

Celebrating Our Beloved Community: Walk Our Blocks, September 15th, 2022



2) **1225 Vine St. - RECOVERY HOTEL** opened 26 years ago amidst opposition by those who claimed the program would block development on Vine St. It consists of 20 efficiency units of permanent supportive housing for unhoused men and women in recovery from substance abuse. Over-the-Rhine Community Housing is the owner, manager, and service provider. Rental subsidies are provided to all 20 units through the Department of Housing and Urban Development's Permanent Supportive Housing Program and administered through a contract with Strategies to End Homelessness.

Recovery Hotel has experienced many successes over the years. Skilled on-site case management services as well as on-site Narcotics Anonymous meetings provide residents the support needed to maintain their housing, secure income, and rebuild their lives. Many residents move on to successful careers and continue to give back to the community by supporting others who engage in the journey of recovery.

Similar to the opposition that permanent supportive housing has seen recently; Recovery Hotel was a battle to get approved and funded from 1992-1996. As expected, all those opposed moved on soon after the project opened. Now it sits proudly in the middle of the Gateway Quarter thanks to the efforts of many, including its first three occupants, Ed Deering, Jimmy Heath, and Donald Whitehead. Residents participated in the design of the mural by Artworks on the south side of the building. We will preserve this building as affordable, supportive housing well into the future.

3) **1300 Vine St. - BUDDY'S PLACE**, opened in 1999, provides 20 efficiency units of permanent supportive housing for people who have experienced homelessness. OTRCH is the owner, manager, and service provider. The program is named after buddy gray, a tireless advocate for those experiencing homelessness and a dedicated Over-the-Rhine volunteer and social justice warrior. Apartments are furnished with all utilities included. Amenities include off-street parking, a secured entrance, laundry on site, and an elevator. Residents receive case management services on site. Residents living here give back a hundredfold: Bridgette Burbanks brings an important voice to our Board, and Tony Drummond worked hard to improve Imagination Alley. buddy's place has celebrated many successes over the years including Bridgette who experienced the trauma of homelessness and addiction before coming to buddy's place. Bridgette is not only an active resident member of our Board, but now lives in market housing, and is a proud member of the recovery community.

4) **1513 Vine St. - PERSEVERANCE** is a project consisting of 32 affordable housing units and 5 storefronts. It has breathed life into a vacant lot and two historic buildings. 1511 Vine Street had been home to OTRCH residents for many years and needed renovation. This project allowed that to happen and we have welcomed back one of those residents to his new, upgraded and energy efficient home.

This project name, Perseverance, has never been more apt. It stands as a theme that has long been core to Over-the-Rhine Community Housing's mission. The work of developing and managing resident-centered affordable housing to build inclusive communities that benefit low-income residents requires commitment despite many obstacles. Families we serve also face obstacles and systemic inequities that can make everyday life difficult. Yet, they persevere. It is our hope, our belief really, that with a safe, decent, affordable home that journey will be made a little easier.

Our work in this neighborhood, this city, this country, to address the vast need for affordable housing is ongoing and needed now more than ever. We are filled with hope that all of us here today will persevere to make sure that the basic human right of housing for all is met.

5) **17 Green St. – ST. ANTHONY VILLAGE** is home to the original Renter Equity program created by Cornerstone Renter Equity. Five historic buildings at the corner of Green and Vine Streets in Over-the-Rhine were developed in 2002. Over-the-Rhine Community Housing is the owner of the 22-unit project and Cornerstone for Renter Equity manages the day-to-day operations and administers their Renter Equity Program for residents of this project and beyond.

6) **219 Odeon – Jimmy Heath House & Gloria's Place**

Opened in December 2010, **JIMMY HEATH HOUSE** is a 25-unit permanent supportive housing development that revitalized 5 historic, vacant buildings. It is based on the “Housing First” principle. The idea is to target the most challenging situations—people who have experienced chronic homelessness, who do not respond to traditional treatment programs and spend years cycling between the streets, shelters, jail cells, and emergency rooms. This cycle is extraordinarily expensive for communities and profoundly destructive of the people caught in it. The Jimmy Heath House interrupts the cycle by providing a permanent home without requiring sobriety first. Residents are then surrounded with robust support services. This home is named after Jimmy Heath who was a local artist, photographer, friend, and advocate.

GLORIA'S PLACE will be an expansion of our housing first work with 44 studio and one-bedroom apartments. The project will be a new construction build on a parcel at the corner of Dunlap and Henry Streets, where Over-the-Rhine Community Housing currently owns and operates a parking lot. It will be a four-story structure with the same amenities as Jimmy Heath House including case management offices, space for visiting medical professionals, and secured building entrances. In May 2022, the project was awarded \$1 million dollars in annual Low-Income Housing Tax Credits.

7) **1514-1516 Elm St. - The FULDA** is one of the buildings we own in the 1500 block of Elm St. Our predecessor, ReSTOC purchased our Elm St. properties in 1985. When the Drop Inn Center bought the parking lot to expand the shelter at 12th and Elm, the owner would not sell it unless we also purchased his other 16 apartment buildings. Most were vacant except for the Fulda. With the help of many friends and supporters giving us loans and grants, we raised \$850,000 in a very short time to close the deal. This opportunity doubled our housing assets and provided a much-needed expansion for the Drop Inn Center. Eventually two of the buildings were sold to Habitat for Humanity for affordable homeownership. We developed a senior building at 1500 Elm. There are diverse residents in this blockalong with their traditions. Steve Coyle, long-time resident of the Fulda who has passed away, initiated the tradition of the Christmas Tree in the Fulda courtyard that is carried on today by resident Dr. Bob Donovan. The Fulda has long needed updates. We are currently working to find additional funding to bring this historically significant property up to modern stands of heating and cooling. Experience the Fulda courtyard with residents, including residents from the Senior Building who will share their musical talents through a “jam session”.

8) **1519 Pleasant St. – Our MAINTENANCE WAREHOUSE** building was purchased by ReSTOC in November 1992. Prior to becoming home to our maintenance team, 1519 was home to Henke Paper Company where it had operated for 40 years. When ReSTOC acquired the property, a horse and carriage company had rented space at the warehouse to house their horses. ReSTOC continued to rent to the horse and carriage company for a number of years until we needed the space to support our work. As we continue to grow we must develop the capacity of our community-based maintenance department. With the support of volunteer architect John Kornbluh, we've developed a plan for improvements including a locker room and updated bathrooms for our hardworking maintenance team; an improved situation room to handle maintenance needs more efficiently; workshop including space for skills training and development; a new roof, tuck pointing; and finally, façade

improvements. Visit with our team at the Warehouse and develop an appreciation for what it takes to maintain affordable housing.

9) **1414-16 Republic St.** – Harris Forusz donated this land to forever be used as a park. **OTRCH PLAYGROUND** was developed in the 1980's through a partnership with residents, Sr. Rosemary, and Sam Wyche – then coach of the Cincinnati Bengals. The park was renovated, and the Superheroes Mural was painted. The park was updated in 2017 by TriVersity through a grant from US Bank. Georgia and Milton Keith, active with Republic Street Block Club, have been the steadfast guardians of the playground park for several decades.

10) **1324-1328 Race St.** – 1324 Race St. was **RESTOC'S FIRST BUILDING**, purchased in December 1977. The building had been home to several housing activist and was owned by the Suders of Suder's Art Store. Suders had just sold the building to Northern Liberties. The housing activists quickly organized to purchase the building from Northern Liberties to get it out of the hands of Tom Denhart. 1324 Race is now home for Miami students during their urban semester and 1328 Race provides a home to 6 of our neighbors. At this site we will share our video, "Rooted." We'll project the video on the wall of 1324 Race St. in the courtyard between 1328 and 1324 Race.

11) **114 W 14th St** – Our **SERVICE CENTER** since 1982. This historic building has had a diversity of culturally significant uses. It is registered with the Ohio Historic Inventory, which describes its distinguishable wooden store front and "possible conversion from a Greek revival to an Italianate...." 114 has been home to well-known activist causes and individuals associated with the Urban Appalachian Council (UAC) and Race Street Tenant Organizing Cooperative (ReSTOC). UAC bought the building in 1977. Their landlord and property owner, violinist George Melber, lived on the premises. Melber died in 1977; he was heating only with light bulbs when UAC staff summoned police after not seeing Melber in a few days. Police found that Melber had frozen to death, a victim of the blizzard when temperatures had dipped to a brutal 25 below zero. The Greater Cincinnati Foundation was heir to Melber's estate. UAC expressed interest in the building and was able to purchase it from the Foundation for \$20,000. Come see our recently renovated and expanded home and enjoy the view from our rooftop deck.

12) At the South Lawn of Washington Park

THE BARRISTER & VANDALIA POINT – We are partnering with Urban Sites for the renovation of 214 E 9th St and 216 E 9th St into 44 units of dedicated affordable housing, with ground-floor retail in the storefronts. The two buildings are currently vacant, and were most recently used as office space; 214 is five stories and 216 is seven stories. OTRCH and Urban Sites will perform a complete renovation using historic tax credits. The buildings will be re-designed into 15 one-bedroom, 22 two-bedroom, and 7 three-bedroom units. The Barrister is the first new affordable housing developed in the Central Business District in several decades. We are not aware of any other dedicated affordable housing downtown. The location is excellent, close to the new Kroger, soon-to-be revitalized Court Street, as well as transportation and cultural amenities.

All units will be affordable to households making 60 percent of the area median income (AMI) or lower; 15 percent of units will be affordable to households making 30 percent of AMI or lower. Rents will range from \$450 up to about \$1,300.

VANDALIA POINT - Vandalia Point will be a multi-family apartment project for families earning between 30-60% area median income. It will be located at 1601 Blue Rock Street in Cincinnati's Northside neighborhood. The project is a rehabilitation of two existing historic buildings and the construction of four new three-story buildings into 52 new units. Over-the-Rhine Community Housing and Urban Sites will be the co-developers of the project. OTRCH will be sole owner of the managing member, management company, and service provider.

There will be a community meeting room, a shared laundry facility, and an on-site leasing office. Vandalia Point is adjacent to a park and nearby a new transit center. The Northside community is supportive of the project and Vandalia Point was awarded an allocation of Low-Income Housing Tax Credits earlier this year! We plan to close on financing in the spring of 2023 with the first units coming on-line in 2024. We are grateful to be welcomed to the Northside neighborhood and we look forward to providing community-based property management and support at Vandalia Point.

LOWER PRICE HILL THRIVES - Our model of community-based property management is fundamental to our success over the past 30 years. We are expanding that model with LPH Thrives. While the units are under construction, we have hired a Lower Price Hill resident to serve as the property manager. We are providing professional property management training to her and establishing an office on the Community Matters campus in the heart of LPH.

LPH Thrives is a co-creation of OTRCH, Community Matters, an LPH-based community organization, and other LPH neighborhood stakeholders. When complete, this project will add 47 units of quality, designated affordable rental housing along with three new commercial storefronts to the neighborhood. This construction targets the most challenging vacant and blighted historic structures in LPH.

SLATER HALL - Tender Mercies and Over-the-Rhine Community Housing present Slater Hall, a Permanent Supportive Housing project located in the West End with 62 units efficiency units. The project will be a three-story new construction building on a vacant parcel accessible from West Court Street that is deed restricted by the City of Cincinnati to be used only for affordable housing. The project will relocate up to 47 current Tender Mercies residents to provide more independence and accommodate a future rehabilitation of their current apartments. The project will fill the additional units and any future vacancies with individuals who experience homelessness and targeting individuals who have experienced mental illness.

CHILDREN'S CREATIVE CORNER – For the past 15 years Children's Creative Corner has offered a nurturing and creative outlet for low-income youth in the Over-the-Rhine. The program is free and structured to be highly accessible - children are welcome to attend as they are able. They meet twice weekly at 220 East Clifton Ave, a space central to many young families in the community. Participation is open to anyone from 0 -18 years of age, which allows entire groups of siblings and cousins to attend together.

Each evening, participants have a chance to work with Trauma Informed Care trained staff and volunteers on art projects, get homework help, and have fun! As youth develop their creative abilities, they are also acquiring life skills by discovering means of positive self-expression and cooperation with peers.

This year we are highlighting three of our sites that not only represent all the work at OTRCH but are current projects we are working to fund. Check them out in person to learn more.