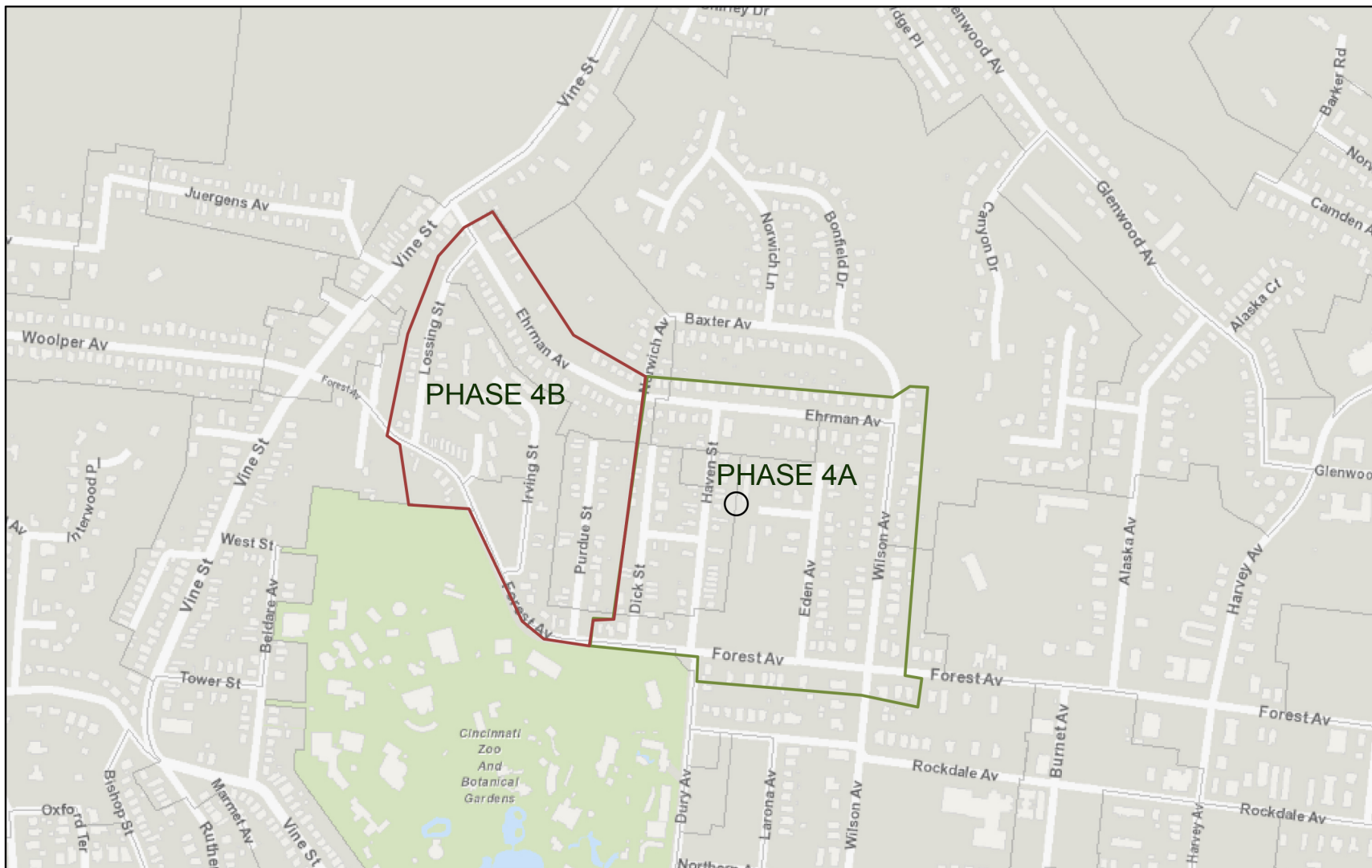
# REACH Avondale Home Improvement Program



# What is REACH AHIP?

The REACH Avondale Home Improvement Program (REACH AHIP) is a forgivable exterior home improvement loan program designed to help current residents to undertake exterior repairs/improvements, such as: painting, siding, windows, doors, roofing, concrete work, landscaping, etc., and help improve home energy efficiency, safety and/or health of the home, environment and community.

# REACH AHIP Boundary map (Phase 4A & 4B)



**REACH AHIP**  
Phase 4A & 4B

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## Program Guidelines

- Loans available to owner occupied homeowners for exterior repairs
- No income requirements
- Maximum loan amount \$25,000
- Loan is secured with a Restrictive Covenant for 5 years
- Loan offered at 3% simple interest and due upon sale or transfer
- Loans will be forgivable if the homeowner continues to reside in the home for 5 years following completion of the work
- Real estate taxes, mortgage payment and assessments need to be current and the property must be free of any delinquent liens/encumbrances



## What repairs are eligible?

- Painting
- Roofing & Siding
- Landscaping
- Windows and doors
- Porch repair
- Concrete work
- Improvements to home safety/health

*Ineligible repairs include items not directly related to improving the property and new construction or additions*





## REACH AHIP Program Timeline

- April 10, 2019 – REACH Avondale Resident’s Meeting
- April 16, 2019 – Unveil full REACH Avondale program at ACC General Body meeting
- August 23, 2019 - LOI will be submitted to the Community Development Advisory Committee (CDAC) of the Cincinnati Children’s Avondale Partnership for funding for the program
- September 20, 2019 – A full proposal will be submitted to CDAC
- November 4, 2019 – ADC will present to CDAC
- December 2020 – Begin taking applications for REACH AHIP Phase 4A
- December 2021 – Begin taking applications for REACH AHIP Phase 4B

# AHIP Phase 1



# AHIP Phase 2



# Questions and Thank you!

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